

CHANNON STREET

NASH STREET

EXISTING
Lot 21
G14710
OLD BANK BUILDING

PROPOSED
LOT 1
1442m² Approx.

EXISTING
Lot 1
RP2519
OLD POLLEYS BUS SHED

PROPOSED
LOT 2 866m² Approx.

EXISTING
Lot 46
G14710

EXISTING
Lot 1
RP2531

OLD POLLEYS BUILDING

MARY STREET



34.5°08'40"

5.82

25.77
294°06'50"

22.721

3.0

14.224

305°35'40"

PROPOSED NEW
BOUNDARY

EXISTING A.C. ROADWAY
8.787

3.658
194°59'

1.334
285°41'40"

30.24
202°21'40"

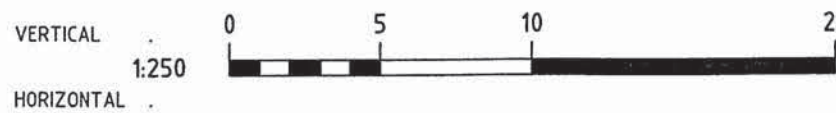
46.65
105°41'20"

EXISTING CONC. ROADWAY

33.25
285°41'40"

26.53
195°41'20"

SCALES



JOB NUMBERS

ESTIMATE ITEMS

AMENDMENTS

No.	DESCRIPTION	DATE	INITIAL

COOLOOLA SHIRE COUNCIL

PROPOSED LOT LAYOUT AT THE OLD BANK BUILDING SITE

SURVEY NO. .	DATUM .
TECHFILE NO. .	DRAWN GA
APPROVED	DESIGNED .
DATE JULY'00	CHECKED .

SHEET 1 OF 1 DRAWING No. 2160/1/8

AMENDT. .

NOTIFIABLE ACTIVITY - EMR FUEL STORAGE SITES - COOLOOLA SHIRE COUNCIL (502)

SITE ID	SITE NAME AND ADDRESS	LOT	PLAN	<p>Q1. Type of Flammable or combustible liquid? e.g Diesel and petrol, Oil, Kero etc. (state all types - where possible)</p> <p>Q2. Type of storage? e.g. Underground, Aboveground, 25 lit Drums or 44 gallon Drums.</p> <p>Q3. Quantity stored in each unit ? i.e. 2000 lit</p>
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73(2)Irrelevant

HAZARDOUS WASTES AND
CONTAMINATED SITES SECTION

JUL 1999

9169	<p>FUEL STORAGE GYMPIE</p> <p>46 NASH STREET GYMPIE</p>	21	G14710	<p>1. DIESEL, OILS</p> <p>2. UNDERGROUND, ABOVEGROUND.</p> <p>3. UNDERGROUND TANK - 9,000L DIESEL. ✓ OK</p> <p>ABOVEGROUND TANKS - 4x400L OIL; TOTAL - 1,600L. ✓ RT 31/8/99</p>
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73(2)Irrelevant



COOLOOLA SHIRE COUNCIL

242 MARY STREET, (PO BOX 155),
GYMPIE Q 4570. FAX: (07) 5482 4140

E-mail: cooloolo@tpgi.com.au

CONTACT:

Health & Community
Service Department

DEPT NO:

(07) 5483 0611

Our Ref: WG94/00081 JMM:JW001466

Your Ref: 900831

12 July 1999

Department of Environment
PO Box 155
BRISBANE ALBERT STREET QLD 4002

ATTENTION: Kerry Altoft

Dear Sir/Madam

RE: REVIEW OF SITES FOR FUEL OR OIL STORAGE

I refer to your letter dated 17 September 1998 requesting further information on sites used for the above purpose.

Please find enclosed information as requested. Please note additional information on sites

73(2) Irrelevant

Should you wish to discuss the matter further, please contact Council's Environmental Health Officer, Mr John MacPherson on (07) 5483 0614.

Yours faithfully,

CTPI 49-Sch4

C. MANSON
ACTING CHIEF EXECUTIVE OFFICER

Enc.

*Bayna, please process as indicated
on the schedule:-*
• OK = valid notifiable activity, so
update comments follow
• (?) = query on indicated
• delete, as indicated

CTPI 49-

2/8/99



QUEENSLAND GOVERNMENT

Department of Environment

160 Ann Street • Brisbane Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002
Telephone (07) 3227 7111 • Facsimile (07) 3227 6534 • Visit us online at www.env.qld.gov.au

Enquiries to Kerry Altoft
Telephone (07) 3227 8143
Your reference 900831
Our reference

17 September, 1998

Mr Spencer Slatter
The Chief Executive Officer
Cooloola Shire Council
PO Box 155
GYMPIE QLD 4570

Attention: Environmental Health Officer(s)

Dear Mr Slatter,

Re: Review of sites listed on the Environmental Management Register for petroleum product or oil storage

I refer to previous correspondence dated 17 September 1998 which advised of a review of sites listed on the Environmental Management Register (EMR) for the notifiable activity of 'petroleum product or oil storage'.

This Section's records, including previous paperwork provided by Council, have been reviewed, and in some instances it has not been possible to make a determination about whether the sites should remain on the EMR. A schedule of these sites is attached to this letter.

In each instance, information is sought concerning whether the site falls within the definition of 'petroleum product or oil storage' in Schedule 3 of the *Environmental Protection Act 1994*:

29. Petroleum product or oil storage—storing petroleum products or oil—
- (a) in underground tanks with more than 200 L capacity; or
 - (b) in above ground tanks with—
 - (i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code—more than 2 500 L capacity; or
 - (ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code—more than 5 000 L capacity; or
 - (iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS 1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia—more than 25 000 L capacity.

If another notifiable activity has occurred on a particular site, please also provide these details. If you have any queries concerning this letter, please do not hesitate to contact myself on telephone (07) 3227 8143.

Yours Sincerely

CTPI 49-Sch4

April Gunning-Davis
Registrar
Hazardous Waste and Contaminated Sites Section



Notice of concurrence agency response
Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Paul Butcher
Telephone: (07) 3225 8416
Your reference: DA15689
Our reference: Appl'n: 9169 Part 1 File No.: 900951

*Dear Registry,
Please update EMR + Decisions
& forward for filing*

*EMR updated 01/08/07.
BASE PARCEL L21/614710:
Cooloola Shire Council*

CC: Mr Ross Chapman
Cooloola Shire Council
PO Box 155
GYMPIE QLD 4570

*Thanks
Paul
1/5/07*

Cooloola Shire Council
PO Box 155
GYMPIE QLD 4570

CTPI 49-Sch4

Attention: K A Mason

Re: Application (No. DA15689) for development approval for assessable development to be carried out at 251 Channon Street, Gympie (Lot 1 on SP142157).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency – Contaminated Land Unit is a concurrence agency for the development application:

- ☒ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☐ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The Environmental Protection Agency – Waste and Contaminated Land Unit (EPA-WCLU), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further 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.

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Cooloolo Shire Council
Council Application Number:	DA15689
EPA Application Number:	9169 Part 1
Date application received by EPA:	17/04/2007
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Reconfiguration of a Lot - 2 lot subdivision

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

251 Channon Street, Gympie
(Lot 1 on SP142157)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ conditions must attach to any development approval
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

R

Conditions of the development approval

The reconfiguration of the Lot 1 on SP142157 where the notifiable activity No.: 29 has been carried out must be in accordance with the plan of Lot 1 on SP142157 and proposed Lot 3 on plan drawing number SR-02 prepared by Cooloola Shire Council dated 20/03/07.

It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Waste and Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the EPA (Waste and Contaminated Land Unit) to enable the registration in the Environmental Management Register (EMR) of the new parcel.

Additional comments or advice about the application

The approval of the reconfiguration of the Lot 1 on SP142157 does not imply material change of use approval.

The Environmental Protection Agency – Waste and Contaminated Land Unit must be a referral agency for any development application for Lot 1 on SP142157 and the new above proposed parcel.

Lots 1 and 2 on SP142157 are on the Environmental Management Register (EMR) for Notifiable Activity number 29 - Petroleum Product or Oil Storage. Information provided to the Contaminated Land Unit in 2001 indicated that the underground fuel tank on site has previously been removed.

Given this information, the owners of the site may wish to consider conducting a contaminated land investigation and associated validation works. Dependent upon the results of this investigation, works may be sufficient to enable the WCLU to issue a Suitability Statement enabling removal of the sites from the EMR.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~

R

Council Application Number:
EPA Application Number:

«Council_Appn_Number»
«Application_No» Part «Application_Part»

Published on DES Disclosure Log
RTI Act 2009

R

Assessment Due Date: 2/05/07 (1R)

Reconfiguration of a Lot

2 lot subdivision

9169 Part 1

900951

Referral Coordination (RCU) No:	No
ECOTRAK Project No:	
Project Manager Name:	
Other EPA Units involvement:	no

Cooloola Shire Council

DA15689

251 Channon Street, Gympie

Lot 1 on SP142157

Mr Ross Chapman, / Cooloolo Shire Council

EMR/CLR/AMA details:

Lot/Plan	EMR/CLR/ AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
Lot 1 on SP142157	9169	29 - Petroleum product or oil storage	No

3. APPLICATION ASSESSMENT

3.1 Information from the application, EMR or CLU files:

Any existing ERA's?: No

Any new ERA's?: No

ERA Jurisdiction:

3.2 Information from the application and IDAS forms, EMR or EPA-CLU files:

Past Use: Bus depot? See IPA application 9094 in 2001

Current Use: Council meeting rooms and archives

3.3 Supporting information: (For incorrect referral skip 3.3.1)

3.3.1 Are there any Environmental Values that are at risk?

Human being

3.3.2 Other relevant details supporting the conclusion(s)

It is proposed to subdivide Lot 1 to create Lot 3 for future sale as commercial space. Also refers to 9094 – several lots amalgamated to form Lots 1 and 2 on SP142157. NA info was provided in 2001 indicating that UST and contaminated soil on Lot 1 had been removed. EPA approved RoL with advice to undertake CSI and remove from EMR. I spoke to Ross Chapman from Cooloolo SC to determine current use and inform him of

historical EPA response and recommend investigation and removal prior to sale of proposed Lot 3

4. ASSESSMENT OUTCOME

Conclusion: (Is the site suitable for the proposed development?)

Reconfiguration as per plan provided is suitable in so far that new parcel is placed on EMR. Approval does not imply MCU approval.

Recommendation:

It is recommended to issue a Notice of Concurrence Agency Response for approval with standard clauses for reconfiguration of lot on the EMR. Advice to be included stating that approval does not imply MCU approval. Advice to be given regarding removal from EMR.

Assessor name: Paul Butcher **Assessor signature:** .

Date: 24/04/0

CTPI 49-Sch4

..

Reviewer is required when EPA Assessment is involved (Site Investigation/Validation Report was submitted with the application or as a response of an Information Request Notice)

Reviewer Name: **Reviewer signature:**

Revision Date:

Reviewer Comment(s)/Recommendation:

----- End of the Assessment -----

IDAS APPLICATIONS CHECKLIST

APPLICATION NUMBER: 9169 P+1

FILE NUMBER: 900 951

REFERRAL DATE: 17/6/07

INFORMATION REQUEST DUE: 2/5/2007

RCU NUMBER:

☐ ACKNOWLEDGEMENT NOTICE

IPA FORMS

☐ COMMON DETAILS – PART A

☐ OWNERS CONSENT

☐ PART D – MATERIAL CHANGE OF USE
AND OR

☐ PART F – RECONFIGURING A LOT

☐ PART N – CONTAMINATED LAND

☐ IDAS ASSESSMENT CHECKLIST

☐ REFERRAL COORDINATION REQUIRED?(YES

IPA APPLICATION - Mary Street & Nash Street, Gympie (Lot 2 RP48295, Lots 21 & 46 G14710, Lot 1 RP2531, Lots 1 & 4 RP2519)

Applicant: Cooloola Shire Council (Design Depot)
App'n No: 9094
File No: 900951

9094 P41

On EMR for: Lots 21 & 46 G14710, Lot 1 RP2519 and Lot 2 RP48295 on EMR for fuel storage

Any ERA's?: no
Referral Coordination?: no

Proposal: Reconfiguration of a Lot.

Amalgamation of Lot 2 RP48295, Lot 46 G14710, Lot 1 RP2531 and part of Lot 21 G14710 to form proposed Lot 2. → now lot 2 on SP142157

Amalgamation of Lots 1 & 4 RP2519, and part of Lot 21 G14710 to create proposed Lot 1. → now lot 1 on SP142157

Other information:

Information was provided to the CLU in 1994 (by Geo & Hydro Pty Ltd) regarding an underground tank on Lot 1 RP2519 (associated with Polleys Bus Shed). This information indicated that the fuel tank and surrounding contaminated soil had been removed from the site (Lot 1 RP2519). Gary O'Connor reviewed the information provided and his file note states that the neighbouring lots - which may or may not have also been affected by fuel storage (Lot 2 RP48295, Lot 46 RP14710 and Lot 1 RP2519) should stay on the register until a site history and inspection report covers the whole site.

Recommendation:

The two lots (Lot 4 RP2519 and Lot 1 RP2531) that are not listed on the EMR are being amalgamated with lots that are listed. As such, both of the proposed lots will remain on the EMR.

Condition:

- a) The reconfiguration must be in accordance with the survey plan of proposed Lots 1 and 2 on plan drawing number 2160/1/8 prepared by Cooloola Shire Council dated July 2000.

Advice:

Lot 2 on RP48295, Lots 21 & 46 G14710 and Lot 1 RP2519 are on the Environmental Management Register (EMR) for Notifiable Activity number 29 - Petroleum Product or Oil Storage. Information provided to the Contaminated Land Unit (CLU) indicates that the underground fuel tank on site has previously been removed.

Given this information, the owners of the site may wish to consider conducting a contaminated land investigation and associated validation works. Dependent upon the results of this investigation, works may be sufficient to enable the CLU to issue a Suitability Statement enabling removal of the site from the EMR.

22.01.01

R



COOLOOLA SHIRE COUNCIL

242 MARY STREET, (PO BOX 155)

GYMPIE Q 4570.

ABN: 93 943 158 756

CONTACT: Tania Stenholm
Planning & Development

DEPT NO: Ph (07) 5481 0644
FAX NO: Fax (07) 5481 0801

APPLICATION NUMBER: 9169 PT 2
FILE NUMBER: 900951
REFERRAL DATE: 17/04/07
E-mail: council@cooloola.qld.gov.au
DATE INFO REQUEST DUE: 02/05/07
RCU No.
OFFICER:

Our Ref: DA15689 TMS/CAC01418

13 April 2007

The Manager
Contaminated Land Unit
Environmental Protection Agency
Attn: Louise Gilshenan
GPO Box 2771
BRISBANE QLD 4001

Dear Sir/Madam,

**RE: Development Application for Reconfiguring a Lot –
Subdivision to Create One (1) Additional Lot
over Lot 1 SP142157 - Nash Street, Gympie**

The above application refers, which has recently been submitted to Cooloola Shire Council.

Your response is requested as a Concurrence Agency for the proposal given the land is on the environmental management register.

Attached are copies of application forms, proposal plan, locality map and Council's Acknowledgment Notice.

Please advise as to any requirements you may have at your earliest convenience.

Should you require any further information please contact Ross Chapman of Council's Design Department on (07) 5481 0644.

Yours faithfully,

CTPI 49-Sch4

C. MANSON
ACTING CHIEF EXECUTIVE OFFICER
Enc.

b/c Ross Chapman

HAND DELIVERED DESIGN 11.1
10/4/07

Tania Stenholm
Planning & Development

Ph (07) 5481 0644
Fax (07) 5481 0801

council@cooloola.qld.gov.au

Our Ref: DA15689 TMS/KMD02007

5 April 2007
10

Cooloola Shire Council
PO Box 155
GYMPIE QLD 4570

ATTENTION: ROSS CHAPMAN

Dear Sir/Madam,

**RE: Development Application for Reconfiguring a Lot –
Subdivision to Create One (1) Additional Lot
over Lot 1 SP142157 - Nash Street, Gympie**

Thank you for lodging your Reconfiguring a Lot application with Cooloola Shire Council on 20 March 2007. Please find enclosed an Acknowledgment Notice issued by Council in response to your development application.

The Acknowledgment Notice confirms that Council has received the application and provides you with details about the application.

Please reference your Development Application Number DA15689 in any future correspondence as it will assist us greatly to deal with your inquiry more efficiently.

Council will endeavour to process your application as quickly as possible however should you wish to discuss the application, the Planning Officer to contact is Tania Stenholm on (07) 5481 0644.

Yours faithfully,

CTPI 49-Sch4

 **K. A. MASON**
CHIEF EXECUTIVE OFFICER

Enc.

**Development Application 15689
Acknowledgment Notice**

Issued under the Integrated Planning Act 1997

This notice provides confirmation of the application details and may require further action to be taken by you before the application may proceed.

APPLICANT DETAILS

Name: Cooloolool Shire Council
Postal Address: PO Box 155, GYMPIE QLD 4570
Contact Nos.: Ph: (07) 5481 0622 Fax: (07) 5481 0620
Mobile: Not Supplied Email: Not Supplied

PROPERTY DETAILS

Street Address & Locality: Nash Street, Gympie
RPD: Lot 1 SP142157
Parish: Gympie

OWNERS DETAILS

Name: Cooloolool Shire Council
Postal Address: PO Box 155, GYMPIE QLD 4570

SUPERSEDED PLANNING SCHEME

A request has not been made for this development application to be assessed against a superseded planning scheme.

DEVELOPMENT APPROVAL

Approval is being sought for-

Carrying out Building Work ~	Not Applicable
Carrying out Plumbing or Drainage Work ~	Not Applicable
Carrying out Operational Work ~	Not Applicable
Reconfiguring a Lot ~	Development Permit – Subdivision to Create One (1) Additional Lot
Making a Material Change of Use of Premises ~	Not Applicable

Development Application 15689 Acknowledgment Notice

Issued under the Integrated Planning Act 1997

APPLICATION ASSESSMENT

This application will be processed under the Integrated Development Assessment System (IDAS) as assessable development requiring code assessment only. The applicable codes are listed below.

- *Gympie Planning Area Code (Division 4.4)*
- *Reconfiguring a Lot Code (Division 8.21)*
- *Infrastructure Works Code (Division 8.17)*
- *Landscaping Code (Division 8.18)*

Note: Relevant Planning Scheme Policies will also be considered in the assessment and may apply to an approval of the proposal.

REFERRAL AGENCIES:

The application is to be referred to the following referral agencies as required by Chapter 3 Part 3 of the Integrated Planning Act:

Concurrence Agencies

1) The Manager

Contaminated Land Unit

Environmental Protection Agency

ATTN: LOUISE GILSHENAN

GPO Box 2771

BRISBANE QLD 4001

2) The District Director

Queensland Department of Main Roads

North Coast (Gympie)

PO Box 183

GYMPIE QLD 4570

PH: (07) 5482 0333



**Development Application 15689
Acknowledgment Notice**

Issued under the Integrated Planning Act 1997

As applicant it is your responsibility to give the nominated "Concurrence Agencies":

- (a) a copy of the application,
 - (b) a copy of the acknowledgment notice, and
 - (c) the agency's application fee (if applicable);
- within three (3) months from the date of this notice.

After complying with these requirements please give written notice of the day you gave each referral agency the above items.

Please Note: Referral of this application is to be carried out by the applicant in accordance with provisions of the Integrated Planning Act. However, Council is able to provide a referral service to the Queensland Department of Main Roads. If you require Council to perform this service it will be necessary for you to make a formal request in writing to Council. Council does not currently charge for this service.

INFORMATION REQUEST:

In accordance with Section 3.3.6 (6) of the Integrated Planning Act, Council hereby extends the information request period until 4 May 2007.

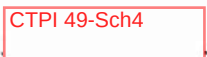
This extension is made to enable Council to determine the information necessary to assess the application.

REFERRAL CO-ORDINATION:

This application does not require referral coordination.

ASSESSMENT MANAGER

Please note that Cooloolo Shire Council is Assessment Manager for this application.

Signature: 

Date: 10 April 2007

TANIA STENHOLM
AUTHORISED DELEGATE
SENIOR PLANNING OFFICER

Form 1 Development Application

idas

Common details

PART A

The completion of all applicable questions on Part A is mandatory for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ips.qld.gov.au. Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to Guide 1.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3: Most land can be identified by a lot or plan description. These details can be obtained from title documents or through the local government.

However, if the land on which the development is proposed does not have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide —

(i) the lot on plan description for the adjoining/adjacent land or

(ii) GPS coordinates where there is no adjoining/adjacent land (e.g. in Moreton Bay)

Advice for completing Q7 - Q7 does not apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

Note: Areas below high water mark are not within a local government's area unless provided for under the Local Government Act 1993.

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to Guide 11

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

Other applicable parts of Form 1

Part A must always be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to Guide 1.

Applicant details

Clearly identify who is making the application. The applicant need not be the owner of the land.

When signing and lodging this application,

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency or the Chief Executive (where applicable) will rely on this information when assessing and deciding the application.

If the applicant is a company - a contact person must be shown.

1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable)
251 CHANNON ST, GYMPIE QLD 4570
2. Name of water body or watercourse, within which the development is proposed: (if applicable)
N/A
3. Lot or plan description (eg: Lot 123 on RP 4567) / GPS coordinates:
Lot 1 on SP 142 157
4. The above description is for: (tick applicable box)
☒ (i) the land on which the development is proposed; or
☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
☐ (iii) the water body or watercourse.
5. Shop / tenancy number: 6. Storey / level: 7. Total area of land: (m² or ha)
[] [] 1417 m²
8. Local government area in which the land is situated: (eg: Esk, Hervey Bay, Wooroo etc.) (if applicable)
Cooloolan
9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: (eg: Port of Brisbane, Port of Townsville) (if applicable)
N/A

10. Existing use of the land: (eg. vacant, single house, shop etc.)
Commercial
11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture (in ponds with a total area of 7 ha for which wastes are released into waters etc.)
3 lot subdivision

12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc.)
- PART F, N

13. Applicant's name: Coolora Shire Council
14. Contact number: 54810622
15. Contact person: ROSS CHAPMAN
16. Facsimile number/e-mail address: 5481 0620
17. Postal address: PO Box 155 Gymie Q 4570
18. Signature: _____
19. Date: _____

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency & the Chief Executive (where applicable) will rely on the information when assessing and deciding the application.

If the applicant is a company a contact person must be shown.

20 MAR 2007

ACTION

GEN

A&F

WORKS

PLAN

SG 250

Land owner's consent (if applicable)

Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the Coastal Protection and Management Act 1995; or
- (iv) work on rail corridor land defined under the Transport Infrastructure Act 1994.

Section 3.8.1(2)(a) of the IPA provides that landowner's consent is not required for a mobile or temporary ERA.

For more information refer to Guide 1.

20. Land owner's consent to the making of this

Name	Date
(i) <i>K. A. Masal</i>	<i>20/3/07</i>
(ii)	
(iii)	
(iv)	
(v)	

Resource entitlement (if applicable)

Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications that involve a prescribed State resource.

Section 3.2.1(10)(a)(ii) of the IPA prescribes that an application cannot be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q21 & 22

Refer to schedule 10 of the Integrated Planning Regulation 1998 that prescribes the nature of evidence required by the State in support of the lodging of this development application.

Advice for completing Q23

The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

The official stamp of the Department of Natural Resources, Mines and Water is mandatory where the application involves any water or riverine quarry material under the Water Act 2000.

Section 3.2.1(5A) allows the resource manager to limit the time the evidence may be used. Q23 (vi) must be completed if the evidence is time limited.

21. Does this application involve a State resource prescribed under a regulation (other than involving quarry material on State coastal land under the Coastal Protection and Management Act 1995)?

☒ NO – go to Q24

☐ YES – go to Q22

22. This application is accompanied by evidence: (tick applicable box)

☐ (i) of the allocation of, or entitlement to, the resource – attach evidence and go to Q23(vi)

☐ (ii) the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or entitlement to, the resource – go to Q23

☐ (iii) the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an allocation of, or entitlement to, the resource – go to Q23

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(vi) Expiry date of evidence (if applicable)

(vii) Official stamp of the department administering the resource (if applicable)

Assessment triggers

This checklist does not apply if the application requires the completion of Parts A and B of the Form only. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

☒ YES

☐ NO – the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) <i>SK-02</i>	<i>Proposed Site Division Lot 1 SP 142167</i>	<i>20/03/07</i>
(ii)		
(iii)		
(iv)		

PLEASE NOTE: The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager's)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S
Notification of Engagement of Private Certifier (Optional format) To _____ Council, I have been engaged as the private certifier for the building work referred to in this application. Date of engagement: / / Accreditation Number: Name: Signature:			

Form 1 Development Application

idas

Reconfiguring a lot

PART F

Completion of all **applicable** questions on Part F is **mandatory** for all applications involving the reconfiguring of a lot (including freehold subdivision, community title subdivision, subdivision by lease, etc.).

Nature of the application

A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

1. This application is for: (tick one (1) or both if applicable)

☒ **Development permit** - provide details below eg. stage 1: freehold subdivision of 25 lots, realignment of a boundary, creation of an access easement)

Subdivide Lot 1 SP142157 into 2 lots as per Proposal Plan.
Provide for pedestrian only access easement between Proposed Lot 3 & existing Lot 2 SP142157

AND / OR

☐ **Preliminary approval** - provide details below eg. stages 2, 3 and 4: freehold subdivision of 75 lots, realignment of a boundary, creation of an access easement)

The subject land

The information requested in Q2 & 3 is necessary for statistical and planning purposes.

2. Number of existing lots:

1

3. Total area of land in application: (if staged, total area of the land in this stage)

1417 m²

4. How the subject land is identified in the planning scheme: (name the zone, precinct etc.)

Commercial

5. Current use of the land: (if vacant, also identify the previous use)

Council Meeting Room, Storage Shed and Car parking area.

6. Are there buildings or structures existing on the land?

☐ NO

☒ YES - complete Q7

7. Indicate which one of the following circumstances applies:

☐ All existing buildings and structures on the land will be demolished as part of the development / redevelopment of the site; or

☒ Some existing buildings and structures on the land are proposed to be retained as part of the development / redevelopment of the site - indicate on the plans prepared in response to Question 8 above, those buildings or structures proposed to be retained

Lot 3 is to be offered for sale. Whether the Building on that proposed lot will be demolished will be determined by the new owner.

The subject land (cont)

8. Existing services on the land: (eg. water & sewerage) - attach plan identifying location if appropriate)

Water, Sewerage, Electricity, Telephone,

9. Are there any existing easements over the land?

☒ NO☐ YES - attach plan identifying easement location & purpose

The proposal

The information requested in Q10-13 is necessary for statistical and planning purposes.

10. Total area of land in the development permit minus any balance area

1417 m²

11. Number of proposed lots:

2

12. Number of additional
- residential**
- lots proposed in development permit: (if applicable)

N/A

13. Estate name & stage number: (applicable if the application is for a stage or stages of an overall subdivision proposal)

N/A

14. Area of land to be contributed for community purposes: (if applicable)

N/A

15. Length of new road to be constructed: (if applicable)

N/A

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED

REFERENCE
NUMBER/S

Form 1 Development Application

idas

Contaminated land

Completion of **all questions** on Part N is **mandatory** for all applications involving assessment against the *Environmental Protection Act 1994* when development is proposed on contaminated or potentially contaminated land.

For further information refer to **Guide 5 Contaminated land matters** available free from www.ipa.qld.gov.au or the Environmental Protection Agency's (EPA's) information sheets available free from www.epa.qld.gov.au under Ecoaccess/ business and industry. Alternatively, contact the local government.

Nature of the application

Exemptions may apply to your proposal. Refer to **Guide 5 Contaminated land matters** for advice regarding development that is exempt from this assessable development trigger.

1. This application is for: (Tick one (1) or both if applicable)

Aspect of development	Type of approval being sought	
☐ Material change of use	☐ Preliminary approval	☐ Development permit
☒ Reconfiguring a lot	☐ Preliminary approval	☒ Development permit

2. Does this application require assessment against a planning scheme?

☐ NO ☒ YES – complete other relevant parts of the IDAS Application Form 1

The subject land

3. Has an Environmental Management Register (EMR) and/or Contaminated Land Register (CLR) search been conducted for the land the subject of the application?

☐ NO ☒ YES – attach results of the search and complete Q4

4. All or part of the land the subject of the application is:

☒ (i) on the EMR or the CLR under the *Environmental Protection Act 1994*;

☒ (ii) used for, or if the land is vacant, was last used for-

☒ (a) a notifiable activity (29)

☐ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land);

☐ (iii) in an area for which an area management advice has been given for natural mineralisation or industrial activity and the proposed use is for child care, educational, recreational or residential purpose (including a caretaker residence on industrial land);

☐ (iv) in an area for which an area management advice has been given for unexploded ordnance.

Plans and documents

For further information about preparing a proposal report, refer to **Guide 7 Preparing a proposal report**.

5. Confirm, by ticking the applicable box(es), that the following details are provided in plans and written information supporting this application:

☒ (i) plans showing where any Notifiable Activity, Hazardous Contaminant, or potentially contaminated activity / activities have occurred on site;

☐ (ii) if the application involves a material change of use from an industrial use to a more sensitive use (eg. child care, educational, recreational or residential purposes), supply a detailed site history outlining previous potentially contaminated uses on the site

PLEASE NOTE

PART N of Form 1 **cannot** be accepted by the assessment manager unless accompanied by PART A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED

REFERENCE
NUMBER/S

R

Contaminated Land



Form 1 Development Application

idas

IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

IMPORTANT NOTE FOR ALL APPLICANTS:

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist was changed from 25 July 2005 to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources, Mines and Water, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager¹ for the application.
4. Therefore, the completion of **all questions** in section 1 of this checklist is **mandatory** for all applications (other than those requiring the completion of Parts A & B only).
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
7. The assessment manager for the application will rely on the information provided in this checklist (as well as any material lodged in support of the application) to identify any applicable referral agencies for the application in the Acknowledgement Notice. The assessment manager will also rely on this information when identifying if the application triggers referral coordination².
8. To assist you in answering the following questions a series of guides are available free from the IPA website www.ipa.qld.gov.au. Guide 25 explains the role of the IDAS Assessment Checklist in the IDAS application process, and its relationship to the Form 1 development application.
9. Any other parts of Form 1 that this checklist requires to be completed are available from the Council or the applicable State entity, or can be downloaded free from www.ipa.qld.gov.au.
10. Section 2 on page 10 provides advice about the referrals that can be required for applications for building work assessable against the *Building Regulation 2006*.

SECTION 1 - STATE ASSESSMENT (completion mandatory)

Note: The following state assessment triggers apply to development other than for building work assessable against the *Building Regulation 2006*.

Environmentally relevant activity

For more information refer to [Guide 4](#).

Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority³.

If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: An application involving ERA 19 and/or 20 will also require completion of Part K₂ of Form 1 for approval where an allocation under the Water Act 2000 is required.

1. The application involves: (tick applicable box/es)

- ☐ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has **not** been made - complete Part G of Form 1
- ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has **not** been made - complete Part G of Form 1
- ☒ (iii) none of the above

State-controlled road matters

For more information refer to [Guide 3](#).

Unless you answered "none of the above" to Q2, the application triggers referral to the Department of Main Roads (DMR) as a referral agency.

In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.

Schedule 2 of the IP Regulation will assist you to determine where DMR is an advice or concurrence agency for the application.

2. The application involves: (tick applicable box/es)

- ☒ (i) development on land **contiguous⁴** to a State controlled road and for -
- ☐ (a) **material change of use** assessable against the planning scheme;
- ☒ (b) **reconfiguring a lot** unless -
- the total number of lots is not increased; and
 - the total number of lots abutting the State-controlled road is not increased;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- associated with access to a State-controlled road; or
 - for filling or excavation; or
 - involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm² that directs stormwater to a State-controlled road.

¹ The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.

² For additional information refer to Guide 6 'Does my application trigger the referral coordination process?'

³ The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

⁴ Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

State-controlled road matters (cont)

- ☐ (ii) development on land **not contiguous** to a State-controlled road and -
- ☐ (a) **material change of use** -
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;
- ☐ (b) **reconfiguring a lot** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (iii) none of the above

Clearing vegetation

For more information refer to [Guide 12](#).

Unless you answered "none of the above" to Q3, the application requires assessment by the [Department of Natural Resources Mines and Water \(NRMW\)](#).

If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.

If you ticked Q3(i) or (ii), your application requires referral to NRMW for assessment regardless of whether vegetation clearing is proposed or not.

3. The application involves: (tick applicable box/es)

- ☐ (i) **material change of use** -
- (a) assessable against the planning scheme;
- (b) on a lot containing -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- (c) where the existing use of the land is a rural or environmental use; and
- (d) where the size of the land is 2 hectares or larger - complete Part J of Form 1
- ☐ (ii) **reconfiguring a lot** -
- (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
- (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
- (c) where 2 or more lots are created; and
- (d) where the size of any lot created is 25 hectares or smaller - complete Part J of Form 1
- ☐ (iii) **operational work** -
- (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
- (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - complete Part J of Form 1
- ☒ (iv) none of the above.

Strategic port land

For more information refer to [Guide 11](#).

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:

- ☐ (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994* (TI Act) - complete Part I of Form 1
- ☐ (ii) a **material change of use** that is **inconsistent** with the land use plan approved under the TI Act for the strategic port land - complete Part I of Form 1
- ☒ (iii) none of the above

Acid sulfate soils

For more information refer to [Guide 10](#).

Unless you answered "none of the above" to Q5, the application requires assessment by [Department of Natural Resources Mines and Water \(NRMW\)](#).

If an agency other than NRMW is the assessment manager for the application, NRMW is an advice agency for the application in relation to this matter.

5. The application involves development on land situated in an identified⁵ local government area and where the surface of the land is: (tick applicable box)

- ☐ (i) below 20m AHD⁶ and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD, or
- ☐ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material
- ☒ (iii) none of the above

⁵ The identified local government areas are: Auruken, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Calms, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Coooloolo, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Morningson, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday.

⁶ Australian Height Datum (AHD).

Major hazard facilities or possible major hazard facilitiesFor more information refer to Guide 17.If you answered "YES" to Q6, the application requires assessment by the Department of Emergency Services (DES).

If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a **material change of use** for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2001*?

☒ NO☐ YES - complete Part L of Form 1**Water related development under the Water Act 2000**For more information about items (a) – (d), refer to Guide 15. For more information about item (e), refer to Guide 14 Does my application involve assessment of a referable dam?Unless you answered "none of the above" to Q7, the application requires assessment by the Department of Natural Resources Mines and Water (NRMW).

If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.

7. The application involves:

☐ (i) **operational work**, for taking or interfering with water under the *Water Act 2000*, that is: (tick applicable box/es)☐ (a) in a watercourse, lake or spring, or from a dam constructed on a watercourse (e.g. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K₂, K₃, K₄, K₆, or K₉ of Form 1 whichever is applicable;☐ (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K₁ of Form 1;☐ (c) for a subartesian bore, in declared groundwater area⁷, for use for purposes other than stock and/or domestic use - complete Part K₁ of Form 1;☐ (d) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes - complete Part K₁ of Form 1;☐ (e) for constructing a referable dam⁸ or that will increase the storage capacity of a referable dam by more than 10% - complete Part K₅ of Form 1; OR☐ (f) for taking or interfering with overland flow water - complete Parts K₆ and G of Form 1☒ (ii) none of the above.**Removal of quarry material from a watercourse**For more information refer to Guide 16.If you answered "YES" to Q8, the application requires assessment by the Department of Natural Resources Mines and Water (NRMW).

If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.

Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an *Environmentally Relevant Activity* (ERA).

8. Does the application involve development for the removal of quarry material from a watercourse⁹ requiring an allocation notice under the *Water Act 2000*?

☒ NO☐ YES - complete Parts K₇ and G of Form 1

⁷ The declared ground water areas are listed in Guide 13 Development in a declared catchment area.

⁸ Referable dam is defined under the *Water Act 2000*.

⁹ Watercourse is defined in sch 10 of the IPA.

Operational works in a tidal area or coastal management district

For more information refer to [Guide 18](#). For more information about prescribed tidal work in local government tidal areas refer to [Guide 24](#).

Unless you answered "none of the above" to Q9, the application requires assessment by the [Environmental Protection Agency \(EPA\)](#).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

Local government is the assessment manager for all prescribed tidal work.

9. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹⁰ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; or
- ☐ (ii) tidal work that is **prescribed tidal work**¹¹ other than in a canal¹² – complete Part P of Form 1; or
- ☐ (iii) carried out within a **coastal management district** under the Coastal Act and for – complete Part M of Form 1 if any boxes (a) to (i) below are ticked.
- ☐ (a) constructing or installing works in a watercourse between MHS and HAT (i.e. other than those works in tidal water) where the development has been determined not to be assessable against the *Water Act 2000*;
- ☐ (b) constructing a canal¹² intended to be connected to tidal waters;
- ☐ (c) constructing an artificial waterway;
- ☐ (d) reclaiming land under tidal water;
- ☐ (e) disposing of dredge spoil or other solid waste material in tidal water;
- ☐ (f) interfering with quarry material on State coastal land above high-water mark;
- ☐ (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;
- ☐ (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark;
- ☐ (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark; or
- ☒ (iv) none of the above.

Operational work below high water mark

For more information refer to [Guide 18](#). For more information about prescribed tidal work in local government tidal areas refer to [Guide 24](#).

Unless you answered "none of the above" to Q10, the application triggers referral to [Queensland Transport \(QT\) \(Maritime Safety Qld\)](#) as a concurrence agency.

Local government is the assessment manager for all prescribed tidal work.

10. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹³ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; or
- ☐ (ii) tidal work that is **prescribed tidal work**¹⁴ – complete Part P of Form 1; or
- ☐ (iii) carried out within a coastal management district¹⁵ under the Coastal Act and for –
- ☐ (a) disposing of dredge spoil or other solid waste material in tidal water – complete Part M of Form 1;
- ☐ (b) reclaiming land under tidal water – complete Part M of Form 1; or
- ☐ (c) constructing a canal¹⁶, if the canal is associated with reconfiguring a lot – complete Part M of Form 1;
- ☒ (iv) none of the above.

Coastal management

For more information refer to [Guide 18](#).

Unless you answered "none of the above" to Q11, the application requires assessment by the [Environmental Protection Agency \(EPA\)](#).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

11. The application involves: (tick the applicable box/es)

- ☐ (i) a **material change of use** assessable under a planning scheme **involving operational work** carried out completely or partly in a coastal management district¹⁵
- ☐ (ii) a **material change of use** assessable under a planning scheme **involving building work**, carried out completely or partly in a coastal management district that is –
- the construction of a new premises with a GFA¹⁷ of at least 1000m²
 - the enlargement of the GFA of existing premises by more than 1000m²
- ☐ (iii) **reconfiguring a lot** assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district
- ☐ (iv) **reconfiguring a lot**¹⁸ assessable under schedule 8 of the IPA and in connection with the construction of a canal¹⁶ – complete Part M of Form 1
- ☒ (v) none of the above

10 Tidal work is defined in sch 10 of the IPA.

11 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

12 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

13 Tidal work is defined in sch 10 of the IPA.

14 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

15 Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act.

16 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

17 GFA is defined in sch 14 of the IPA to mean the gross floor area. For a definition of how to calculate GFA, go to the planning scheme against which the application is being assessed.

18 Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.

<p>Development within the limits of a port</p> <p>For more information refer to <u>Guide 18</u>. For information about prescribed tidal work refer to <u>Guide 24</u>.</p> <p>If you answered "YES" to Q12, the application triggers referral to the <u>Port Authority</u>.</p> <p>The Port Authority is a concurrence agency if the development is –</p> <ul style="list-style-type: none"> • within 200m of a shipping channel or an entry and exit shipping corridor for the port • within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds; • within 1000m of a planned port facility identified in a land use plan approved under the <u>Transport Infrastructure Act 1994</u>. <p>In all other situation the Port Authority is an advice agency.</p>	<p>12. Does the application involve development below high water mark¹⁹ and within the limits of a port under the <u>Transport Infrastructure Act 1994</u>?</p> <p>☒ NO</p> <p>☐ YES – complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work</p>
<p>Marinas</p> <p>For more information refer to <u>Guide 18</u>. For information about whether a marina is prescribed tidal work refer to <u>Guide 24</u>. The local government is the assessment manager for all prescribed tidal work.</p> <p>If you answered "YES" to Q13, the application triggers referral to <u>Queensland Fire and Rescue Service</u> as an advice agency.</p>	<p>13. Does the application involve operational work that is tidal work for a marina²⁰ with more than 6 vessel berths?</p> <p>☒ NO</p> <p>☐ YES – complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work</p>
<p>Tidal works in strategic port land tidal areas</p> <p>For more information refer to <u>Guide 18</u>.</p> <p>Unless you answered "NO" to Q14, the relevant <u>Port Authority</u> is the assessment manager for the application and the <u>Environmental Protection Agency (EPA)</u> and <u>Queensland Transport (QT)</u> are concurrence agencies for the application.</p>	<p>14. Does the application involve tidal works within a strategic port land tidal area²¹?</p> <p>☒ NO</p> <p>☐ YES – complete Part M of Form 1</p>
<p>Heritage</p> <p>For further information refer to <u>Guide 19</u>.</p> <p>If you answered "YES" to Q15, the application triggers referral to the <u>Queensland Heritage Council</u> as concurrence agency for the application.</p>	<p>15. Does the application involve development in a heritage registered place as defined under the <u>Queensland Heritage Act 1992</u>?</p> <p>☒ NO</p> <p>☐ YES – complete Part C of Form 1</p>
<p>Declared catchment areas</p> <p>For more information, including a list of the declared catchment areas within Queensland, refer to <u>Guide 13</u>.</p> <p>Unless you answered "none of the above" to Q16, the application requires assessment by the <u>Department of Natural Resources Mines and Water (NRMW)</u>.</p> <p>If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.</p>	<p>16. The application is in an area declared to be a catchment area under the <u>Water Act 2000</u> and involves: (tick the applicable box/es)</p> <p>☐ (i) reconfiguring a lot if any lot resulting from the reconfiguration is less than 16 hectares;</p> <p>☐ (ii) development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the <u>Environmental Protection Act 1994</u>;</p> <p>☒ (iii) none of the above</p>
<p>Contaminated land</p> <p>Applications involving material change of use and/or reconfiguring a lot may trigger this referral.</p> <p>For more information refer to <u>Guide 5</u>.</p> <p>Unless you answered "none of the above" to Q17, the application requires assessment by the <u>Environmental Protection Agency (EPA)</u>. If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.</p>	<p>17. The application involves: (tick the applicable box/es)</p> <p>☒ (i) reconfiguring a lot for which all of part of the premises are –</p> <p>(a) premises mentioned in the IPA, schedule 8, part 1, table 2 –</p> <ul style="list-style-type: none"> • item 5, including the exemption otherwise provided for by paragraph (d); • item 6, including the exemption otherwise provided for by paragraph (e); or • item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or <p>(b) in an area for which an area management advice has been given for unexploded ordnance – complete Part N of Form 1</p> <p>☐ (ii) a material change of use –</p> <p>(a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or</p> <p>(b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance – complete Part N of Form 1</p> <p>☐ (iii) none of the above</p>

19 High water mark is defined in the Coastal Protection and Management Act 1995 and means the ordinary high water mark at spring tide.

20 Marina is defined in the Transport Operations (Maritime Pollution) Regulation 1995.

21 Strategic port land tidal areas are the areas generally 50 metres seaward of high water mark adjacent to strategic port land.

Electricity infrastructure

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q18, the application triggers referral to the agency to which the easement is granted in favour of as advice agency.

18. The application involves: (tick the applicable box/es)

- ☐ (i) **reconfiguring a lot** where any part of the lot is –
- subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; or
 - situated within 100m of a substation site;
- ☐ (ii) a **material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; and
 - any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement;
- ☐ (iii) a **material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;
- ☐ (iv) **operational work** that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the work is located wholly or partly in the easement;
 - the work is located wholly or partly within 10m of a substation site;
- ☒ (v) none of the above.

Land designated for community infrastructure

Applications involving development on land designated for community infrastructure may trigger this referral.

For more information refer to schedule 2 of the IP Regulation.

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.

If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

- (i) intended to be supplied by a public sector entity; and
- (ii) on land not owned by or on behalf of the State; and
- (iii) other than development –
- (a) for the designated purpose; or
- (b) carried out by, or on behalf of, the designator.
- ☒ NO
- ☐ YES

SEQ Regional Plan

For more information refer to schedule 2 of the IP Regulation.

Refer to Chapter 2, part 5A and schedule 10 of the Integrated Planning Act 1997, and schedule 2 of the Regulatory Provisions for relevant definitions.

Unless you answered "none of the above" to Q20, the application requires assessment by the Office of Urban Management (OUM).

20. The application involves (tick applicable box/es) -

- ☐ (i) a **material change of use** of premises -
- (a) in a **Major Development Area** in the Urban Footprint for -
- ☐ (i) an **urban activity** -
- ☐ in an area included in a structure plan where the IPA, section 3.1.6 applies;
- ☐ in an area not included in a structure plan where -
- the IPA, section 3.1.6 applies to the application for the material change of use; or
 - the premises exceeds 10,000m²; or
 - the gross floor area (GFA) on the premises will exceed 10,000m²; or
 - impact assessment is required under the relevant planning scheme
- ☐ (ii) **intensive animal husbandry**; or
- ☐ (iii) residential development involving a **rural residential purpose**
- (b) in the **Regional Landscape and Rural Production Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.4(2); or
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.6(2)
- (c) in the **Rural Living Area** for an urban activity and not specified in section 2.8(2);
- (d) in the **Investigation Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.10(2);
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.12(2); or
- ☐ (iii) **intensive animal husbandry**
- ☐ (ii) **reconfiguring a lot**-
- On land in a **Major Development Area** in the Urban Footprint that is:
- (a) not included in a structure plan; and
- (b) not specified in section 3.1(2).
- ☒ (iii) none of the above

Fisheries matters

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q21, the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F).

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) - (iv) and an advice agency in relation to item (v).

21. The application involves: (tick the applicable box/es)

- ☐ (i) an assessable **material change of use** for aquaculture - complete Part O₁ of Form 1;
- ☐ (ii) assessable **operational work** that is the construction or raising of a waterway barrier - complete Part O₃ of Form 1;
- ☐ (iii) assessable **operational work** completely or partly within a declared fish habitat area - complete Part O₂ of Form 1;
- ☐ (iv) assessable **operational work** that is the removal, destruction or damage of a marine plant - complete Part O₂ of Form 1;
- ☐ (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;
- ☒ (vi) none of the above.

Integration of land use and public transport

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

22. The application involves: (tick the applicable box/es) —

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot** —
- ☐ (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
 - ☐ (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
 - ☐ (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m² or greater;
 - ☐ (d) for a residential purpose within the 25 ANEF contour for an airport;
 - ☐ (e) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that —
- ☐ (a) is completely or partly within a public transport corridor or a future public transport corridor;
 - ☐ (b) will result in work that encroaches into an airport's operational airspace.
- ☒ (iv) none of the above.

Railway safety and efficiency

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

23. The application involves: (tick the applicable box/es) —

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot** —
- ☐ (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
 - ☐ (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m² or greater;
 - ☐ (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
 - ☐ (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
 - ☐ (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
 - ☐ (f) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m³, on land that —
- ☐ (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
 - ☐ (b) is completely or partly within future railway land, or a railway tunnel easement;
 - ☐ (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- ☒ (iv) none of the above.

Moonie to Brisbane pipeline

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to the holder of pipeline licence No 1 issued under the *Petroleum Act 1923*, currently Santos QNT Pty Ltd, for advice.

24. The application involves the easement for the construction or operation of the Moonie to Brisbane strategic pipeline, and involves: (tick the applicable box/es) —

- ☐ (i) a **material change of use** assessable against the planning scheme and not associated with reconfiguring a lot, and any structure or work will be located wholly or partly in the easement.
- ☐ (ii) **reconfiguring a lot**
- ☐ (iii) **operational work** assessable against the planning scheme, that is filling, excavation, compaction, drilling, boring or piling not associated with a reconfiguring a lot, and the work is located wholly or partly in the easement.
- ☒ (iv) none of the above.

Koala habitat area

For more information, refer to [Guide 26](#) and schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application requires referral to the [Environmental Protection Agency](#) as a concurrence agency.

25. The application involves: (tick the applicable box/es)–

- ☐ (i) a **material change of use** of premises in a koala conservation area or koala sustainability area made assessable under a planning scheme, that is not for a domestic activity and will result in –
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) a new building and any reasonably associated structure with a total footprint greater than 1000m²;
 - ☐ (c) an extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1000m²;
 - ☐ (d) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (e) excavating or filling an area greater than 5000m²;
 - ☐ (f) additional traffic in a koala conservation area or koala sustainability area, between 6p.m. on a day and 6a.m. on the following day.
- ☐ (ii) **reconfiguring a lot** in a koala conservation area or koala sustainability area that will result in –
- ☐ (a) an increased number of lots;
 - ☐ (b) clearing of native vegetation over an area greater than 2500m².
- ☐ (iii) **operational work** in a koala conservation area or koala sustainability area made assessable under Schedule 8, Part 1, Table 4, items 1A to 1G (not associated with reconfiguring a lot mentioned in (ii) above) that will result in the clearing of native vegetation over an area greater than 2500m².
- ☐ (iv) **operational work** in a koala conservation area or koala sustainability area made assessable under a planning scheme (not associated with a material change of use mentioned in (i) or reconfiguring a lot mentioned in (ii) above) that is not for a domestic activity and will result in –
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (c) excavating or filling an area greater than 5000m².
- ☒ (v) none of the above.

Referral coordination

An information request requires referral coordination if the application involves –

- (i) 3 or more concurrence agencies; or
- (ii) a facility or area assessable under a planning scheme and prescribed in schedule 7 or 8 of the [IP Regulation](#); or
- (iii) development which is subject to an application for preliminary approval mentioned in s3.1.6 of the [IPA](#).

For more information go to [Guide 2](#) and [Guide 6](#).

26. Does the application trigger referral coordination?

- ☒ NO
- ☐ YES, as the application: (tick the applicable box/es)
- ☐ (i) triggers 3 or more concurrence agencies;
 - ☐ (ii) involves a **material change of use** made assessable under a planning scheme and prescribed in schedule 7 of the [IP Regulation](#);
 - ☐ (iii) involves a **material change of use** (other than a dwelling house, outbuilding or farm building) made assessable under a planning scheme, or **reconfiguring a lot**, in an area prescribed in schedule 8 of the [IP Regulation](#);
 - ☐ (iv) is for a preliminary approval mentioned in s3.1.6 of the [IPA](#)

Referral agency responses prior to lodgement

Under s3.3.2 of [IPA](#) a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.

This is commonly the case where an application requires referral to a building referral agency (eg. [Old Fire and Rescue Service](#)).

27. Did a referral agency give a referral agency response under s3.3.2 of the [IPA](#) **before** the application was made to the assessment manager?

- ☒ NO
- ☐ YES - attach a copy of the referral agency/s response/s

PLEASE NOTE: The assessment manager may refuse to accept an application, which, at the time of lodgement, fails to provide the completed IDAS Assessment Checklist (if applicable).

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED		REFERENCE NUMBER/S	
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SECTION 2 – BUILDING REFERRALS (completion not mandatory)

Below is a list of the referrals that can apply to an application for building work assessable against the *Building Regulation 2006*. This section of the IDAS Assessment Checklist is provided for **advice only**. This section of the IDAS Assessment Checklist is **not** required to be completed and lodged with an application for building work assessable against the *Building Regulation 2006* only.

Special fire services - generally For more information go to schedule 2 table 1 and schedule 2A of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed refusal.	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work requires special fire services mentioned in schedule 2A part 1 of the <i>Integrated Planning Regulation 1998</i> (IP Regulation) or includes an alternative solution assessed against the performance requirements of the Building Code of Australia.
Fire safety for budget accommodation For more information go to schedule 2 of the <i>IP Regulation</i> .	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the <i>IP Regulation</i> .	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the <i>IP Regulation</i> .	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the <i>IP Regulation</i> .	5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the <i>IP Regulation</i> .	6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to schedule 2 of the <i>IP Regulation</i> .	7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the <i>IP Regulation</i> .	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the <i>IP Regulation</i> .	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.
Coastal development For more information go to schedule 2 of the <i>IP Regulation</i> .	10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ²² .
Heritage For more information go to schedule 2 of the <i>IP Regulation</i> .	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.
Fisheries matters For more information go to schedule 2 of the <i>IP Regulation</i> .	12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area; or as an advice agency if the application involves assessable building work on land that adjoins a declared fish habitat area.
Integration of land use and public transport For more information go to schedule 2 of the <i>IP Regulation</i> .	13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace ²³ .
Railway safety and efficiency For more information go to schedule 2 of the <i>IP Regulation</i> .	14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

NOTE: CONCURRENCE AGENCY ASSESSMENT PERIODS

The local government, as the concurrence agency, is required to assess and provide a response for the following building applications within a prescribed time. For applications relating to design and siting (17, 18 & 19), and building work for removal or rebuilding (23), the assessment period is 5 days. For all other applications the assessment period is 15 days. If no response is received from the local government for an application, it is taken to be a deemed refusal. However for amenity and aesthetics impact of particular building work for a single detached class 1a or class 10 building or structure (15), no response is taken to be a deemed approval.

Amenity and aesthetic impact of particular building work for single detached class 1 building or class 10 building or structure For more information go to schedule 2 table 1 of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed approval.	15. An application will trigger a referral to the local government if it is : <ul style="list-style-type: none"> for a single detached class 1 building or class 10 structure; and the local government has declared by resolution the following: <ul style="list-style-type: none"> the appearance of the building or structure will have an extremely adverse impact on the amenity of the locality; and the appearance of the building or structure would be in extreme conflict with the character of the locality.
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²² Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

²³ Operational airspace is as defined in State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".

<p>Whether particular buildings may be occupied for residential purposes</p> <p>For more information go to schedule 2 table 1 of the IP Regulation.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>16. An application to use an existing building that is not class 1, 2, 3 or 4 for residential purposes may trigger a referral to the local government as the concurrence agency.</p>
<p>Design and siting</p> <p>For more information go to schedule 2 table 1 of the IP Regulation.</p> <p>Assessment period 5 days. No response is a deemed refusal.</p>	<p>17. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the performance criteria of parts 11 and 12 of the Queensland Development Code.</p> <p>18. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for building clearance and site cover.</p> <p>19. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for performance criteria 4, 5, 7, 8 or 9 of the Queensland Development Code, part 11 or 12.</p>
<p>Fire safety in particular budget accommodation buildings</p> <p>For more information go to schedule 2 table 1 of the IP Regulation.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>20. An application may trigger referral to the local government as the concurrence agency to determine the building will comply with the fire safety standard under the <i>Building Act 1975</i> when the building work has been completed.</p>
<p>Higher risk personal appearance services</p> <p>For more information go to schedule 2 table 1 of the IP Regulation and the QDC part 15.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>21. An application may trigger referral to the local government as the concurrence agency to determine if the building work</p> <ul style="list-style-type: none"> • complies with the performance criteria of the Queensland Development code part 15; and • the work does not comply with an acceptable solution stated in the part.
<p>Building work for residential service</p> <p>For more information go to schedule 2 table 1 of the IP Regulation and the QDC part 20.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>22. An application for building work for premises in which residential care service under the <i>Residential Services (Accreditation) Act 2002</i>, section 4, is conducted, or is proposed to be conducted, will trigger referral to the local government as the concurrence agency.</p>
<p>Building work for removal or rebuilding</p> <p>For more information go to schedule 2 table 1 of the IP Regulation.</p> <p>Assessment period 5 days. No response is a deemed refusal.</p>	<p>23. An application for the removal and/or rebuilding at another site of a building or other structure, will trigger referral to the local government as the concurrence agency.</p>
<p>Building work for rainwater tank in designated rainwater tank area</p> <p>For more information go to schedule 2 table 1 of the IP Regulation and the QDC part 25.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>24. An application may trigger referral to the local government as the concurrence agency to determine if the building work or structure complies with the relevant performance criteria if -</p> <ul style="list-style-type: none"> • Under the <i>Building Regulation 2006</i>, a rainwater tank is proposed to be installed as part of relevant building work, in a designated rainwater tank area; and • Under the Queensland Development Code, part 25, the rainwater tank does not include an acceptable solution for a relevant performance criteria.

Action sheet 900951

Department of Environment
Conservation and Tourism

[illegible]

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COOLOOLA SHIRE COUNCIL C/SITES

242 MARY STREET, (PO BOX 155)

GYMPIE Q 4570. FAX: (07) 5482 4140

ABN: 93 943 158 756

E-mail: cooloola@tpgi.com.au (07) 5483 0644

CONTACT: Planning & Development DEPT NO:

Our Ref: DA02945 MFB/FEN01115 MIN P18/02/01

Your Ref:

21 February 2001

Cooloola Shire Council,
PO Box 155,
GYMPIE. QLD. 4570.

Attention:- Design Department

Dear Sir,



**RE: APPLICATION FOR RECONFIGURING A LOT
OVER LOT 2 RP48295, LOT 46 ON G14710, LOT 1 RP2531, LOT 21
G14710, LOT 4 RP2519 & LOT 1 RP2519, PARISH OF GYMPIE
251 MARY STREET & 44-46 NASH STREET, GYMPIE**

With reference to the above application, Council at its meeting held on the 20th February, 2001 resolved that you be advised that Council has approved the application. Please find enclosed a Decision Notice relating to this matter.

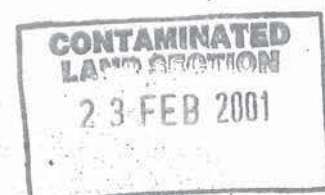
Please find attached a copy of an extract of the *Integrated Planning Act 1997* detailing your rights of appeal to the Planning and Environment Court. You also have the right to negotiate any of the condition(s) imposed by Council as Assessment Manager under Section 3.5.18 of the *Integrated Planning Act*. It is Council's practice not to proceed with the further processing of the proposal until the period during which you can appeal to the court has expired. Should you not wish to appeal to the court nor negotiate any of Council's condition(s) it is suggested that you advise Council of your intentions in this regard so that Council can help to expedite any further processing of your proposal.

Should you require any further information please contact Marten Bouma of Council's Planning & Development Department on (07) 5483 0644.

Yours faithfully,

CTPI 49-Sch4

R.A. FAULKNER
CHIEF EXECUTIVE OFFICER
Enc.



PD-F-019

Rev: 0



Development Application Decision Notice

- *Integrated Planning Act 1997 (S.3.5.15)*

The Development Application (DA02945) for the purpose of Reconfiguring a Lot - Boundary Realignment was assessed and:-

Approved with Conditions

The decision was made by Cooloola Shire Council on 20th February, 2001.

Local Government Area: *Cooloola Shire Council*

The following schedule provides all the relevant details.

PROPERTY DETAILS

Street Nos / Street Name / Locality: *251 Mary Street & 44-46 Nash Street, Gympie*

RPD: *Lot 2 RP48295, Lot 46 on G14710, Lot 1 RP2531, Lot 21 G14710, Lot 4 RP2519 & Lot 1 RP2519*

Parish: *Gympie*

OWNERS DETAILS

Name: *Cooloola Shire Council*

Postal Address: *PO Box 155, GYMPIE QLD 4570*

REFERRAL AGENCIES

Concurrence Agencies

- 1) The Manager
Contaminated Sites Section
Environmental Protection Agency
ATTN: RANALD SCOTT
PO Box 155
ALBERT STREET BRISBANE QLD 4002
- 2) The District Director
Queensland Department of Main Roads
North Coast Hinterland District
PO Box 183
GYMPIE QLD 4570

APPLICABLE CODES

Codes for which self assessable aspects of this development must comply with:

- Council's Transitional Planning Scheme.

CONTAMINATED
LAND SECTION
23 FEB 2001

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Development Application Decision Notice

CONDITIONS

Assessment Manager's Conditions

SECTION 1.0 - Conditions to be satisfied prior to the approval/endorsement of the Plan/s of Subdivision

- 1.1 All outstanding rates and charges owing on the land are to be paid.
- 1.2 The whole of the subject land including all approved lots is to be cleared of scrap to the satisfaction of Council. The enclosed Notification of Compliance Form is to be completed and lodged with Council when the subject land can be inspected by Council in order to establish compliance with this condition.
- 1.3 Lot boundaries are to be approved by Council's Chief Executive Officer prior to survey.
- 1.4 An agreement is to be entered into with Energex and Telstra to provide electricity and telephone to all approved lots without any financial encumbrance on future owners of these lots.
- 1.5 The applicant shall satisfy the requirements of Energex and Telstra in relation to any existing services, which currently traverse the subject site. Suitable arrangements shall be made to formalise any existing informal service arrangements to the satisfaction of the relevant authorities.
- 1.6 In the event that either or both of the new lots are sold, a duly executed grant of easement for access with reciprocal easement rights is to be submitted to Council for approval, together with the necessary Plan Registry Authority forms requiring Council's endorsement, prior to the release of the Plan of Survey. The access easement is to extend over the existing AC and concrete roadway as noted on drawing No. 2160/1/8 to a single point of access from lot 2 to Channon Street.

CONTAMINATED
LAND SECTION
23 FEB 2001

SECTION 2.0 - Notes

- 2.1 Council approves of the proposal for Reconfiguration on Lot 2 on RP48295, Lot 46 on G14710, Lot 1 on RP2531, Lot 21 on G14710, Lot 4 on RP2519 and Lot 1 on RP2519, in accordance with Cooloola Shire Council Drawing No. 2160/1/8 dated July '00.
- 2.2 Under the Integrated Planning Act, this development approval lapses four years after the date of this Decision Notice unless formally extended by an application to Council under the above Act.
- 2.3 All conditions of this development permit for reconfiguration are to be complied with, and a Plan/s of Subdivision prepared in accordance with this development permit is/are to be lodged with Council for approval/endorsement, prior to this development approval lapsing. Any Plan/s of Subdivision must also show existing road names as well as road names approved by Council for any relevant new road opening.
- 2.4 Under the Integrated Planning Act, this development approval attaches to the subject land and binds the owner, the owners successors in title and any occupier of the land.

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Development Application Decision Notice

- 2.5 Operational works, including roadworks, drainage, footpath improvements, water reticulation, access provisions, entrances and driveways, stormwater discharge, street lighting (where appropriate) are to be surveyed, designed and constructed in accordance with Council's Development Manual.
- 2.6 It is the responsibility of the applicant to ensure that the approved Plan/s of Subdivision including any related documents (e.g. easement documents) are lodged with the Plan Registry Authority within six months of the date of approval/endorsement of the Plan/s of Subdivision and other related documents by Council.
- 2.7 Payment of relevant Signing and Sealing Fees in accordance with Council's Schedule of Fees and Charges will be required for endorsement of the Plan of Survey and the like. Enclosed for your reference is the relevant application form requesting endorsement of the Plan of Survey and associated documentation.
- 2.8 The issue of having the proposed lots removed from the Environmental Management Register is to be referred to the Council's Health and Community for investigation and costing.

Concurrence Agency's Conditions

SECTION 3.0 - Concurrence Agency requirements (Department of Main Roads)

This application was referred to the Department of Main Roads as a Concurrence Agency under the relevant provisions of the Integrated Planning Act. That Department's requirements are:-

Vehicles accessing Lot 1 must enter and exit via Nash Street.

Council is required to formalise one access point for Lot 2 to the property boundary adjacent to Lot 1 to Channon Street.

A copy of the Department of Main Roads response is attached hereto.

SECTION 4.0 - Concurrence Agency requirements (Environmental Protection Agency)

This application was referred to the Environmental Protection Agency as a Concurrence Agency under the relevant provisions of the Integrated Planning Act. That Department's requirements are:-

The reconfiguration must be in accordance with the survey plan of proposed lots 1 and 2 on plan drawing number 2160/1/8 prepared by Cooloola Shire Council dated July 2000.

A copy of the Environmental Protection Agency response is attached hereto.

APPROVAL TYPE

Development Permit





Development Application Decision Notice

FURTHER DEVELOPMENT PERMITS REQUIRED

Nil.

RIGHTS OF APPEAL

See attached extracts from the Integrated Planning Act 1997 for Rights of Appeal.

ASSESSMENT MANAGER

Name: Cooloola Shire Council

Signature:

CTPI 49-Sch4

Date: 21st February, 2001.

CONTAMINATED
LAND SECTION
23 FEB 2001

Please update env &
return to Barry to
file.

1

CTPI 4

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone 3227 6422 • Facsimile 3227 7677 • www.env.qld.gov.au

Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference
Our reference 900951 App'n No.: 9094 Part 1

23 January 2001

Alan Walsh
Design Department, Cooloolo Shire Council
PO Box 155
GYMPIE QLD 4570

Dear Mr Walsh

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997* for your application, advises that the correspondence indicated is attached:

- ☐ Information request (C-1)
- ☐ Notification of information request (C-2)
- ☐ Notification of receipt of applicant's response to information request (C-3)
- ☐ Extension of information request/assessment period (C-4)
- ☐ Request for applicant's written agreement to extension of information request/assessment period (C-5)
- ☐ Concurrence agency response cover sheet (C-6)
- ☐ Concurrence agency response about environmentally relevant activities (C-6 ERA)
- ☒ Concurrence agency response about contaminated land (C-6 CLM)
- ☐ Request for applicant's written acceptance of concurrence agency response after assessment period expires (C-7)
- ☐ Amended concurrence agency response about environmentally relevant activities (C-7 ERA)
- ☐ Amended concurrence agency response about contaminated land (C-7 CLM)
- ☐ Notification of decision in relation to a request to change or cancel a condition (C-8)
- ☐ Notification of proposal to change or cancel a condition (C-9)
- ☐ Notification of decision in relation to a proposal to change or cancel a condition (C-10)

Application information:

Concurrence agency office: Contaminated Land Unit

Responsible officer: Karen Hopper

Postal address: PO Box 155, BRISBANE ALBERT STREET QLD 4002

Telephone: 3227 7983 Fax: 3227 7677 E-mail: Karen.Hopper@env.qld.gov.au

EPA no.: 9094 Part 1

Application no.: DA02945

Street address of subject land: 251 Mary Street & 44-46 Nash Street, Gympie

Real Property Description: Lot 2 on RP48295 , Lots 21 & 46 on G14710, Lot 1 on RP2531 and Lots 1 & 4 on RP2519

Signed

CTPI 49-S

Mark Dreyer

Chief Scientific Advisor (Contaminated Land Unit)

cc Cooloolo Shire Council

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone 3227 6422 • Facsimile 3227 7677 • www.env.qld.gov.au

Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference DA02945
Our reference 900951 Appln No: 9094 Part 1

23 January 2001

Mr Marten Bouma
Cooloolo Shire Council
PO Box 155
GYMPIE QLD 4570

Dear Mr Bouma

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997* for your application, advises that the correspondence indicated is attached:

- ☐ Information request (C-1)
- ☐ Notification of information request (C-2)
- ☐ Notification of receipt of applicant's response to information request (C-3)
- ☐ Extension of information request/assessment period (C-4)
- ☐ Request for applicant's written agreement to extension of information request/assessment period (C-5)
- ☐ Concurrence agency response cover sheet (C-6)
- ☐ Concurrence agency response about environmentally relevant activities (C-6 ERA)
- ☒ Concurrence agency response about contaminated land (C-6 CLM)
- ☐ Request for applicant's written acceptance of concurrence agency response after assessment period expires (C-7)
- ☐ Amended concurrence agency response about environmentally relevant activities (C-7 ERA)
- ☐ Amended concurrence agency response about contaminated land (C-7 CLM)
- ☐ Notification of decision in relation to a request to change or cancel a condition (C-8)
- ☐ Notification of proposal to change or cancel a condition (C-9)
- ☐ Notification of decision in relation to a proposal to change or cancel a condition (C-10)

Application information:

Concurrence agency office: Contaminated Land Unit

Responsible officer: Karen Hopper

Postal address: PO Box 155, BRISBANE ALBERT STREET QLD 4002

Telephone: 3227 7983 Fax: 3227 7677 E-mail: Karen.Hopper@env.qld.gov.au

EPA no.: 9094 Part 1

Application no.: DA02945

Street address of subject land: 251 Mary Street & 44-46 Nash Street, Gympie

Real Property Description: Lot 2 on RP48295 , Lots 21 & 46 on G14710 , Lot 1 on RP2531
and Lots 1 & 4 on RP2519

Signed

CTPI 49-S

Mack Dreyer

Chief Scientific Advisor (Contaminated Land Unit)

Concurrence agency response

Integrated Planning Act 1997 ss3.3.16 and 3.3.18

EPA No.: 9094 Part 1
Applicant: Design Department, Cooloolool Shire Council
Application no.: DA02945
Date received by EPA: 10/01/2001
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence

Description: Reconfiguration of a Lot
 251 Mary Street & 44-46 Nash Street, Gympie
 Lot 2 on RP48295 , Lots 21 & 46 on G14710 , Lot 1 on RP2531 and
 Lots 1 & 4 on RP2519

1 Type of development

- ☐ Material Change of Use
- ☒ Reconfiguration of a Lot

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

2 Response to development application

The Environmental Protection Agency, acting as a concurrence agency for contaminated land under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that -

- ☒ conditions must attach to any development approval
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements;
- ☐ the application must be refused

3 Condition(s)

The following concurrence agency condition(s) is/are to be attached to any development approval:

- a) The reconfiguration must be in accordance with the survey plan of proposed Lots 1 and 2 on plan drawing number 2160/1/8 prepared by Cooloola Shire Council dated July 2000.

4 Reasons for including condition(s) or refusal

State full reasons for including condition(s) listed above:

- a) To mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

5 Additional comments or advice

Lot 2 on RP48295, Lots 21 & 46 G14710 and Lot 1 RP2519 are on the Environmental Management Register (EMR) for Notifiable Activity number 29 - Petroleum Product or Oil Storage. Information provided to the Contaminated Land Unit (CLU) indicates that the underground fuel tank on site has previously been removed.

Given this information, the owners of the site may wish to consider conducting a contaminated land investigation and associated validation works. Dependent upon the results of this investigation, works may be sufficient to enable the CLU to issue a Suitability Statement enabling removal of the site from the EMR.

6 Additional information

This concurrence response pursuant to Part 9B of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities. Applicants should comply with all relevant legislation.

The Environmental Protection Agency has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that the responsibility for assessment of native title issues for an IDAS application rests with the Assessment Manager. It is recommended that the Assessment Manager use their own guidelines to determine whether a native title notification is required for this application.

****End of Response****

IDAS C-6 CLM

R

IPA APPLICATION - Mary Street & Nash Street, Gympie (Lot 2 RP48295, Lots 21 & 46 G14710, Lot 1 RP2531, Lots 1 & 4 RP2519)

Applicant: Cooloolool Shire Council (Design Depot)
App'n No: 9094
File No: 900951

On EMR for: Lots 21 & 46 G14710, Lot 1 RP2519 and Lot 2 RP48295 on EMR for fuel storage

Any ERA's?: no
Referral Coordination?: no

Proposal: Reconfiguration of a Lot.

Amalgamation of Lot 2 RP48295, Lot 46 G14710, Lot 1 RP2531 and part of Lot 21 G14710 to form proposed Lot 2.

Amalgamation of Lots 1 & 4 RP2519, and part of Lot 21 G14710 to create proposed Lot 1.

Other information:

Information was provided to the CLU in 1994 (by Geo & Hydro Pty Ltd) regarding an underground tank on Lot 1 RP2519 (associated with Polleys Bus Shed). This information indicated that the fuel tank and surrounding contaminated soil had been removed from the site (Lot 1 RP2519). Gary O'Connor reviewed the information provided and his file note states that the neighbouring lots - which may or may not have also been affected by fuel storage (Lot 2 RP48295, Lot 46 G14710 and Lot 1 RP2519) should stay on the register until a site history and inspection report covers the whole site.

Recommendation:

The two lots (Lot 4 RP2519 and Lot 1 RP2531) that are not listed on the EMR are being amalgamated with lots that are listed. As such, both of the proposed lots will remain on the EMR.

Condition:

- a) The reconfiguration must be in accordance with the survey plan of proposed Lots 1 and 2 on plan drawing number 2160/1/8 prepared by Cooloolool Shire Council dated July 2000.

Advice:

Lot 2 on RP48295, Lots 21 & 46 G14710 and Lot 1 RP2519 are on the Environmental Management Register (EMR) for Notifiable Activity number 29 - Petroleum Product or Oil Storage. Information provided to the Contaminated Land Unit (CLU) indicates that the underground fuel tank on site has previously been removed.

Given this information, the owners of the site may wish to consider conducting a contaminated land investigation and associated validation works. Dependent upon the results of this investigation, works may be sufficient to enable the CLU to issue a Suitability Statement enabling removal of the site from the EMR.

22.01.01



COOLOOLA SHIRE COUNCIL

242 MARY STREET, (PO BOX 155)

GYMPIE Q 4570. FAX: (07) 5482 4140

ABN: 93 943 158 756

E-mail: cooloola@tpgi.com.au

CONTACT: Planning & Development DEPT (07) 5483 0644 Fax (07) 5483 7360

Our Ref: DA02945 MFB/FEN01035

8 January 2000

The Manager,
Contaminated Sites Section,
Environmental Protection Agency,
PO Box 155,
BRISBANE ALBERT STREET. QLD. 4002.

Attention: Ranald Scott

Dear Sir,

**RE: RECONFIGURING A LOT APPLICATION
OVER LOT 2 ON RP48295, LOT 46 G14710, LOT 1 RP2531, LOT 21
G14710, LOT 4 RP2519 & LOT 1 RP2519, PARISH OF GYMPIE
251 MARY STREET & 44-46 NASH STREET, GYMPIE
COOLOOLA SHIRE COUNCIL**

I refer to the above matter and seek your comments in relation to this proposal.

Attached are copies of application form, proposal plan and locality map.

Please advise as to any requirements you may have at your earliest convenience. Your early reply would be greatly appreciated.

Should you require any further information please contact Marten Bouma of Council's Planning and Development Department on (07) 5483 0644.

Yours faithfully,

CTPI 49-Sch4

R A FAULKNER
CHIEF EXECUTIVE OFFICER

Enc.

APPLICATION NUMBER:	9094
FILE NUMBER:	900951
REFERRAL DATE:	10/1/2001
DATE INFO REQUEST DUE:	21/1/2001
RCU No.	
OFFICER:	

11

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RTI Act 2009

APPLICATION NUMBER
FILE NUMBER
REFERRAL DATE
DATE INFO REQUESTED
RCU No.
OFFICER

Form 1 Development Application

idas INTEGRATED DEVELOPMENT
ASSESSMENT SYSTEM**PART
A****Common details
for all applications**

The completion of all questions on Part A is mandatory for all applications. For further information refer to the guide for completing the application form available from the assessment manager or on the IPA website at www.ipa.qld.gov.au

1. Description of land

The description must identify all land subject of the application including land/easements over which access is to be obtained.

The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (Include no., street, suburb / locality & postcode)

251 Mary St & L4-46 Nash St
Gympie

Postcode 4570

Lot & plan details (Attach list if necessary)

Lot 2 RP 48295, Lot 46 G14710 Lot 1 RP 2531

Lot 21 G14710 Lot 4 RP 2519 Lot 1 RP 2519

Shop / tenancy no. (If applicable)

N.A.

Storey / level (If applicable)

N.A.

Total area of land (m² / ha)2,288 m²

In which local government area is the land situated?

Cooloolg

2. Proposal

Provide details of the proposal (eg. new house / apartment building etc. demolition / removal of a house, extension to existing shop, new carport etc).

Details of the existing use of the land (Attach proposal report if necessary)

Two vacant buildings, Building for carparking, carparking

Details of the proposal (Attach proposal report if necessary)

as above

**CONTAMINATED
LAND SECTION****3. Other parts of the form completed**

Complete all other parts of the forms applicable to your application.

What other parts of the form are attached (E.g. Part B: if the application involves assessment against the Building Act, Part D: if the application involves assessment against the planning scheme for material change of use, Part F: if the application involves reconfiguring a lot)

Part F

4. Applicant details

Clearly identify who is making the application. The applicant need not be the owner of the land.

If the applicant is a company, a contact person must be shown.

Name

Cooloolg Shire Council (Design Dept)

Contact person

Alan Walsh

Phone no.

54 830634

Mobile no.

Fax no.

Email address

Signature

CTPI 49-Sch4

CTPI 49-Sch4

Date

28-9-00

All correspondence will be mailed to this address.

Postal address

P.O. Box 155

Gympie

Postcode 4570

5. Consent of land owner/s

Completion of this section provides the owner's consent to the lodgement of this application.

If there are multiple owners, the consent of each owner is required.

If the owner is a company refer to the guide for completing the application form.

Name (In full) (Attach list if necessary)

Cooloolg Shire Council

Signatures (Or if a company, the ACN plus signature of company seal & signatures)

CTPI 49-Sch4

Date

28-9-00

Contact details (Optional)

OFFICE USE ONLY (applicable to assessment manager, alternative assessment manager and private certifier)

FEE (\$)

DATE
RECEIVEDRECEIVING
OFFICER'S NAMEREFERENCE
NUMBERS

Notification of Engagement of Private Certifier (Optional format for private certifiers)

To: Council, I have been engaged as a private certifier for the building work referred to in this application.

Date of engagement: 1/1 Accreditation Number

Name:

Signature:

Form 1 Development Application

idas

INTEGRATED DEVELOPMENT
ASSESSMENT SYSTEM

PART

F

Complete if this application involves

Reconfiguring a Lot

Completion of all questions on Part F of this form is **mandatory** for all applications for reconfiguring a lot including conceptual design for any associated works that require approval under the planning scheme.

Nature of the reconfiguration

A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur. Reconfiguring a lot includes freehold subdivision, community title subdivision, subdivision by lease, realignment of boundaries, creation of an access easement, etc.

1. This application is for (Tick one or both if applicable):

☐ Preliminary approval☒ Development permit

2. If both of the above boxes are ticked (i.e. a staged subdivision) provide details (E.g. stage 1 - development permit and stages 2, 3 & 4 - preliminary approval) (Provide details in Proposal Report if insufficient room)

3. What is the nature of the reconfiguration? (E.g. subdivision, subdivision by lease, realignment of a boundary)

Realignment of boundaries

Referral triggers

This application may trigger referral to an IDAS referral agency. These questions help identify whether referral is required. Referral coordination occurs - when an application involves 3 or more concurrence agencies; or under transitional arrangements. Referral coordination is further explained in the Referrals Checklist.

4. Does the application trigger referral to an IDAS referral agency? (Tick applicable box) (Use the Referrals Checklist to determine any possible referrals for this application)

☐ NO☒ YES If yes, attach Referrals Checklist

5. Does the application trigger referral coordination? (Tick applicable box) (Use the Referrals Checklist to determine if this application triggers referral coordination)

☒ NO☐ YES If yes, attach Referrals Checklist

Details of the land

Completion of questions 6 and 7 will assist in the identification of referral agencies and / or is requested for statistical and planning purposes.

6. Number of existing lots

Six

7. Total area of land in application (If staged, total area of the land in stage?)

2,288m²

8. How is the subject land identified in the planning scheme? (Name the zone, precinct etc.)

Commercial

9. What is the current use of the land? (If vacant, also identify the previous use)

Two vacant buildings, Building for carparking, carparking

10. Provide details of any existing structures / buildings on the land

Fibro Clad Building with C.I. Roof, Cement Rendered Building with C.I. Roof, C.I. Clad Building with C.I. Roof

11. Provide details of existing services (E.g. water & sewerage) (Attach plan identifying location if appropriate)

No services traverse the lots

12. Are there any existing easements over the land? (Tick applicable box)

☒ NO☐ YES Attach plan identifying easement location & purpose

Proposal details

Completion of questions 13 to 16 will assist in the identification of referral agencies and / or is requested for statistical and planning purposes.

13. Number of proposed lots

Two

14. Number of additional residential lots proposed in development permit

Nil

15. If the application is for a stage or stages of an overall subdivision proposal, provide details of estate name & stage number below

16. Total area of land in the development permit (minus any balance area?)

2,288m²

17. Area of land to be contributed for community purposes

Nil

18. Length of new road to be constructed

Nil

Plans and documents

19. Is the application accompanied by: (Tick applicable box(es))

☒ Plans☐ Proposal report☐ Other (Specify)

This application cannot be accepted by the assessment manager unless accompanied by Part A of the Development Application

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED:

REFERENCE NUMBER:

R

REFERRALS
CHECKLIST

Form 1 Development Application

idas

INTEGRATED DEVELOPMENT
ASSESSMENT SYSTEMChecklist for determining
referrals under IDAS

Only complete this checklist if you have completed parts D, E or F of Form 1 Development Application.

It is your responsibility as the applicant to work with the assessment manager to identify if your application involves:

- referral to a referral agency for their assessment and determination, or comment;
- the coordination of any information request through the referral coordination process.

This checklist contains a number of questions to aid in this determination.

If your application does involve referral, an acknowledgement notice will be issued by the assessment manager confirming the referral actions required.

To assist you in answering the questions below a series of guides are available. These guides address the following referral issues:

- Guide 2 What is a referral agency and what is their role in IDAS?
- Guide 3 Does my application trigger a referral in relation to State-controlled road matters?
- Guide 4 Does my application involve an Environmentally Relevant Activity (ERA)?
- Guide 5 Does my application trigger referral for consideration of contaminated land matters?
- Guide 6 Does my application trigger the referral coordination process?

These guides are available from local governments or on the IPA website at www.ipa.qld.gov.au

Only complete the questions which are applicable to the application.

Which questions do I need to answer?

- If you have completed **Part D** of Form 1, complete **all** questions
- If you have completed **Part E** of Form 1 (and the application involves filling or excavation operations not associated with a material change of use, reconfiguring a lot or building work) complete questions 1 and 6
- If you have completed **Part F** of Form 1, complete questions 1, 3, 4, 5 and 6

Guide 3 entitled "Does my application trigger a referral in relation to State-controlled road matters?" will assist in answering this question.

1. Does the application trigger referral to the Department of Main Roads in relation to a **State-controlled road**?

☐ NO ☒ YES Detail the trigger/s below. (If trigger E is identified, also detail the threshold)

Trigger A

CONTAMINATED
LAND SECTION

10 JAN 2001

Guide 4 entitled "Does my application trigger referral for an Environmentally Relevant Activity?" will assist in answering this question.

2. Does the application trigger referral in relation to an **Environmentally Relevant Activity**?

☒ NO ☐ YES Provide all relevant details on Part G of Form 1 Development Application

Guide 5 entitled "Does my application trigger referral for consideration of contaminated land matters?" will assist in answering this question.

3. Does the application trigger referral to the Environmental Protection Agency for consideration of **contaminated land matters**?

☐ NO ☒ YES Provide details below

Site listed on the Environment Management Register

Guide 6 entitled "Does my application trigger the referral coordination process?" will assist in answering this question.

4. Does the application trigger **referral coordination** because the application involves **3 or more concurrence agencies**?

☒ NO ☐ YES

Guide 6 entitled "Does my application trigger the referral coordination process?" will assist in answering this question.

5. Does the application trigger **referral coordination** because the application involves a **facility or area** prescribed under schedule 6 or 7 of the *Integrated Planning Regulation 1998*?

☒ NO ☐ YES Detail the trigger below

Referral agency responses prior to lodgement
Under s 3.3.2 of IPA a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.

6. Did a referral agency give a referral agency response under s 3.3.2 of IPA before the application was made to the assessment manager?

☒ NO ☐ YES Attach a copy of the referral agency/s response/s



Locality Plan - Cnr Channon And Nash Sts, Gympie



Coolool Shire Council

Datum in accordance with AGD84 Zone56



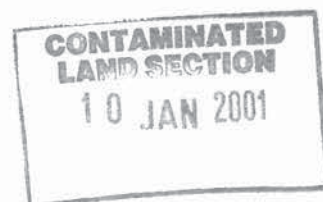
Scale 1:3000
8/1/2001

COOLOOLA SHIRE COUNCIL
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(Department of Lands) 1994

Please note that the accuracy of the information hereon is not guaranteed. The information is indicative only and is meant only as a guide. You should therefore undertake your own site inspection and survey to provide the information you are seeking. No liability is accepted by the Council for any error or omission or loss incurred by reliance being placed on the information.

Page 57 of 146

Published on DES Disclosure Log
RTI Act 2009





Development Application Acknowledgment Notice

Issued under the Integrated Planning Act 1997

This notice provides confirmation of the application details and may require further action to be taken by you before the application may proceed.

APPLICANT DETAILS

Name: *Design Department, Cooloola Shire Council*
Postal Address: *PO Box 155, GYMPIE QLD 4570*
Contact Nos.: Ph: *5483 0634* Fax: *Not Applicable* Mobile: *Not Applicable*
Email: *Not Applicable*

PROPERTY DETAILS

Street Nos. / Street/Road Name / Suburb/Locality: *251 Mary Street & 44-46 Nash Street, GYMPIE*
RPD: *Lot 2 RP48295, Lot 46 G14710, Lot 1 RP2531, Lot 21 G14710, Lot 4 RP2519 & Lot 1 RP2519*
Parish: *Gympie* *fuel storage* *not on emu* *fuel storage* *not on emu* *fuel storage*

OWNERS DETAILS

Name: *Cooloola Shire Council*
Postal Address: *PO Box 155, GYMPIE QLD 4570*

SUPERSEDED PLANNING SCHEME

A request has not been made for this development application to be assessed against a superseded planning scheme.



Development Application Acknowledgment Notice

Issued under the Integrated Planning Act 1997

DEVELOPMENT APPROVAL

Approval is being sought for-

<i>Carrying out Building Work ~</i>	<i>Not Applicable</i>
<i>Carrying out Plumbing or Drainage Work ~</i>	<i>Not Applicable</i>
<i>Carrying out Operational Work ~</i>	<i>Not Applicable</i>
<i>Reconfiguring a Lot ~</i>	<i>Development Permit</i>
<i>Making a Material Change of Use of Premises ~</i>	<i>Not Applicable</i>

APPLICATION ASSESSMENT

The application will be processed under the Integrated Development Approval System (IDAS) as assessable development requiring code assessment only. The applicable codes are listed below.

- * Council's Transitional Planning Scheme

REFERRAL AGENCIES:

The application is to be referred to the following referral agencies as required by Chapter 3 Part 3 of the Integrated Planning Act:

Concurrence Agencies

1) The Manager

Contaminated Sites Section
Environmental Protection Agency
ATTN: RANALD SCOTT
PO Box 155
BRISBANE ALBERT STREET QLD 4002

2) The District Director

Queensland Department of Main Roads
North Coast Hinterland District
PO Box 183
GYMPIE QLD 4570

R



Development Application Acknowledgment Notice

Issued under the Integrated Planning Act 1997

As applicant it is your responsibility to give the nominated "Concurrence Agencies":

- (a) a copy of the application,*
 - (b) a copy of the acknowledgment notice, and*
 - (c) the agency's application fee (if applicable);*
- within three (3) months from the date of this notice.*

After complying with these requirements please give written notice of the day you gave each / the referral agency the above items.

Please Note: Referral of this application is to be carried out by the applicant in accordance with provisions of the Integrated Planning Act. However, Council is able to provide a referral service to the Queensland Department of Main Roads. If you require Council to perform this service it will be necessary for you to make a formal request in writing to Council. Council does not currently charge for this service.

INFORMATION REQUEST:

A request for further information will not be necessary to enable the application to proceed.

REFERRAL CO-ORDINATION:

This application does not require referral coordination.

ASSESSMENT MANAGER

Please note that Cooloola Shire Council is Assessment Manager for this application.

Signature: ..

CTPI 49-Sch4

Date: 12th October, 2000.

CHANNON STREET

NASH STREET

21G14710

4RP2519

1RP2519

2RP48295

46G14710

1RP2531

MARY STREET

 = on GMR

R

Gary O'Connor
(07) 227 8619
Q8-3RE-1.doc
900951

29 August 1994

Mr D Lowe
Geo & Hydro Pty Ltd
33 Curtin Avenue
EAGLE FARM QLD 4009

Dear Mr Lowe

POLLEY'S BUS DEPOT 251 MARY STREET, GYMPIE

I refer to the following studies conducted on the above property by Geo & Hydro Pty Ltd:

Report on Remediation at Polley's Bus Depot, 251 Mary Street, Gympie - November 1993 (Reference No. Q8-3RE.doc)

Additional information provided by letter of 26 July 1994 (Reference No. Q8-3RE-1.doc).

On the basis of the information provided to the Department of Environment and Heritage, the land directly associated with the underground fuel storage tank and fittings has been satisfactorily remediated and is not considered to be contaminated land.

Please note that the property shall continue to be listed on the Contaminated Sites Register as a "probable site" as no assessment has been conducted of the remainder of the property.

If you require any further information please contact Gary O'Connor on (07) 227 8619.

Yours sincerely

CTPI 49-Sch4

cc. Chief Executive Officer
Cooloola Shire Council
PO Box 155
GYMPIE QLD 4570

David N Miles
Director, Waste Management Branch
Division of Environment F:\O'CONNOR\LETTER\SHELGYM2.LTR

Memorandum

To

File reference

From

Subject

Peer review 900851 (2)

Date

SUMMARY

Notes

Shell Depot on CSR as - lot 99 MML 52
lot 99 MMPL 5010
lot 99 MMPL 4993

lot 2 RP48295 + lot 46 RP14710 should be removed from CSR.
+ lot 1 RP2519 should remain PROB.

Letter should reflect that the above 2 lots have been removed.

All results < LOR therefore excavation/remediation successful.

NO results of material which went to Shell Depot.

I think DEM should monitor bioremediation at Depot (Shell)
to ensure material is not used as clean fill without
adequate sampling/valid.

Note to file

Shell site depot is being remediated (I spoke to
David Lowe) he will send RP details

MHA 52 Vol 1 Folio 34

MMPL 5010 Vol 251 Folio 50

MMPL 4993 Vol 235 Folio 21

Also recommend that 3 parcels stay on
at this stage so that until a site history
inspection report covers the site.

CTPI 49-Sch4

Memorandum

To File File reference
 From Toni
 Subject Peer review 900951 Date 24.8.94.
 Notes

Pg 8 - green staining 0.1-0.2m around fill pt.
 - black oil " between bouser + drain (5cm thick, below concrete)
 - to 0.4-0.5m near drain

- both areas ^{above} were excavated.

- fieldwork 13-15/7/93
 - lab received 22/7] sample integrity (?)

- tank on lot 1 RP 2519

o lot 2 RP 48295 + lot 46 RP 14710 + lot 1 RP 7531
 should not be on CSL. not on CSL.

- no sample depths

Q8/3/AF1	comp. of 2 below tank.	~ 4.7m	TPM
F1	centre below tank.	"	BTEX
AF2	N side under tank (F3)	"	TPM
AC	4 walls	2.5m.	TPM
E2	E wall	3.5	BTEX.
BF	3 floors PF1 PF2 PF3 (comp)	1.2m	TPM
BSE	E wall PE1	0.5m	TPM
3PE2	E wall fill pts.	0.3m	TPM BTEX.
BNE	- - - PE2 PE3 (comp)	0.3	TPM
BW	N wall PW1 PW3 PW4 (comp)	0.5	TPM.
CF	under bouser at PF4	1.2	TPM
PF4	"	1.2	BTEX
CC	Comp. of 3 PN/PS1, PE4.	0.3	TPM
PE4	E wall bouser excav.		BTEX.

all LLOR

How control bio remediation at Shell Depot (?)

Memorandum

To

File reference 900951

From

Subject

73(2)Irrelevant

Date 23/8/94

Notes

23/8/94

Queensland Department of Environment and Heritage

R

Memorandum

To File File reference 90951
From GOV
Subject Polly's Bus Garage. Summary Date 23/8/94
Notes

Shell operated as had 2 x VSTs^{desit.} installed on this property which is an operating bus garage (Polly's Bus Depot & Garage)

Shell decommissioned the tank & engaged Geo Hydro to assess the tank area only to ensure that it was 'clean'.

Tank was removed and soils excavated and ~~then~~ backfilled at Shell Depot Gympie.

Base of excavation & walls (composites used here but results were OK) lines & bearings validated.

The bus depot & garage have not been assessed as brief was restricted to Shell tank.

Conclusion: soil letter saying tank & fittings have been remediated to an acceptable standard.

Memorandum

To File File reference 900951
From goc
Subject Polley's Bus Garage Date 23/5/94
Notes

Additional Information refer letter of 31/5/94

1. M47L

2. mtr shall remain as 'probable'

3. Supplier

4. ~~for~~ supplied.

5. supplied Ni 70 As @ 31

not unexpected in an area like Gympie

1. ^{Hg} ~~not~~ < 0.05

2. analytical results ~~from~~ tabulated.

3. SCR not required in this case.



26 July, 1994
Ref: Q8-3RE-1.doc

Mr Gary O'Connor
Chief Scientific Advisor
Contaminated Land Section
Queensland Department of Environment & Heritage
PO Box 155
BRISBANE ALBERT ST QLD 4002



94 / 12217

Dear Mr O'Connor,

Enclosed is the information requested to enable you to proceed with your assessment of
"Report on Remediation at Polley's Bus Depot, 251 Mary Street, Gympie, Queensland".
Your reference 900951.

Should you require any additional information or clarification of any matter, please do not
hesitate to contact me.

Yours faithfully,

CTPI 49-Sch4

David Lowe
Environmental Geologist
GEO & HYDRO PTY LTD

enc.

The Shell depot is situated at 180 Brisbane Road, Monkland, Gympie. The property comprises the following three leased parcels of land:

1. Miners Homestead No. 52, Vol 1. Folio 34.
2. Miners Homestead Perpetual Lease No. 5010, Vol. 251, Folio 50.
3. Miners Homestead Perpetual Lease No. 4993, Vol. 235, Folio 21.

A sample of fill has been analysed for lead, nickel, zinc, copper, chromium, arsenic and mercury. Both nickel and arsenic, which have concentrations of 70 and 31 mg/kg respectively, exceed current Queensland investigation thresholds. Laboratory results are attached. A table showing sample depths and locations is also enclosed.

Section 14 approval was not sought prior to the removal of contaminated soil to the Shell depot because, upon receiving the job, Geo & Hydro were informed by Shell that approval from DEH had been sought and granted.

AREA A: TANK PIT

Sample No.	Sampling Method	Sample Depth Below Ground Level (m)	Sample Depth Below Excavated Face (m)	Location	Soil Type
Q8/3/AF1 (composite)	Excavator bucket	~4.7	0.2	2 samples from beneath tank, locations F1, F2	Fractured shale
Q8/3/F1	Excavator bucket	~4.7	0.2	Beneath tank (dead centre)	Fractured shale
Q8/3/AF2	Excavator bucket	~4.7	0.2	Beneath tank (northern side), location F3	Fractured shale
Q8/3/AC (composite)	Excavator bucket	~2.5	0.2	4 wall samples, locations N1, E1, S1, W1. All from ~2.5 m.	Fractured shale
Q8/3/E2	Excavator bucket	~3.5	0.2	Eastern wall	Fractured shale

AREA A: LAB RESULTS

Sample No.	TPH-IR	TPH-GC				Monocyclic Aromatic Compounds			
		C ₆ -C ₉	C ₁₀ -C ₁₄	C ₁₅ -C ₂₈	C ₂₉ -C ₃₆	B	T	E	X
Q8/3/AF1	<20	<20	<20	<20	<20	-	-	-	-
Q8/3/F1	-	-	-	-	-	<0.02	<0.02	<0.02	<0.02
Q8/3/AF2	<20	<20	<20	<20	<20	-	-	-	-
Q8/3/AC	<20	<20	<20	<20	<20	-	-	-	-
Q8/3/E2	-	-	-	-	-	<0.02	<0.02	<0.02	<0.02
Threshold level:	1000	100	100	1000	1000	1	3	5	5

All values expressed in mg/kg

AREA B: PIPEWORK

Sample No.	Sampling Method	Sample Depth Below Ground Level (m)	Sample Depth Below Excavated Face (m)	Location	Soil Type
Q8/3/BF (composite)	Hand auger	~1.2	0.2	3 floor samples, locations PF1, PF2, PF3	Fractured shale
Q8/3/BSE	Hand auger	~0.5	0.2	Eastern wall, location PE1	Fractured shale
Q8/3/PE2	Hand auger	~0.3	0.2	Eastern wall, remote fill points	Silty clay
Q8/3/BNE (composite)	Hand auger	~0.3	0.2	Eastern wall, remote fill point, locations PE2, PE3	Silty clay
Q8/3/BW (composite)	Hand auger	~0.5	0.2	Western wall, locations PW1, PW3, PW4	Fractured clay

AREA B: LAB RESULTS

Sample No.	TPH-IR	TPH-GC				Monocyclic Aromatic Compounds			
		C ₆ -C ₉	C ₁₀ -C ₁₄	C ₁₅ -C ₂₈	C ₂₉ -C ₃₆	B	T	E	X
Q8/3/BF	24	<20	<20	<20	<20	-	-	-	-
Q8/3/BSE	33	<20	<20	<20	<20	-	-	-	-
Q8/3/BNE	<20	<20	<20	<20	<20	-	-	-	-
Q8/3/PE2	-	-	-	-	-	<0.02	<0.02	<0.02	<0.02
Q8/3/BW	25	<20	<20	<20	<20	-	-	-	-
Threshold level:	1000	100	100	1000	1000	1	3	5	5

All values expressed in mg/kg

AREA C: BOWSER AREA

Sample No.	Sampling Method	Sample Depth Below Ground Level (m)	Sample Depth Below Excavated Face (m)	Location	Soil Type
Q8/3/CF	Hand auger	~1.2	0.2	Beneath bowser, location PF4	Fractured shale
Q8/3/PF4	Hand auger	~1.2	0.2	Beneath bowser	Fractured shale
Q8/3/CC (composite)	Hand auger	~0.3	0.2	3 samples, locations PN1, PS1, PE4	Silty clay
Q8/3/PE4	Hand auger			Bowser excavation, eastern wall	Silty clay

AREA C: LAB RESULTS

Sample No.	TPH-IR	TPH-GC				Monocyclic Aromatic Compounds			
		C ₆ -C ₉	C ₁₀ -C ₁₄	C ₁₅ -C ₂₈	C ₂₉ -C ₃₆	B	T	E	X
Q8/3/CF	110	<20	<20	<20	<20	-	-	-	-
Q8/3/PF4	-	-	-	-	-	<0.02	<0.02	<0.02	<0.02
Q8/3/CC	30	<20	<20	<20	<20	-	-	-	-
Q8/3/PE4	-	-	-	-	-	<0.02	<0.02	<0.02	<0.02
Threshold level:	1000	100	100	1000	1000	1	3	5	5

All values expressed in mg/kg

BACKFILL

Sample No.	TPH-IR	Pb	Zn	Cd	Ni	Cu	Cr	As
Q8/3/BACKF (composite)	<20	<2	22	<1	21	20	44	3
Threshold level:	1000	300	200	3	60	60	50	20

Sample No.	HCB	aBHC	LIND	HEPT	ALDR	bBHC	OXCH	HEPEP	DDE	DIEL	DDD	DDT	METHOX	ENDR
Q8/3/BACKF	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Threshold level:	-	-	0.5	-	0.5	-	-	-	0.5	0.2	0.5	0.5	-	0.5

All values expressed in mg/kg



Analabs Pty. Ltd.
ACN 004 591 664
21-25 Manilla St. East Brisbane
Queensland 4169.
Telephone: (07) 891 2522
Facsimile: (07) 891 2533

30 June 1994

Geo & Hydro Pty Ltd
33 Curtin Avenue
Eagle Farm
QUEENSLAND 4009

Your Reference: **Q6/3/RE**
Our Reference: **1233**

Attention: **David Lowe**

Dear Sir,

We received one (1) soil sample from you on the 22nd of June 1994. The samples were analysed according to your Chain of Custody Record and the results are contained in this report. Preliminary results were faxed to you on the 28/6/94.

Yours faithfully
ANALABS - A Division of Scientific Services Pty Ltd

CTPI 49-Sch4

CTPI 49-Sch4

KHOKAN BAGCHI
MANAGER - ENVIRONMENTAL

ANDREW HOXEY
ANALYTICAL CHEMIST

National Association of Testing
Authorities

NATA ENDORSEMENT
This document is
certified correct.

Report 1233

Page 1 of 3

RESULTS

Our Reference	1233.1
Your Reference	Q8/3/N3
Units	mg/kg
Lead	9
Nickel	70
Zinc	67
Copper	39
Cadmium	3
Chromium	16
Moisture	12%

QUALITY CONTROL

Our Reference	1233.1	1233.1	Spike	Blank
Quality Control	Reported	Repeated	Recovery	
Units	mg/kg	mg/kg	%	mg/kg
Lead	9	5	104	<5
Nickel	70	69	102	<2
Zinc	67	55	106	<1
Copper	39	42	108	<2
Cadmium	3	3	96	<1
Chromium	16	17	104	<2
Moisture	12%	13%		

National

Report 1233

Page 3 of 3

R

METHODOLOGY

Metals were digested using Analabs Method based on USEPA 200.8 and determined in accordance with APHA 3111 B. (Pb, Zn, Cu & Cd) and 3111 D. (Cr).

Moistures were analysed by drying to constant weight at 103 - 105° C.

All results are expressed on a dry-weight-basis.



National ...
...
NATA ...
This document ...
except in full.



Analabs Pty. Ltd.
ACN 004 591 664
21-25 Manilla St. East Brisbane
Queensland 4169.
Telephone: (07) 891 2522
Facsimile: (07) 891 2535

14 July 1994

Geo & Hydro Pty Ltd
33 Curtin Avenue
Eagle Farm
QUEENSLAND 4009

Your Reference: **Q8/3/RE**
Our Reference: **1247**

Attention: **David Lowe**

Dear Sir,

We received one (1) soil sample from you on the 22nd of June 1994. The sample was analysed according to your Chain of Custody Record dated 5/7/94 and the results are contained in this report. Preliminary results were faxed to you on the 13/7/94.

Yours faithfully
ANALABS PTY LTD

CTPI 49-Sch4

KHOKAN BAGCHI
MANAGER - ENVIRONMENTAL


National Association of Environmental Scientists
and Technicians (NAEST)
National Environmental Science
Technician (N.E.S.T.)
The document is a copy of the original
except in 3 B.

Report 1247

Page 1 of 3

METHODOLOGY

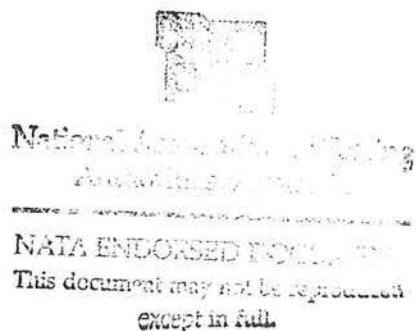
Analysed by Analabs Melbourne

Mercury was determined in accordance with VIC EPA procedure No. 16, November 1981.

Analysed by Analabs Brisbane

Arsenic digested using Analabs Method based on USEPA 200.8 and determined in accordance with APHA 3114 C.

All results are expressed on a dry-weight-basis using moistures from Report 1233



RESULTS

Our Reference	1247.1
Your Reference	Q8/3/N3
Units	mg/kg
Mercury	<0.05
Arsenic	31

QUALITY CONTROL

Our Reference	1247.1	1247.1	Spike	Blank
Quality Control	Reported	Repeated	Recovery	
Units	mg/kg	mg/kg	%	mg/kg
Mercury	<0.05			
Arsenic	31	28	94	<0.1

National Agency for
Food Safety and
Inspection Service
U.S. Department of
Agriculture
Washington, D.C.

R

Memorandum

To *File*

File reference *900 951*

From *for*

Subject *Olley's bus garage*
David Lowe.

Date *5/7/94*

Notes

*Ni 70 ppm; Cd 3 ppm. Pb 9, Zn 67
Cu 39, Cr 16.*

do w/ Hg.

*I am only interested to see that there ~~was~~
~~are~~ exceptionally high levels of contamination.*

Memorandum

To File File reference 900951
From gpc
Subject Tolleys Bus Depot Date 7/6/94
David Lowe Notes

* Pt. 23 : Shell installed tanks & pipeworks for
Tolleys; I have removed it

Check with ~~David~~ Mark ✓
Shell want ~~some~~ as a letter from DEH
acknowledgement of suitability of letter.
Explained.

* Section 14. 'Shell had approval granted by DEH.'

check record.

Letter saying:

1. Area of fuel tank & pavers has been assessed
on the basis of the information provided
2. Fuel tank, has bourses removed
- contaminated soils removed to below E.T.'s
3. The remainder of the tank not assessed ~~but~~
remains as probable

24/6/94 spoke to David Low please provide
Item 3, 4 & 5.

DEH to supply a letter saying power
tank area remediated

Gary O'Connor
(07) 227 8619

900951

31 May 1994

Mr D Lowe
Geo & Hydro Pty Ltd
33 Curtin Avenue
EAGLE FARM QLD 4009

Dear Mr Lowe

REPORT ON REMEDIATION AT POLLEY'S BUS DEPOT 251 MARY STREET, GYMPIE

I refer to the above report forwarded to the Department of Environment and Heritage (DEH) for assessment and issuance of a Site Contamination Report. Please provide the following information so that I may proceed with my assessment:

1. The uses of the property previous to 1972.
2. A description of the operations of the bus workshop. The description should include a figure showing features (eg. interceptor, waste oil tank).
3. A table of sample depths.
4. The property details of the Shell Depot at Gympie.
5. A heavy metals analysis of the fill layer of the site.

As discussed previously, Section 14 of the Contaminated Land Act 1991 requires that DEH approval be obtained prior to the removal of contaminated soil. Please explain why approval was not sought and of procedures now in place to ensure compliance with Section 14.

Please note the following for future reference:

1. Sample analyses are required for each wall of the tank pit excavation.
2. Tabulation of analytical results with reference to a diagram is greatly appreciated by

R

3. A Site Contamination Report is issued for a parcel of land, consequently the assessment should address the whole of the parcel. In particular the site history and site inspection sections of the assessment report should address other uses on the parcel of land and those areas sampled where necessary.

If you require any further information please do not hesitate to contact me.

Yours sincerely

CTPI 49-Sc

Gary O'Connor
Chief Scientific Officer
Contaminated Land Section

F:\O'CONNOR\LETTER\SHELGYMP.LTR

Memorandum

To

File reference 900951

From

Subject

Questions

Date 22/5/94

Notes

1. What is the status of the workshop, is it still operational.
2. What are the uses previous to '72 ✓
3. Location of interceptor trap ✓
4. Some perspective of the workshop ✓
5. Sample depth ✓
6. A figure of analytical samples ✓ Note.
7. TPA sample for QQ/3/PF4 → CF ✓
8. Section 14 ✓
9. Metals analysis

Memorandum

To File File reference 900951
From Go'l
Subject 251 Many St Gympie Date 22/3/94
Notes

Site History: Operated once as bus depot since 1972
bus workshop; diesel tank installed '85
land sold to Whidge then leased back.
the tank installed was a small 10kl off.

Site Description: the site is a cut & filled (1.5m deep?)
silty fill overlying a shale.
wt > 10m by l.
Many R 700m to east.
Only sudge in interceptors @ W end of building.

Excavation: Soils were excavated from tank pit, tank
reported to be in good conditⁿ.

Excavation of fuel lines indicated staining
at remote fill point (0.1-0.2m) & black oil
staining between bowser & drain (5cm thick immediately
below concrete to 0.1-0.5m @ drain)

Sampling:

The sampling program involved a complex
set of compositing (the sampling was done in
July 93)

Tanks gave samples:

3 ^{top} base samples (2 analysed for TPH 1 for BTEX + OK)
walls EV BTEX L

* NI SI WI EI 7M. TPH L.

Bowser

PSI, PNI, PE4 7M. TPH 30.

PE4 BTEX L

PF4 BTEX L

TPH 110. (15-L₂₈)

Memorandum

To File File reference 900951
From Goic
Subject 251 Mary St Gympie. Date 22/5/94.
Fill Point Notes

PE2, PE3 → BNE TPH < 20
PE2 BTEX < 0.02.

Pool line: ~ 10m U/G

PH1, PH2, PH3 → BF TPH 24
PH4 BTEX.

Mean staining / drain PH3 PW1, PW3, PW4. → BW TPH 25

R

GEO & HYDRO CONSULTANTS LTD

Pollution Prevention, Assessment and Abatement Services

Received 22/3/94.



With Compliments

Toni, As requested, the Certificate of Title for
Lot 1 RP 2519 - Polleys Bus Depot. Sorry about the
delay.

Regards David Lowe.

R

\$14.50
IPUB

CONTAMINATED SITES REGISTER
Public Enquiry

7-Mar-1994
12:46

Addressee Name: PETER ATKINSON & COMPANY
Preferred Postal Address: G.P.O. BOX 506
BRISBANE
QLD

4001

LOT NUMBER: [1]	PLAN NUMBER: [RP2519]
Transaction Number: 140021	

This Site is NOT listed in the Register
because: 1. It is not known to be contaminated.

Please make sure you have entered the correct
LOT/PLAN number.

GOLD<C,X,T>

Enquiry Complete. Press ENTER to begin a new enquiry.

7A

= VT220

===== Numeric =====

R

PAGE 3 DEPARTMENT OF LANDS, QUEENSLAND - ENQUIRY VETVAL-384
Valn-No: 502 142/20000 Ref No : 143 Fee : LB Trans No: 01
L/ Auth : COOLOOLA Map Ref : 7445-4234-4 Flood : N Water : Y
Address: Land Use: 3400 Zoning: 40 Sewerage: V
of Prop NASH ST S. 21(1)7: N SPECIAL Use Division: 02
GYMPIE 4570

Owner : CTPI 49-Sch4 Sale: ZON
Date: 08/12/90
Amt :
1/5 01

Desc : PT (1/4P2519) (LEASED FROM WIDDEE SHIRE COUNCIL): PGR Area: 478 M2
GYMPIE

Effect	Valn	Unimproved	Former U/V	Freehold	Issued	Auth
30/06/93	31/03/92	\$ 21500	\$ 14000	\$ 0	28/09/92	02

f1=exit f2=menu f5=next valn f7=page trans f9=page CONT f11=page return
f12=refresh f4=list f6=prev valn f8=page hist f10=page one f12=help 52



DEPARTMENT OF LANDS

TITLE
CHECK SEARCH STATEMENT

PAGE 1

BRISBANE 10/02/1994 11:45

SOUTHERN REGISTRY
VOLUME: 246 FOLIO: 5

PAID

NO UNREGISTERED DEALINGS OR ADVICES OVER THIS TITLE



NOTE

Computerised Check Searches do not provide any evidence of Dealings lodged prior to the introduction of the Unregistered Dealings System. The above information should be used only in conjunction with a search of the Register and is current only to the date and hour shown hereon. Recorded Dealings are listed on Check Searches for 90 days after registration cancellation. This Statement is subject to Crown copyright and should not be photocopied or reproduced.

R

QUEENSLAND.



No. 36253

OF PREVIOUS *certificates of title 29351-29352*

Register Book Vol. 246

Folio 5

CERTIFICATE OF TITLE.

The Queensland National Bank (Limited)

uant to Memorandum of Conveyance No. 37134 registered the *thirtieth* day of

April A.D. 1875, now seized of an Estate in Fee Simple, subject nevertheless to such

embrances, liens, and interests, as are by memorandum notified hereon, in All that piece of Land situated in the

nty of *Marcho* Parish of *Gympie and Town of Gympie* being

addition of allotment three and part of allotment five of section B

aining by admeasurement *thirty five perches*

or less commencing *on the North-east boundary of allotment three*

to and thence northwards of a link from its east corner and bounded thence

the North-east by a line bearing north westerly one chain six

ths and nine elevenths of a link on the North-west by a line bearing

thence northwards at right angles one chain thirty one links and nine

elevenths of a link on the South-west by a line bearing south easterly at

right angles one chain sixty six links and nine elevenths of a link

on the South-east by a line bearing north easterly one chain thirty

links and nine elevenths of a link to the point of commencement

h said piece of land ~~is~~ comprises part of the allotments

of 3 and 2 of section B delineated in the Public Map of the said *township*

ited in the Office of the Surveyor-General, originally granted the *1st* day of *September* 187

Deed of Grant, No. 22938 & 22939 under the Seal of the Colony of *Queensland*

the Hand of *George Augustus Constantine Marquis of Sandhurst* formerly

rnor of the said Colony, to *Joseph Travers and James Gavel*

tenants in common

with a link on the South west by a line bearing south east by a
link and one chain six six links and nine eighths of a link
from the South east by a line bearing north east by one chain thirty
links and nine eighths of a link to the point of commencement

said piece of land is comprised part of the allotments
ed 3 and 2 of section B delineated in the Public Map of the said town ship
ited in the Office of the Surveyor-General, originally granted the twelfth day of September 1871
the Deed of Grant, No. 22938 & 22939 under the Seal of the Colony of Queensland
the Hand of George Augustus Constantine Herries of Samuel's family
nor of the said Colony, to Joseph Keaston and James Gaudin Hidgell
ants in common

Always to the Crown all the rights and interests reserved to it by the said Deed of Grant.

In WITNESS whereof, I have hereto signed my name and affixed my seal this nineteenth
f. May One thousand eight hundred and seventy five

sealed, and delivered, the 19th
of May 1875, in presence of

CTPI 49-Sch4

CTPI 49-Sch4

per REGISTRAR-GENERAL



Gympie



Scale 1 Chain per inch

PURSUANT to Memo. of TRANSFER No. 4872295 produced
5 Sep 1872 10.00am registered 26 Oct 1872
The National Bank of
Australasia Limited
IS now SEIZED of an Estate IN FREE
SIMPLE in the WHOLE of the within Land

CTPI 49-Sch4

REGISTRAR OF TITLES



K.C.H. (Heldings) Ltd
 now seized of an Estate in fee simple in the within land.
 Transfer No. *154224* PRODUCED *20 June 1974* at *3.07 p.m.*
 Registered *12 JUL 1974*
 REGISTRAR OF TITLES

CTPI 49-Sch4

CTPI 49-S

No. *178422* Bill of Mortgage
Albert J. Kelly
 PRODUCED *21 JAN 1980* at *5.50 p.m.*
 Registered *12 JUL 1974*
 REGISTRAR OF TITLES

CTPI 49-Sch4

Duncan James Fallon & Vada Bernice Kelly
 as joint tenants
 are now seized of an Estate in fee simple in the within land.
 TRANSFER No. *154224* PRODUCED *5 Jan 1980*
 at *4.20 p.m.* REGD. *21 JAN 1980*
 REGISTRAR

CTPI 49-Sch4

BILL OF MORTGAGE to The National Bank of Wales Limited
 No. *154224* PRODUCED *21 JAN 1980*
 at *4.20 p.m.* REGD. *21 JAN 1980*
 REGISTRAR OF TITLES

CTPI 49-Sch4

THE DESCRIPTION OF THE WITHIN LAND IS CONVERTED
 TO LOT(S) *1*
 ON REGISTERED PLAN No. *2519*
 REGISTRAR OF TITLES

CTPI 49-Sch4

BILL OF MORTGAGE to The National Bank of Wales Limited
 No. *154224* PRODUCED *21 JAN 1980*
 at *4.20 p.m.* REGD. *21 JAN 1980*
 REGISTRAR OF TITLES

CTPI 49-Sch4

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 deposited in the Office
 by Deed of
 and the Hand of
 Governor of the said

Saving Always to the
 IN WITNES
 day of
 Signed, sealed, and delivered
 day of *Mar*

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165
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TRANSMISSION REPORT

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DEPARTMENT OF ENVIRONMENT AND HERITAGE
WASTE MANAGEMENT BRANCH

Sender: TONI GROVES
Facsimile no: (07) 227 8341
Telephone no: (07) 227 8580
Address: 12th floor, 160 Ann Street, Brisbane, Queensland
Postal Address: PO Box 155
BRISBANE ALBERT STREET QLD 4002

Receiver: *Brendan Loui*
Facsimile no: *268 6658*
Business/Section: *Geo + Hydro*
Date: *7/3/94*
Number of pages: *1* (including cover sheet)

RE: *Polley's Bus Depot - 251 Mary St, Gympie*

*Please provide Certificate of Title + Registered Plan
(if necessary) for lot 1 RP 2519.*

Toni

R



Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • North Quay Qld 4002 • Telephone (07) 227 6640 • Facsimile (07) 227 6145

Mr. LOWE,

YOUR REPORT, AS REQUESTED.

WHEN RESUBMITTING AMENDED REPORT, PLEASE QUOTE OUR

REF. NO. 900951.

THANK YOU

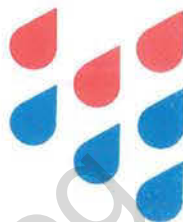
PATRICIA LONG

With compliments
Director
Waste Management Branch
Division of Environment

Tel. 2251827

4/2/94

R



IDENTIAL

REPORT ON REMEDIATION

AT POLLEY'S BUS DEPOT

251 MARY STREET

GYMPIE

QUEENSLAND

Prepared for:

The Director
Waste Management Branch
Department of Environment & Heritage
PO Box 155
BRISBANE QLD 4002

Prepared by:

Geo & Hydro Pty Ltd
2/33 Curtin Avenue West
EAGLE FARM QLD 4009
for
The Shell Company of Australia Ltd

Project No: Q8-3RE

Report No: Q8-3RE.doc

Date: November, 1993



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SITE DESCRIPTION SUMMARY

Applicant: The Shell Company of Australia Ltd.
c/- Geo and Hydro Pty Ltd
2/33 Curtin Avenue West
Eagle Farm Qld 4009

Property Address: 251 Mary Street, Gympie, Qld 4570

Land Description: Lot 46 on Plan G14710
Lot 2 on Registered Plan 48295
Lot 1 on Registered Plan 2531
Part of Lot 1 on Registered Plan 2519

Owner: Widgee Shire Council, 242 Mary Street, Gympie, Qld 4570

Current Zoning: Special Purposes. Polley's Bus Services have non conforming use rights.

Proposed Zoning: Special Purposes

EXECUTIVE SUMMARY

Shell required that the 10000 litre diesel tank on site at the Polley's Bus Service terminal at 251 Mary Street, Gympie, Queensland be removed. Geo and Hydro Pty Ltd were required to supervise the removal of the tank and associated fittings and remediate any contaminated soil to "B" level. Following this a report was to be submitted to the Department of Environment and Heritage outlining the work carried out and presenting documented evidence that the area formerly occupied by the diesel tank, pipework and bowser is beneath investigation thresholds of concern thus enabling a "Statement of Suitability" to be obtained.

Project objectives have been fulfilled. Soil on site has been representatively sampled, analysed and found to be below thresholds of concern. All excavated areas have been backfilled and re-concreted. The objectives of this remediation project have now been achieved.

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1.0

INTRODUCTION

In July 1993, The Shell Company of Australia engaged Geo and Hydro Pty Ltd to supervise tank removal, soil sampling and verification analysis at Polley's Bus Depot, 251 Mary Street, Gympie.

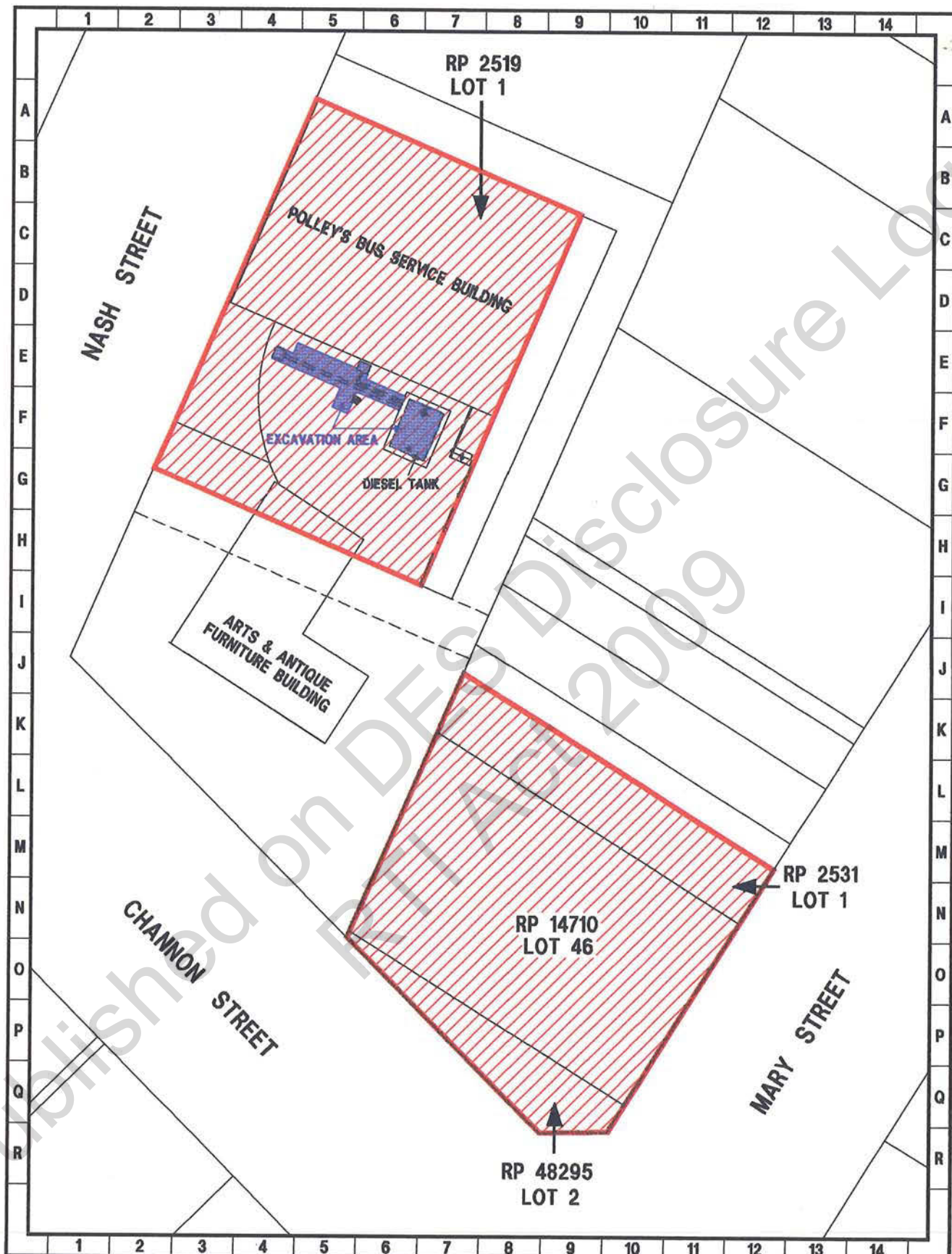
Excavation of the tank and associated pipe work commenced on Tuesday July 13th and concluded on Thursday July 15th, 1993.

National Analytical Laboratories Pty Ltd (NAL) were engaged to analyse soil samples for the concentration of total petroleum hydrocarbons (TPH), monocyclic aromatic compounds (BTEX) and organochlorine pesticides. Their results confirmed the concentration levels of volatile organic compounds indicated by field measurements. NAL is NATA registered and uses EPA approved techniques.

This report describes the site works and interpretation of data obtained from this work and has been compiled for the use of The Shell Company of Australia Limited only. Its conclusions are only valid for the purpose for which it was requested.

This report is valid only when in its original form and any entity other than The Shell Company Limited who relies on the report without specific reference to and written permission from Geo and Hydro Pty Ltd does so at their own risk.

While every care has been taken in the compilation of this report, to the extent that its conclusions are based on the analysis of the data made available by your organisation or by a third party, no responsibility or liability is accepted for consequences arising from either errors or omission in that data, or from factors or data which were not made available to Geo and Hydro Pty Ltd or which Geo and Hydro Pty could not ascertain by reasonable inquiry in the ordinary course of investigation.



2.0

REPORT ON REMEDIATION

2.1

Site Data

Project Number: Q8/3/RE

Site Location: 251 Mary Street, Gympie, Queensland.

Site Description: Is not on the Register of Contaminated Sites (refer Appendix E).

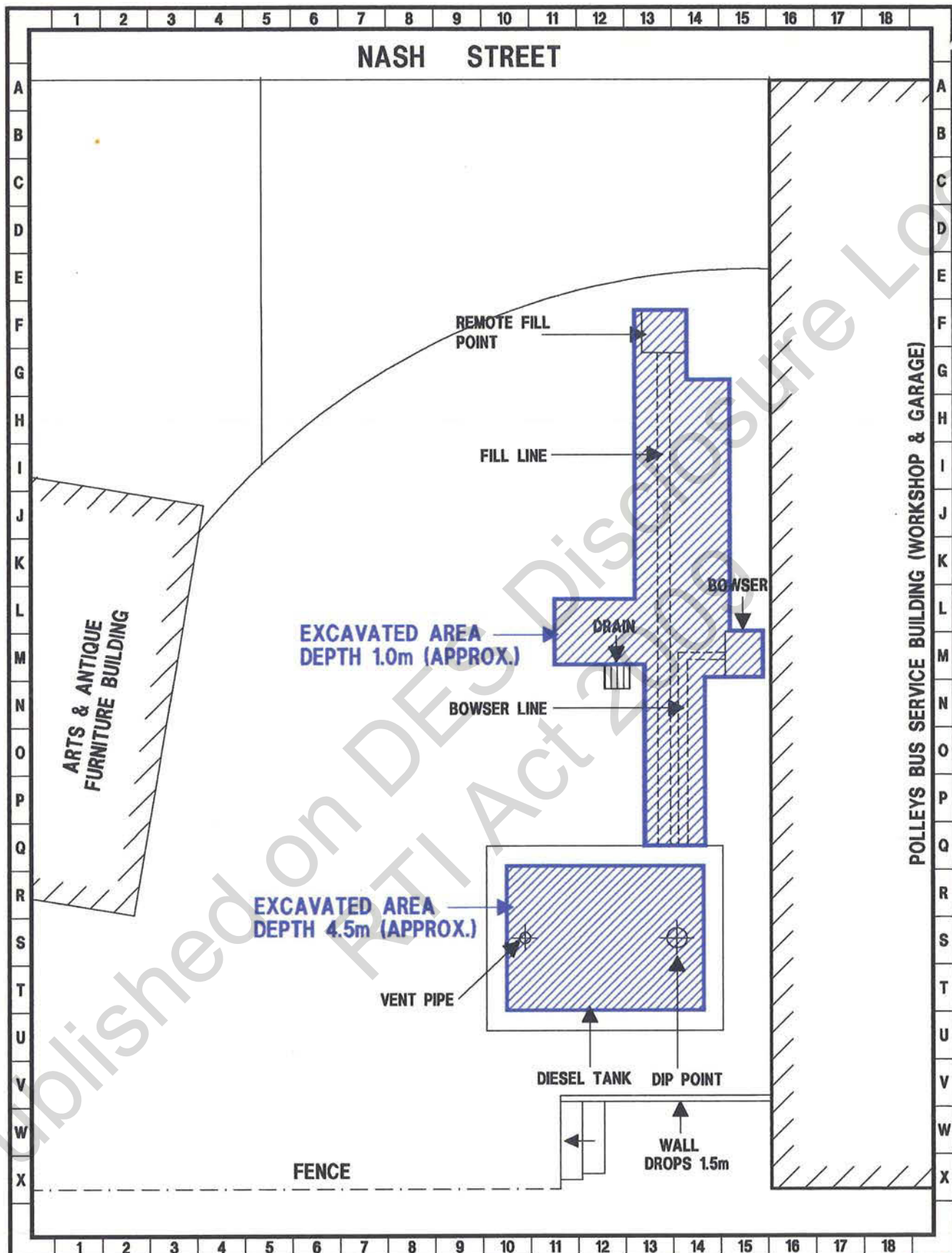
Site Use: Polley's Bus Service currently operate on the site. The western side of the site fronts onto Mary Street and houses the office, passenger terminal and bus loading bay. The former bus workshop and garage is located at the rear (eastern side) of the site. The diesel tank was located on the western side of this building close to the southern boundary of the site. The northern side of the workshop and garage fronts on to Nash Street.

Topography: The cut and filled site slopes gently to the south and east. A 5 m long by 1.5 m high retaining wall is present in the south eastern corner where the fill meets the natural ground.

Zoning: The site is leased by the Widgee Shire Council to Polley's Bus Service. The site comprises three lots and part of one lot. The three lots adjoin one another with the part lot (Lot 1 on RP 2519) being separate (refer map SL opposite). The diesel tank, pipework and bowser were located on part Lot RP 2519. The land has a special purposes zoning classification. Polley's Bus Service has non conforming use rights.

Proposed Zoning: Zoning will continue to be special purposes.

Site History: Polley's Bus Service have operated on the western part of the site since 1972. They purchased the eastern (rear) part of the site in 1984 and leased it to a car dealer for 1-2 years. Following this, the area was used as a bus workshop and garage. The diesel tank was installed in 1985. Three years ago, Polley's Bus Service sold the land to the Widgee Shire Council who then leased it back to them.



LEGEND

- UNDERGROUND
- ABOVEGROUND
- EXCAVATED AREA

GEO & HYDRO PTY LTD

Excellence In Environmental Engineering



PREPARED FOR:

THE SHELL COMPANY OF AUSTRALIA LTD

SUBJECT:

EXCAVATION BOUNDARIES AND DEPTHS (APPROX.)



SCALE: (APPROX.)

0 (m) 1

PROJECT No.:

Q8-3-RE

DRAWING No.:

EB

Soil Type:	The soil profile comprises a variable (0.3-0.7 m thick) medium brown silty fill containing occasional coarse sand and gravel lenses overlying a medium-dark brown weathered shale.
Hydrology:	Depth to watertable (estimated): >10 m. Closest surface water: Mary River, approximately 700 m to the west.
Visual Observations:	Oily sludge was observed in the base of the two drain pits recessed into the concrete slab on the western side of the bus workshop and garage.
Tank Data:	One 10000 litre underground diesel tank was present on the site.

2.2 Excavation Works

Tank removal and excavation of tank packing sand was carried out by Dewhurst Industrial Maintenance. Geo and Hydro were on site to determine the extent of excavation required and to sample soil for laboratory analysis.

2.2.1 Summary of Tank Excavation Work

Excavation of the diesel tank occurred on Tuesday 13th July (refer map EB opposite). A mini excavator was used to break and remove a section of the overlying concrete slab. Once the positioning of the tank was established and concrete breaking completed removal of the overburden and packing sand commenced.

During excavation of the tank there was no detectable odour from the pit or excavated material. Zero or negligible soil gas concentrations were recorded from samples of packing sand from the sides and floor of the tank (refer Appendix D). Similarly samples from the natural ground on the sides of the pit showed no appreciable soil gas concentrations. Soil gas readings were measured using a hand held catalytic element detector (CED).

The surface of the diesel tank was dry and in excellent condition. No sign of perforation or leakage was observed.

2.2.2 Summary of Pipe Work Removal

Excavation of the diesel tank fill line and bowser line commenced on Wednesday 14th July. Following a delay caused by having to use unsuitable concrete cutting equipment extraction of the pipe work was completed on Wednesday afternoon. Two areas of concern were observed.

Green staining of the soil was present as a 0.1-0.2 m thick band immediately below the concrete in the area surrounding the remote fill point. Black oil staining of the soil was present in the area between the bowser and the drain (refer map EB). The oil staining was predominantly present as a 5 cm thick layer immediately below the concrete. However in the vicinity of the drain it had permeated the soil to a depth of 0.4-0.5 m. Soil gas readings and oil pan analysis of material from these areas showed it to be above investigation thresholds of concern.

Further excavation of the areas round the remote fill point and between the bowser and the drain occurred on Thursday July 15th. Following this no obvious signs of contamination were observed. Soil gas readings and oil pan analysis of samples from the floor and walls of the trench in these areas were consistent with this indicating that they were now below investigation thresholds of concern.

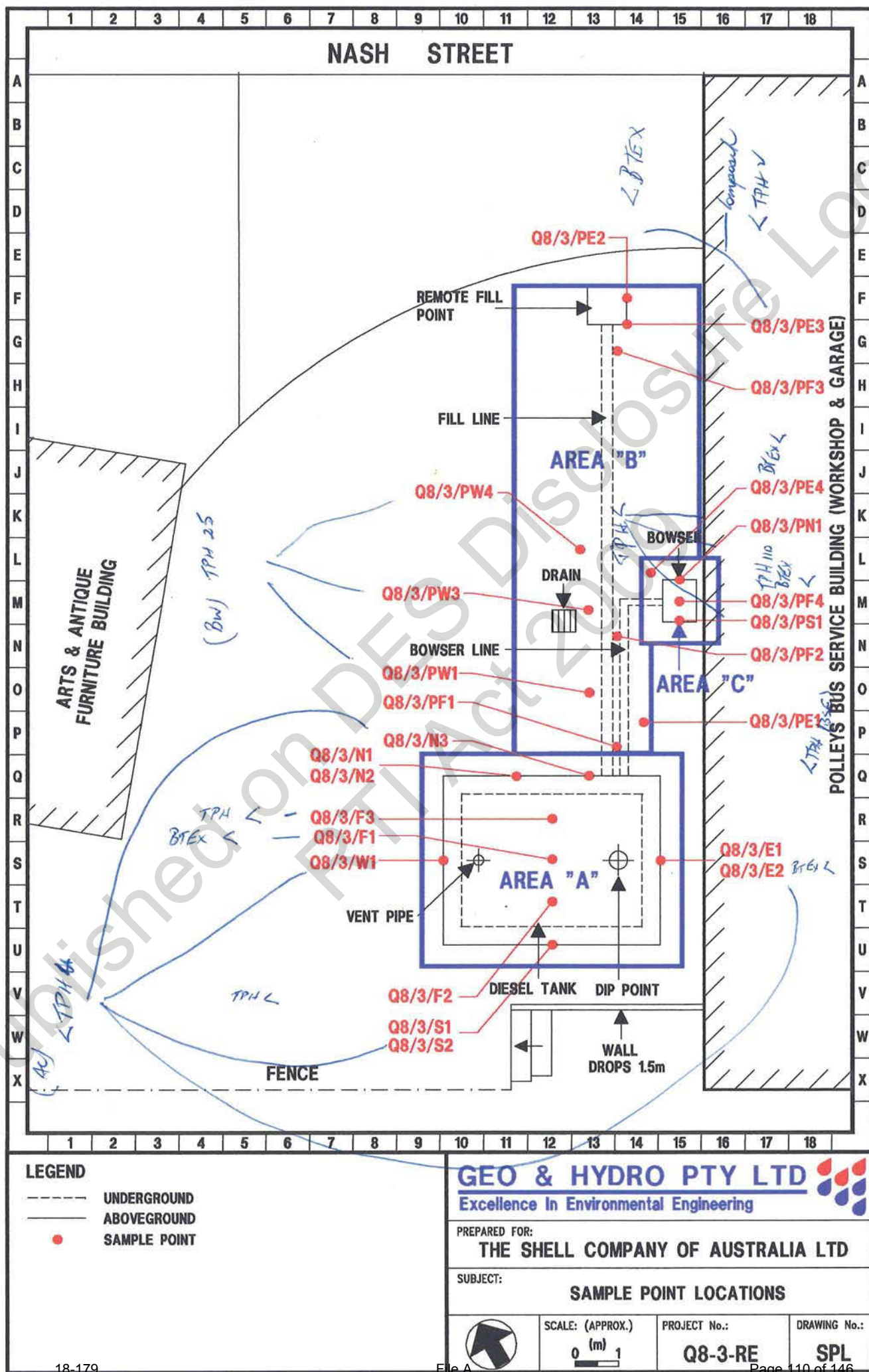
Upon completion of excavation the tank pit and pipe work trench were backfilled. Backfill for the site came from the Widgee Shire Council quarry. This shaly clay soil was sampled and laboratory analysed to verify its suitability.

2.3 Groundwater

No groundwater was encountered during site works.

2.4 Backfill Compaction Assessment

Compaction assessment was not required.



3.0 SAMPLE ANALYSIS

3.1 General

Samples were taken from the floor and walls of the tank pit during excavation of the tank (refer map SPL opposite). In addition representative samples were taken of the backfill brought on site during the remediation. The backfill was homogeneous so one composite sample was considered to be adequate. Results of sample analyses, including QA/QC analyses, are given in Appendix A.

3.2 Laboratory Results

Laboratory analysis of samples was carried out by National Analytical Laboratories Pty Ltd. All samples except that of backfill (Q8/3/Backf) were analysed for the following compounds:

- TPH using infrared spectroscopy and gas chromatography
- Monocyclic aromatic compounds (BTEX).

The backfill sample was analysed for:

- TPH using infrared spectroscopy
- Heavy metals
- Organochlorine pesticides

A complete set of laboratory results, including chain of custody (COC) and QA/QC forms is presented in Appendix A.

3.2.1 Total Petroleum Hydrocarbons

Ten samples including the backfill sample (Q8/3/Backf) were laboratory analysed for TPH (GC). TPH values for these samples were either below laboratory detection limits (<20) or below "B" level for individual carbon chain length fractions.

These results confirm that at the conclusion of remediation activities, TPH concentrations were below thresholds of concern.

3.2.2 Monocyclic Aromatic Compounds

The four most common monocyclic aromatic compounds found in conjunction with petroleum products are benzene, ethyl benzene, toluene and xylene. These are commonly abbreviated to BTEX.

Five soil samples were laboratory analysed for BTEX. All samples had BTEX levels below laboratory detection limits.

3.2.3 Heavy Metals

The composite backfill sample (Q8/3/Backf) was laboratory analysed for contamination by lead, zinc, nickel, cadmium, chromium, copper and arsenic. Concentration levels for each element were below "B" level (see Appendix A).

3.2.4 Organochlorine Pesticides

The composite backfill sample (Q8/3/Backf) was analysed in the laboratory for fourteen organochlorine pesticide compounds. There were no detectable levels of organochlorine pesticides recorded in the sample thereby confirming concentrations to be below both ANZECC and Dutch thresholds of concern.

3.3 Discussion of Sample Results

Excavation and subsequent testing indicated that contaminant levels in the tank pit and the area that surrounded the fuel lines were well below thresholds of concern.

4.0**SUMMARY**

During site works the diesel tank and all associated fittings were removed from the site. Soil from the top, sides and base of the tank was excavated. Samples taken from the pit recorded contaminant levels well below the investigation threshold of concern.

5.0**CONCLUSION**

Remediation of the area formerly occupied by the 10000 litre diesel tank, pipework and bowser at the "Polley's Bus Service" site at 251 Mary Street, Gympie, Queensland has been successfully completed to Shell requirements.

The diesel tank and associated fittings have been removed from the site. Material excavated from around the tank and fuel lines has been removed to the Shell Depot in Gympie to undergo remediation. On the basis of the site remediation work and laboratory analysis carried out, the area formerly occupied by the diesel tank, pipework and bowser is clean.

All excavations on site have been backfilled and all areas of concrete removed prior to excavation, replaced.

Remediation of the above area at the "Polley's Bus Service" site has been successfully completed.

APPENDIX A

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RTI Act 2009



E.3/B

DATE 22/07/93 Client GEO & HYDRO PTY LTD BRISBANE Job Reference GYMPTL Q8/3/RF
Results in mg/kg dry weight

LABID	Received	Moist	Sample	TPH BY IR	TPH C6-C9	TPH C10-C14	TPH C15-C28	TPH C29-C36	BENZENE	TOLUENE	ETHYL BENZENE	XYLENES	Pb	Zn	Cd	Ni	Cu	Cr	As
JUL60539	22/07/93	3.0	Q8/3/F1						< 0.02	< 0.02	< 0.02	< 0.02							
JUL60541	22/07/93	3.8	Q8/3/AF2	< 20	< 20	< 20	< 20	< 20											
JUL60543	22/07/93	3.1	Q8/3/AF2	< 20	< 20	< 20	< 20	< 20											
JUL60548	22/07/93	5.0	Q8/3/AC (N/S, E, W)	< 20	< 20	< 20	< 20	< 20											
JUL60549	22/07/93	0.0	Q8/3/E2						< 0.02	< 0.02	< 0.02	< 0.02							
JUL60553	22/07/93	11.1	Q8/3/BF (PF1, PF2, PF3)	24	< 20	< 20	< 20	< 20											
JUL60555	22/07/93	9.9	Q8/3/BSE (PE1)	33	< 20	< 20	< 20	< 20											
JUL60556	22/07/93	10.0	Q8/3/PE2						< 0.02	< 0.02	< 0.02	< 0.02							
JUL60558	22/07/93	19.9	Q8/3/BNE (PE2, PE3)	< 20	< 20	< 20	< 20	< 20											
JUL60562	22/07/93	14.6	Q8/3/BW	25	< 20	< 20	< 20	< 20											
JUL60563	22/07/93	22.7	Q8/3/PF4						< 0.02	< 0.02	< 0.02	< 0.02							
JUL60564	22/07/93	15.1	Q8/3/CF	110	< 20	< 20	160	< 20											
JUL60567	22/07/93	0.0	Q8/3/PE4						< 0.02	< 0.02	< 0.02	< 0.02							
JUL60569	22/07/93	19.9	Q8/3/CC	30	< 20	< 20	< 20	< 20											
JUL60574	22/07/93	16.0	Q8/3/BACKF	< 20									< 2	22	< 1	21	20	44	3

Composite of E, N, SW

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P. 4/6

Page 3 of 5 FINAL REPORT

DATE 27/07/93 Client GEO & HYDRO PTY LTD BRISBANE Job Reference GYMPIE Q8/3/RE
Results in mg/kg dry weight.

LABID	Received	Sample	HCB	αBHC	LIND	HEPT	ALDR	βBHC	ONCH	HEPEP	DDE	DIEL	DDD	DDT	METHOX	ENDR
IUL60574	22/07/93	Q8/3/BACKF	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

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RTI Act 2009

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P. 5/6

Page 4 of 5 FINAL REPORT

QUALITY ASSURANCE REPORT

DATE: 22/07/93 Client: GEO & HYDRO PTY LTD BRISBANE Job Reference: GYMPIE Q8/3/RI

Results in mg/kg dry weight.

LABID	Received	Moist	Sample	TPH BY IR	TPH C6-C9	TPH C10-C14	TPH C15-C28	TPH C29-C36	BENZENE	TOLUENE	ETHYL BENZENE	XYLENES	Pb	Zn	Cd	Ni	Cu	Cr	As
JUL60867	22/07/93	3.8	Q8/3/AF2	< 20	< 20	< 20	< 20	< 20											
JUL60541	22/07/93	3.8	Q8/3/AF2	< 20	< 20	< 20	< 20	< 20											dupht/JUL60541
JUL60868	22/07/93	3.8	Q8/3/AF2	810	840	< 20	< 20	< 20											
Expected Result				890	890	< 20	< 20	< 20											
JUL60541	22/07/93	3.8	Q8/3/AF2	< 20	< 20	< 20	< 20	< 20											spike/JUL60541
JUL60872	22/07/93	0.0	BLANK										< 2	< 2	< 1	< 2	< 2	< 2	< 2
JUL60875	22/07/93	16.0	Q8/3/BACKF										< 2	24	< 1	30	29	54	< 2
JUL60574	22/07/93	16.0	Q8/3/BACKF	< 20									< 2	22	< 1	21	20	44	dupht/JUL60574
JUL60877	22/07/93	16.0	Q8/3/BACKF																3
Expected Result													110	140	100	140	140	190	94
JUL60574	22/07/93	16.0	Q8/3/BACKF	< 20									98	140	100	130	150	180	spike/JUL60574
													< 2	22	< 1	21	20	44	110
																			3

R



QUALITY ASSURANCE REPORT

DATE :27/07/93 Client : GEO & HYDRO PTY LTD - BRISBANE Job Reference : GYMPIE Q8/3/RE
Results in mg/kg dry weight.

LABID	Received	Sample	HCB	aBHC	LIND	HEPT	ALDR	bBHC	OXCH	HEPEP	DDE	DIEL	DDD	DDT	METHOX	ENDR
JUL60677	22/07/93	Q8/3/BACKF	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
JUL60574	22/07/93	Q8/3/BACKF	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05 dupli/JUL60574

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60535 - 60574

FOR PRELIMINARY SAMPLE RECORD

GEO & HYDRO

ENVIRONMENTAL ENGINEERING



(modified after US EPA chain of custody form) Sheet 1 of 2

PROJECT: Gympie (Q3/3/RE) Sampler's signature: CTPI 49-Sch4Site No: Q3/3/RE Date: 21/7/93 Time: _____

SAMPLE NO.	COMPOSITE	GRAB	SAMPLE TYPE						ANALYSIS FOR		NUMBER OF CONTAINERS	COMPOSITING INSTRUCTIONS
			WATER	SOIL	TISSUE	AIR	OIL	TPH	BTEX			
Q3/3/F1		✓							✓	✓	1	Q3/3/AF1
Q3/3/F2		✓									1	
Q3/3/F3		✓							✓		1	
Q3/3/N1		✓									1	Q3/3/AC
Q3/3/E1		✓							✓		1	
Q3/3/S1		✓									1	
Q3/3/W1		✓									1	
Q3/3/E2		✓								✓	1	Q3/3/BF
Q3/3/PF1		✓							✓		1	
Q3/3/PF2		✓							✓		1	
Q3/3/PF3		✓							✓		1	
Q3/3/PE1		✓							✓		1	Q3/3/BSE
Q3/3/PE2		✓							✓	✓	2	Q3/3/BNE
Q3/3/PE3		✓									1	
Lab ID: <u>Q3/3/RE</u>												
Batch Ref: <u>Q3/3/RE</u> Other ID: _____												
Client: <u>GEOPHYSICAL</u> Ref: <u>Q3/3/RE</u>												
Sample: <u>Q3/3/RE</u>												
TOTAL:												

RELINQUISHED BY: (sign) <u>CTPI 49-Sch4</u>	RECEIVED BY: (sign) _____	DATE/TIME _____
RELINQUISHED BY: (sign) _____	RECEIVED BY: (sign) _____	DATE/TIME _____
RELINQUISHED BY: (sign) _____	REC'D BY MOBILE LAB FOR FIELD ANALYSIS: (sign) <u>CTPI 49-Sch4</u>	DATE/TIME _____
DISPATCHED BY: (sign) <u>CTPI 49-Sch4</u>	DATE/TIME <u>21/7/93</u>	LAB NAME: _____
		REC'D FOR LAB BY: (sign) _____
FINAL (TYPED) RESULTS SHALL BE AVAILABLE WITHIN		24 HRS 48 HRS <u>72 HRS</u> OTHER
LAB. NO. _____	FAXED RESULTS RECEIVED: _____	
LAB SUPERVISOR: (sign) _____	FINAL RESULTS RECEIVED: _____	

REMARKS: TPH = TPH by both IR and GC.

NOTE: Use only 50% of each jar to make composite sample. Mix content of jars thoroughly before taking 50% out. Store all samples in cool, dark place.

Must be completed by Geo & Hydro

Must be completed with date and time for payment.

281

SR PRELIMINARY SAMPLE RECORD

GEO & HYDRO

ENVIRONMENTAL ENGINEERING



(modified after US EPA chain of custody form) Sheet 2 of 2

 PROJECT: Cynprie Sampler's signature: CTPI 49-Sch4
 Site No: Q8/3/KE Date: 21/7/93 Time: _____

SAMPLE NO.	COMPOSITE	GRAB	SAMPLE TYPE					ANALYSIS FOR				NUMBER OF CONTAINERS	COMPOSITING INSTRUCTIONS
			WATER	SOIL	TISSUE	AIR	OIL	TPH	STX				
Q8/3/PW1		✓										1	Q8/3/BW
Q8/3/PW3		✓						✓				1	
Q8/3/PW4		✓										1	
Q8/3/PFA		✓						✓	✓			2	Q8/3/CF
Q8/3/PN1		✓										1	Q8/3/CC
Q8/3/PS1		✓						✓				1	
Q8/3/PEA		✓							✓			2	
Q8/3/BACKF1	✓	✓						✓				1	Q8/3/BACKF
Q8/3/BACKF4	✓	✓						✓				1	
Q8/3/BACKF5	✓	✓						✓				1	
TOTAL:													

RELINQUISHED BY: (sign) <u>CTPI 49-Sch4</u>	RECEIVED BY: (sign)	DATE/TIME
RELINQUISHED BY: (sign)	RECEIVED BY: (sign)	DATE/TIME
RELINQUISHED BY: (sign)	REC'D BY MOBILE LAB FOR FIELD ANALYSIS: (sign)	DATE/TIME
DISPATCHED BY: (sign) <u>CTPI 49-Sch4</u>	LAB NAME: <u>CTPI 49-Sch4</u>	DATE/TIME
DATE/TIME <u>21/7/93</u>	REC'D FOR LAB BY: (sign)	DATE/TIME
FINAL (TYPED) RESULTS SHALL BE AVAILABLE WITHIN	24 HRS	48 HRS
LAB NO.	72 HRS	OTHER
LAB SUPERVISOR: (sign)	FAXED RESULTS RECEIVED:	DATE/TIME
REMARKS: Please analyse Q8/3/BACKF for Pb, Ni, Cd, Cu, Zn, Cr, As, organochlorines and TPH (IR). Other samples to be analysed for TPH by IR and GC.	FINAL RESULTS RECEIVED:	DATE/TIME
NOTE: Use only 50% of each jar to make composite sample. Mix content of jars thoroughly before taking 50% out. Store all samples in cool, dark place.		
Must be completed by Geo & Hydro	Must be completed with date and time for payment.	

APPENDIX B

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R



View of site looking south-east across Nash Street. The garage and workshop is on the left side of the photograph.



Excavation of the top of the tank. The concrete beneath the excavator bucket is the top of the anchor. Note the two pipes on the right. The pump line is on the left and the fill line on the right.



Excavation of the tank in progress. Note the dry packing sand and good condition of the tank.



Removal of the tank. Note the dry base of the pit and good condition of the base of the tank.

R



The excavated tank prior to removal from the site.



Compaction of the backfill in progress.



Backfilling and compaction of the tank pit completed.



Excavated pipework in the area between the pump and the drum: note the black oil staining of the soil. The pump was located at the top right corner to the left of the shovel. The grating covering the drain can be seen immediately to the right of the person on the left.



Oil stained soil in the vicinity of the drain.



Further excavation of the pump drain area in progress.



Excavation of the pump drain area completed. View looking north toward the former position of the remote fill point.



Close-up of pump area following completion of excavation.

APPENDIX C

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Sample Labelling

The labelling syntax is:

[Client]/[Job No] [Area] [Sample Position]

Client: Alphanumeric (eg V10)
Job No: Numeric (eg 2)
Area: Alphabetic
Sample Position: Alphabetic as follows:
F: Floor
N: North wall
S: South wall
E: East wall
W: West wall
C: Circumference
R: Recycled soil
B: Backfill

Example: V10/2DE identifies a sample from Client No. 10 of Victorian office (V10) at their site No. 2, area D, Eastern wall only.

If more detail is required, add a second location identifier. For example:

Floor Northern End: FN
Floor Eastern End: FE

Do not use more than 3 letters to indicate location:

V10/2DFN identifies a sample at the northern part of the floor at area D.

Or if compositing 2 walls per sample:

East and South Walls: ES
North and West Walls: NW

Do not composite opposite walls.

When more than one backfill type is used, use a number, i.e.:

Backfill Type One: B1
Backfill Type Two: B2

Where required, identify from which area the recycled soil originated, i.e.:

Recycled Soil came from F: RF

Special cases are:

Clay Liners: L

If necessary add side of the area where liner is applied:

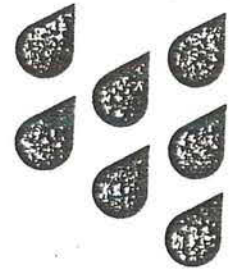
F Floor, N, E, W or S if along wall. C if more than one wall.

Liquid samples (usually water): Q followed by depth in full metres where encountered, i.e. Q4 is liquid from 4 metres.

APPENDIX D

Published on DES Disclosure Log
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SGS



Soil Gas Survey

Project: Gympie
Location: Gympie

Sheet Nr. 1 of 5
Site Nr: GS/3/RE

Date of survey: 13/7/13
Sampling method: 13/7/13

Engineer: D. Lowe
Detector Nr: CASTEL Type: 1238

Calibration: Hexane Zero = 0 10 ppm = 10 100 ppm = 100

Nr.	Coor	0.1m	0.5m	1.0m	1.5m	2.0m	2.5m	3.0m
	GS/3/S1		5	- 1/2 way down south wall				
	GS/3/S2		15	- 4/5 way down south wall				
	GS/3/N1		20	- 1/2 way down north wall Oil Pan - OK				
	GS/3/N2		25	- 4/5 way down north wall Oil Pan - OK				
	GS/3/E1		12	- 1/2 way down east wall				
	GS/3/E2		20	- 4/5 way down east wall Oil Pan - OK				
	GS/3/W1		20	- 1/2 way down west wall				

Notes:

Engineers/Site Supervisor:

SGS

GEO & HYDRO

ENVIRONMENTAL ENGINEERING



Soil Gas Survey

Project:

Location:

Gympie

Sheet Nr. 2 of 5

Site Nr: GS/3/RE

Date of survey:

Sampling method:

13/7/13

Engineer: D. Lowe

Detector Nr: GAST Type: 1235

Calibration:

Zero =

10 ppm =

100 ppm =

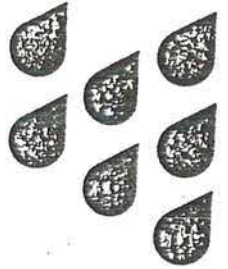
Nr.	Coor	0.1m	0.5m	1.0m	1.5m	2.0m	2.5m	3.0m
	GS/3/F1		0	- bottom of tank (dead centre)				
	GS/3/F2		15	- base of tank (south side) oil Pan - OK				
	GS/3/F3		7	- base of tank (north side)				
	GS/3/N3		10	- 2 way down north wall				
	GS/3/Back 1		20					
	GS/3/Back 2		5					
	GS/3/Back 3		0					

Notes:

Engineers/Site Supervisor:

R

SGS



Soil Gas Survey

Project:
Location: Gympie

Sheet Nr. 3 of 5.
Site Nr: GS/3/RE

Date of survey: 13/7/93
Sampling method:

Engineer: D. Lowe
Detector Nr: GAS-TEC Type: 235

Calibration: Zero = 10 ppm = 100 ppm =

Nr.	Coor	0.1m	0.5m	1.0m	1.5m	2.0m	2.5m	3.0m
	GS/3/Backf	4	-	12				
	<u>14/7/93</u>							
	GS/3/Backf/5	-	0					
	GS/3/Backf 6	-	12					
	GS/3/Backf 7	-	0					
	GS/3/Backf 8	-	20					
	GS/3/Backf 9	-	25					

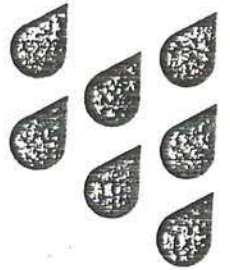
Notes:

Engineers/Site Supervisor:

SGS

GEO & HYDRO

ENVIRONMENTAL ENGINEERING



Soil Gas Survey

Project:
Location:

Sheet Nr. 4 of 5
Site Nr:

Date of survey: 4/7/10
Sampling method:

Engineer: D. L. W. E.
Detector Nr: 12345 Type: 12345

Calibration:

Zero =

10 ppm =

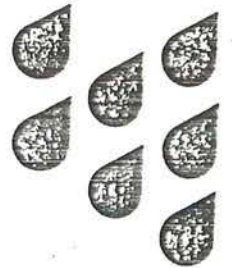
100 ppm =

Nr.	Coor	0.1m	0.5m	1.0m	1.5m	2.0m	2.5m	3.0m
	GS/3/Bach-7		10 -	12				
	GS/3/PF1		12					
	GS/3/PF2		50	oil Pan	- O.K.			
	GS/3/PF3		25	oil Pan	- O.K.			
	GS/3/PE1		25	oil Pan	- O.K.			
	GS/3/PE2		12					
	GS/3/PW1		30					
					oil Pan	- O.K.		

Notes:

Engineers/Site Supervisor:

R



Soil Gas Survey

Project:

Location:

Gympie

Sheet Nr. 5 of 5.

Site Nr:

Date of survey:

14/7/13

Sampling method:

Engineer:

D. L. W. E.

Detector Nr: GASTEL Type: 1200

Calibration:

Zero =

10 ppm =

100 ppm =

Nr.	Coor	0.1m	0.5m	1.0m	1.5m	2.0m	2.5m	3.0m
	Q8/3/PE3		25					
	Q8/3/PS1		45	15/7/13				
	Q8/3/PF4		20			Oil Pan	OK	
	Q8/3/PW3		20			Oil Pan	OK	
	Q8/3/PW4		20			Oil Pan	OK	
	Q8/3/PE4		25			Oil Pan	OK	
	Q8/3/PN1		35			Oil Pan	OK	

Notes:

Engineers/Site Supervisor:

APPENDIX E

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DEPARTMENT OF LANDS

TITLE
CHECK SEARCH STATEMENT

PAGE 1

BRISBANE 1/09/1993 12:04

SOUTHERN REGISTRY
VOLUME: 1828 FOLIO: 72

PAID

NO UNREGISTERED DEALINGS OR ADVICES OVER THIS TITLE



NOTE

Computersed Check Searches do not provide any evidence of Dealings lodged prior to the introduction of the Unregistered Dealings System.
The above information should be used only in conjunction with a search of the Register and is current only to the date and hour shown hereon.
Recorded Dealings are listed on Check Searches for 90 days after registration/cancellation.
This Statement is subject to Crown copyright and should not be photocopied or reproduced.

File A

c No. 17387

Certificate of Title.

QUEENSLAND.

No. 342832

(C)

REFERENCE TO PREVIOUS

VOL. 188 FOLIO 130



1828

72

REGISTER BOOK, VOL. FOLIO

ALBERT VERNON LILLEY

of Gympie Motor Mechanic pursuant to Memorandum
of Request No. A128034 received the twentythird day of July 1930,
now seized of an Estate in fee-simple, subject nevertheless to such encumbrances,
liens, and interests as are by memorandum notified hereon, in all that piece of Land situated in the County
of March Parish of Gympie Town of Gympie

containing two perches and eightyeight one hundredths of a perch

more or less, as shown on the Plan hereon, and therein edged red, Being subdivision 2 of allotment 27 of
Section B on plan Cat. No. 48295 deposited in the Office of the Registrar of Titles Brisbane

which said piece of Land is part of the allotment marked 27 of section delineated in the Public Map
of the said Town deposited in the Office of the Surveyor-General, originally granted by Deed of Grant
No. 23870 to Danie Hendry

*Marjorie Murray and
Valda Bernice Kelly wife
as joint tenants*
now gifted of an Estate in fee simple in the within land.
Transfer No. *E286507* *8 SEP 1972* *11:39a*
Registered *17 Oct 1972*
CTPI 49-Sch4
REGISTRAR OF TITLES

No. *E 286509* Bill of Mortgage
to the National Australia Bank Limited
Produced *8 SEP 1972*
Registered *17 Oct 1972*
CTPI 49-Sch4
REGISTRAR OF TITLES

THE DESCRIPTION OF THE WITHIN LAND IS CONVERTED
TO LOT *2*
ON REGISTERED PLAN No. *48295*
20 MAY 1986
CTPI 49-Sch4
REGISTRAR OF TITLES

BILL OF MORTGAGE IN
48295
8 SEP 1986
CTPI 49-Sch4
REGISTRAR OF TITLES

Council of The Shire of Widgee
now registered proprietors in fee simple.
TRANSFER No. *K419382E*
PRODUCED *3 Oct 1990*
REGISTERED *-9 OCT 1990*
CTPI 49-Sch4
REGISTRAR OF TITLES



DEPARTMENT OF LANDS

TITLE
CHECK SEARCH STATEMENT

PAGE 1

BRISBANE 2/09/1993 14:10

SOUTHERN REGISTRY
VOLUME: 4851 FOLIO: 19

PAID

NO UNREGISTERED DEALINGS OR ADVICES OVER THIS TITLE



NOTE

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Recorded Dealings are listed on Check Searches for 90 days after registration/cancellation.
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File A

A 144614

(C)

Dealing No. E286507

Reference to previous

Volume Folio

760 171



CERTIFICATE OF TITLE

REGISTER BOOK

VOL. 4851 FOLIO 19

DUNCAN JAMES POLLEY and VALDA BERNICE POLLEY his wife

as joint tenants

are now seised

of an Estate in Fee-simple, subject nevertheless to such encumbrances, liens, and interests as are by memorandum notified hereon, in All that piece of Land situated in the County of March Parish of Gympie City of Gympie Containing 20 perches

more or less, as shown on the Plan hereon, and therein edged red, Being Allotment 26 of section B

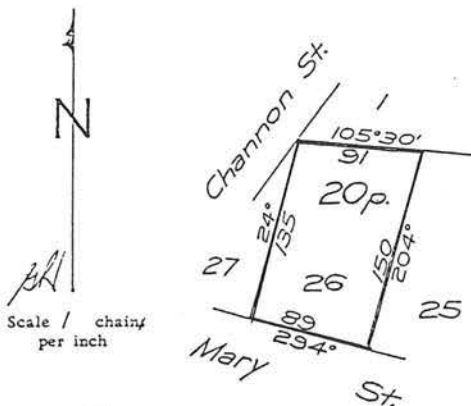
SAVING ALWAYS to the Crown all the rights and interests reserved to it by the original Deed of Grant No. 23788

IN WITNESS whereof, I have hereunto signed my name and affixed my seal, this 21st day of November One thousand nine hundred and seventy two

Signed, Sealed, and Delivered)
in presence CTP1 49-Sch4)

CTPI 49-Sch4

REGISTRAR OF TITLES.



THE DESCRIPTION OF THE WITHIN LAND IS CONVERTED TO LOT(S) 46

ON REGISTERED PLAN No. 9.14710

14 OCT 1987

CTPI 49-Sch4

ACTING REGISTRAR OF TITLES

BILL OF SALE
No. E286509
at 11-39
Vide No. 84691790
Prod. 3
Regd. 2000
1972
CTPI 49-Sch4
REGISTRAR OF TITLES

128715
No. 84691790
Prod. 3
Regd. 2000
1972
CTPI 49-Sch4
REGISTRAR OF TITLES

Council of The Shire of Widgee
now registered proprietors in fee simple.
TRANSFER No. 44193825
PRODUCED 3 Oct 1990
RECORDED 9 OCT 1990
CTPI 49-Sch4
REGISTRAR OF TITLES



Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002
Telephone (07) 227 7111 • Facsimile (07) 227 6534

Enquiries to
Telephone
Your reference
Our reference

Land Contaminated Section
(07) 227 7369/227 7370
Client Reference: DAVID LOWE 0706936498RT(COL)
Transaction Reference: 056208

8 July 1993

GEO AND HYDRO CONSULTANTS LTD
33 CURTIN AVENUE WEST
EAGLE FARM
QLD 4009

Dear Sir/Madam

INQUIRY REGARDING CONTAMINATED LAND

I refer to your search request detailed below:

LOT 46 ON PLAN G14710
251 MARY STREET
GYMPIE QLD

The above site is NOT included in the Contaminated Sites Register.
The information is accurate at the date given here.

The Waste Management Branch has established a link between CITEC Public Access System to provide clients with direct access to the register. This will mean clients will be able to get an instant response to an inquiry as well as printed confirmation of the outcome via their own computer. If you wish to access this facility please contact CITEC on the CITEC Public Access Hotline on 008 773 773 (outside Brisbane) or 222 2700 (local to Brisbane) for the registration requirements for this service.

Yours faithfully

CTPI 49-Sch

David N. Miles
Director
Waste Management



Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002
Telephone (07) 227 7111 • Facsimile (07) 227 6534

Enquiries to
Telephone
Your reference
Our reference

Land Contaminated Section
(07) 227 7369/227 7370
Client Reference: DAVID LOWE 0706936498RT(COL)
Transaction Reference: 056206

8 July 1993

GEO AND HYDRO CONSULTANTS LTD
33 CURTIN AVENUE WEST
EAGLE FARM
QLD 4009

Dear Sir/Madam

INQUIRY REGARDING CONTAMINATED LAND

I refer to your search request detailed below:

LOT 2 ON RP48295
251 MARY STREET
GYMPIE QLD

The above site is NOT included in the Contaminated Sites Register.
The information is accurate at the date given here.

The Waste Management Branch has established a link between CITEC Public Access System to provide clients with direct access to the register. This will mean clients will be able to get an instant response to an inquiry as well as printed confirmation of the outcome via their own computer. If you wish to access this facility please contact CITEC on the CITEC Public Access Hotline on 008 773 773 (outside Brisbane) or 222 2700 (local to Brisbane) for the registration requirements for this service.

Yours faithfully

CTPI 49-Sch

f David N. Miles
Director
Waste Management

APPENDIX F

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EXPLANATION OF INVESTIGATION THRESHOLDS

Source: MAH, PAH and Heavy Metals (Ni, Zn, Cr, Pb, Cd, Cu, Hg, and As DEH)

The investigation thresholds set by the Queensland Department of Environmental & Heritage (DEH) are based on the "B" level investigation thresholds contained in the Draft Australian and New Zealand Guidelines for assessment and management of Contaminated Sites, January 1992 (ANZECC/NHMRC).

Source: TPH

These investigation thresholds set by the Queensland Department of Environmental & Heritage were communicated to Geo & Hydro from Gary O'Connor, DEH, November, 1993.

Sites with sample results lower than the investigation thresholds are regarded as uncontaminated. Provided sampling is adequate, further investigation is generally unnecessary.

CURRENT INVESTIGATION THRESHOLDS FOR QUEENSLAND

HEAVY METALS							
NICKEL (Ni)	ZINC (Zn)	CHROMIUM (Cr)	LEAD (Pb)	CADMIUM (Cd)	COPPER (Cu)	MERCURY (Hg)	ARSENIC (As)
SOIL (ppm)							
60	200	50	300	3	60	1	20

TPH			
C ₆ -C ₉	C ₁₀ -C ₁₄	C ₁₅ -C ₂₈	C ₂₉ -C ₃₆
SOIL (ppm)			
100	100	1000	1000

MONOCYCLIC AROMATIC HYDROCARBONS				
BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MAH (TOTAL)
SOIL (ppm)				
1	3	5	5	7

POLYCYCLIC AROMATIC COMPOUNDS	
PAH (TOTAL)	20

Sources:

Heavy Metals, PAH: Guidelines for the Assessment of Contaminated Land in Queensland.
Chem Unit, January 1992.

BTEX, MAH Total: Correspondence, DEH to Geo & Hydro, September, 1992

TPH: Pers Comm. DEH, November, 1993.

APPENDIX G

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RTI Act 2009

SCOPE OF WORKS

The following scope of works includes all works to be covered by Geo & Hydro Pty Ltd:

- Carry out soil testing after removal of diesel tank and pump on-site.
- Carry out requirements in accordance with Queensland Department of Environment & Heritage specifications for issue of a Site Contamination Report for the site.
- Supply a copy of the Site Remediation Report to The Shell Company of Australia Ltd for information only.