Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Level 16, 288 Edward St • Brisbane, Queensland • GPO Box 2771 • QLD 4001 •AUSTRALIA
Telephone (07) 32251827 • Facsimile (07) 3247 3278 • www.env.qld.gov.au/environment/business/contaminated

SUITABILITY STATEMENT

DATE PRINTED: 01/05/2003

OWNER

sch4p4(6) Personal information
C/O PO BOX 57
RUSSELL ISLAND
QLD 4184

DATE OF ISSUE : 01/05/2003

PROPERTY DESCRIPTION

LOT : 193 PLAN : RP31201
14-16 BRIGHTON ROAD
MACLEAY ISLAND 4184

REDLAND SHIRE COUNCIL
EMR Site ID: 40351 FILE REFERENCE: BNE15864

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Stage 4, Site Investigation Report, Southsea Street, Macleay Island (Lot 193 on RP31201) prepared by AEG Consultants Pty Ltd and dated 29 December 2002.

STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for any use.

ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 193 PLAN : RP31201
There is no requirement to record this site on the Environmental Management Register or the Contaminated Land Register.

sch4-Signature

Delegate of Administering Authority
Environmental Protection Act 1994

RTI DL RELEASE - EHP

Access Granted 21/5/03

Nirvana Pde Fill -

Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN:87221158786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

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: Karen Hopper
Telephone: 3225 8425 E-mail: Karen.Hopper@epa.qld.gov.au
Your reference: MC006896
Our reference: 40351 Part 1 File No.:BNE15864

CC: Simon Clarke (Town Planner)
PO Box 8089
CLEVELAND QLD 4163

Redland Shire Council
PO Box 21
CLEVELAND QLD 4163

Attention: Andrew Kurbatoff

Re: Application (No. MC006896) for development approval for assessable development to be carried out at 14 - 16 Brighton Road, Macleay Island 4184 (Lots [redacted] 192 and 193 on RP31201).

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

☐ Item 3 of Schedule 2 of the *Integrated Planning Regulation 1998* (for Environmentally Relevant Activities)
☑ Item 6 of Schedule 2 of the *Integrated Planning Regulation 1998* (for contaminated land)

The Environmental Protection Agency (EPA), 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 or e-mail address provided .

sch4-Signature

..... Signed

6/5/03 Date

Delegate of Administering Authority
Environmental Protection Act 1994.

RTI DL RELEASE - EHP

Concurrence agency response
Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	Simon Clarke (Town Planner)
Council Application Number:	MC006896
EPA Application Number:	40351 Part 1
Date application received by EPA:	12/03/2003
Relevant Laws and Policies:	*Environmental Protection Act 1994*
Jurisdiction:	Chapter 7, Part 8 *Environmental Protection Act 1994*

RTI DL RELEASE - EHP

Development Description:

Material Change of Use

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):

14 - 16 Brighton Road, Macleay Island 4184
(Lots [redacted] 192 and 193 on RP31201)

Lots relevant information

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

Release

Conditions of the development approval

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

Not applicable

Reasons for inclusion of development conditions or refusal

Not applicable

Additional comments or advice about the application

Not applicable

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 ~

RTI DL RELEASE - EHP

Release

Rayna

Please issue SoS for removal of Lot 193 on RP31201 from EMR.

Contam: Nil

Studies:

Stage 4, Site Investigation Report, Southsea Street, Macleay Island (Lot 193 on RP31201) prepared by AEG Consultants Pty Ltd and dated 29 December 2002.

Thanks

sch4-Signature

Karen Hopper

RTI DL RELEASE - EHP

Please Keep on Top of File Contents

Assessor

This file has an ongoing IPA application. An information request was sent out on 24 March 2003. IPA appl'n # 40351

Please advise the IPA Officer ASAP when you receive any additional information.

The officer will advise the date that a response is required to be sent out by. Please liaise with this officer to ensure IPA timeframes are met.

RTI DL RELEASE - EHP

DUE 19/05/03.

Release

01/05/2003	**Lots 192 and 193 RP31201**	**PEER REVIEW by AP of KH File.**
BNE15864	**Cnr 14/16 Brighton Rd and 38-40 Scarborough Tce, Redland.**	**AEG Consultants Pty Ltd**

Goal: Remove Lot 193 RP 31201 from the EMR.

Report Content:

- The site was a Service Station and convenience store that is proposed to be redeveloped into offices. Lot 193 covers an area of 1012m^2. The service station building covers the eastern portion of the block with the balance of the property covered with grass and concrete.
- Residential properties are located to the East and North with Scarborough Terrace and Brighton Road being located to the West and South. Regional soil types and site soils were estuarine, flood plain, tidal delta deposits. Soil Types were heavy red clays typical of the mainland regions around Macleay Island. Investigations show that there is no fill located on the site, other than the bedding sand associated with the tank.
- Groundwater was not encountered during this investigation to a maximum depth of 2m. The site is approximately 300m from the Jetty (Moreton Bay). The direction and depth of groundwater is not known but would probably run south which is down slope towards the Bay Region. Surface runoff would follow a similar direction.
- At the time of investigation all infrastructure was still in place. The site began operation as a Service Station in the mid 1960's – early 1970's, the site had been the property of the sch4-(6) Personal information from 1946 until it's recent sale. Anecdotal information states that no other activities apart from those present at the time of the investigation were carried out on the site. It was also stated that the site only ever had one tank in place. No motor vehicle repair works were carried out on the site only fuel dispensing. No underground waste oil tank was located at the site. There are no documented spills, discharges to land or water and no earthworks. The current buildings are the only to have occupied the site. No F&C licences found.
- 13 samples were collected, 5 samples recovered from the tank pit excavation, 1 from the bowser base, 2 from the excavated backfill, 1 from the trench between bowser and tank and 4 samples taken across the yard as a total. 9 samples were analysed for TPH/BTEX and Lead, with the 4 yard samples being analysed for heavy metals. All final validation sampling was below the validation criteria (EIL or HIL(A), or levels of concern for TPH/BTEX) except for 1 sample taken from the yard that returned a lead level of 430mg/kg.

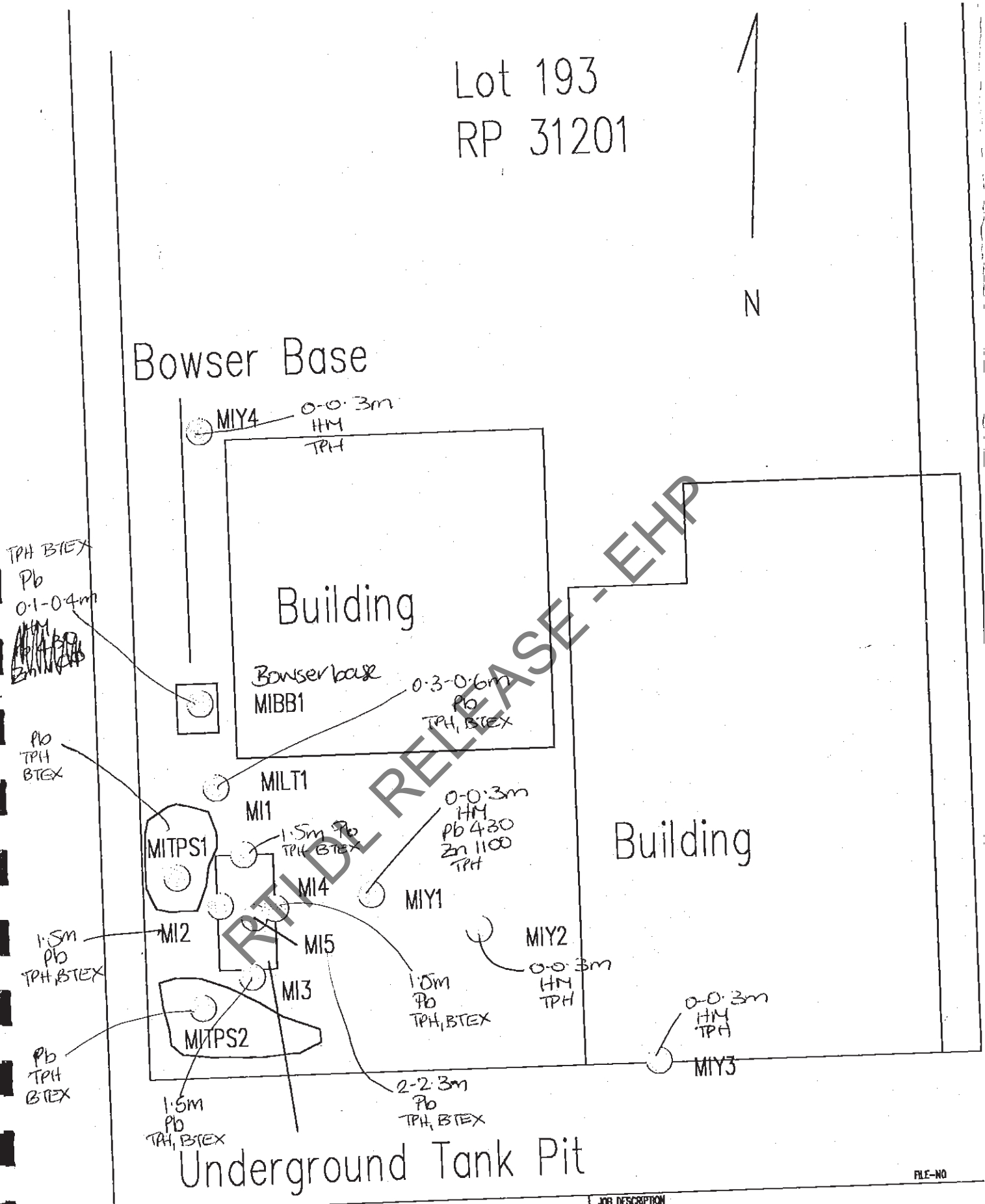
Recommendations:

- The recommendation made by AEG Consultants Pty Ltd is that the site has been cleaned up and all sources of contamination removed and as such the site should be removed from the EMR.
- The Review Officer has assessed the file and agrees with this recommendation.
- Given the investigation, remediation and validation works that have been carried out on this site, it is the recommendation of the Peer Reviewer that this site be removed from the EMR in accordance with the recommendations of the Consultants and the Review Officer.

sch4-Signature

1/5/3.

RTI DL RELEASE - EPR



RTA DL RELEASE - EHP

FILE-NO

CLIENT

sch4p4(6) Personal information

JOB DESCRIPTION

Underground Fuel Storage – Southsea Tce, Macleay Is.

AEG Environmental
Environmental Consultants

SCALE	1:125
DRAWN	
CHECKED	
DESIGNED	
APPROVED	
DATE	

DRAWING TITLE

Site Sampling Plan

DRAWING NO. 1

REV.

Memorandum

To File

File Reference BNE 15864

From K Hopper

Subject Brighton Rd + Scarborough Tce

Date 29/4/03

Notes #1

AEG Report - 29/12/02
Stg 4 - Site Invest Report,
Southsea St, Macleay Island
L193 on RP 31201

→ * Check correct lots are listed on EMR.

- Ex-servo & conv store being re-developed into the office of Ray White, Macleay Island.

Independent s/s from 1970's.
Ex serv stn bldg - covers E portion with some grassed areas to front + rear of site
Time of sampling - all structures + facilities were still in place.
No fill
Current owner confirmed Hank
Adj land use res to Nth + East
No vehicle servicing, No u/g oil tank
No traffic were found with Redland Shire Council

Site Flat + covered with a bldg.
No oil or servicing conducted Fuel dispensing only pot contam unlikely.

Soil types - heavy red clays

No g'H2O to 2.0m (base T/P).

RTDL RELEASE - EHP

Release

Memorandum

To _____ File Reference _____

From _____

Subject _____ Date _____

Sampling conducted 5/11/02. Notes #2

1 surface result indicates ↑ Pb + Zn, however all other levels across site ↓ EIL.
∴ Consider site suitable for removal from EMR.

sch4-Signature

30/4/03

File Summary
Site prev conv store + fuel dispensing site. No Council records, however area detail evidence suggests 1x tank + bowser. T/P clean. 1 elevated Pb + Zn result on surface, however all other results below EIL. ∴ Consider site suitable for removal EMR.

sch4-Signature

30/4/03

RTI DL RELEASE - EHP

Environmental Audits
Contamination
Remediation
Acid Sulfate Soils
Soil Science
Geology
Landscape

AEG Consultants Pty Ltd
Australian Environmental Geosciences
ABN 58 078 902 137
6 / 235 Monier Road, Darra Q 4073
PO Box 211, Sumner Park BC Q 4074
Phone (07) 3715 8611 Fax (07) 3715 8622
Email: mail@aegenvironmental.com.au

CONTAMINATED LAND SECTION
07 APR 03
Sth2003/3312

Our Ref: AEG-2002-139
4th April 2003

Contaminated Lands
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Attention: The Manager

RE: Lot 193 on RP 31201, Statutory Declaration

Dear Sir

Please find a copy of the above document.

Please be aware that this document was not submitted by AEG Environmental rather the town planners who were told that Fees and Statutory Declarations were to accompany all reports sent to the EPA.

I hope that this form and the fees to be forwarded by the owner will satisfy all requirements.

If you require any further information please contact our office rather than the town planner as this will only delay the entire process.

Yours faithfully
AEG ENVIRONMENTAL

sch4-Signature

Robert Williams
Director

RTI DL RELEASE - EHP

Environmental Audits
Contamination
Remediation
Acid Sulfate Soils
Soil Science
Geology
Landscape

AEG Consultants Pty Ltd
Australian Environmental Geosciences
ABN 58 078 902 137
6 / 235 Monier Road, Darra Q 4073
PO Box 211, Sumner Park BC Q 4074
Phone (07) 3715 8611 Fax (07) 3715 8622
Email: mail@aegenvironmental.com.au

STATUTORY DECLARATION
HERB WILLIAMS – AEG ENVIRONMENTAL

Address of Site Investigated:	14-16 Brighton Road, Macleay Island 4184
Real Property Description:	Lot 193 on RP 31201
Title of Report:	Stage 4, Site Investigation Report, Southsea Street, Macleay Island (Lot 193 on RP 31201)

I, Herb Williams, of AEG Environmental, 6/235 Monier Road, Darra in the State of Queensland, do solemnly and sincerely declare that;

- I was the investigator and validation report preparer of the report described above;
- I am a member of MRACI, MASSSI, MISSS and my qualifications and experience as outlined in my Curriculum Vitae are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report;
- I have not knowingly failed to reveal any relevant information or document to the administered authority; and

I certify that:

- The report addresses the relevant matters for the investigation and is factually correct; and
- The opinions expressed in it are honestly and reasonably held.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1867.

Signature sch4-Signature

Name Mr Herbert Roy Williams

Taken and declared before me at Brisbane this third day of April, 2003

Witness sch4-Signature

Name Sarah Anne Adams - Solicitor

RTI DL RELEASE - EHP

Queensland Government
Environmental Protection Agency

CONTAMINATED LAND
10 Apr 03

160 Ann Street . Brisbane Queensland . PO Box 155 . BRISBANE ALBERT STREET QLD 4002
Telephone (07) 3227 6179 . Facsimile (07) 3227 6536
ABN: 87 221 158 786

RECEIPT - TAX INVOICE

Receipt Number: 126586 Company Code: EN01
Receipt Date: 09.04.2003 Receipt Total: 900.00

PAYMENT FROM:
RAY WHITE MACLEAY ISL
NAB TOOWONG
$900.00

RTI DL RELEASE - EHP

PAYMENT DETAILS	PAYMENT FOR	$ AMOUNT
CHEQUE 236	CONTAMINATED SITE ASSESSMENT 4051 WBL01SROR	900.00
GST AMOUNT		0.00

* GST is a Commonwealth Government Tax.

Received By: sch4-Signature

With Compliments

Real Estate Agents and Auctioneers

39 Southsea Terrace,
Macleay Island Qld 4184
Telephone 07 3409 4909
Facsimile 07 3409 4949
Email raywhiterussell@aol.com
Web www.raywhite.com

Ray White
MACLEAY ISLAND

Please forward receipt
to Ray White Macleay Is.
P.O. Box 29
Russell Island
Qld
4184.

Offices throughout Australia, New Zealand and South East Asia

RTI DL RELEASE - EHP

Release

CONTAMINATED LAND SECTION
10 APR 2003

sch4p4(6) Personal information

PO Box 29
Russell Island
Q 4184

EPA Contamination Unit
Attention Adam Marks
Southern Regional Office
Brisbane
GPO Box 2771
Brisbane
Q 4001
7/4/2003

RE MC00689
Ref40351 Part 1 File 900824 Karen Hopper

Address 14/16 Brighton Rd Macleay Island 4184 Lots sch4p4(7) Irrelevant information 192/193 on RP31201

Please find enclosed cheque in the amount of $900 for the assessment of the site investigation

We had a discussion with Mr Marks and notified him of the forthcoming payment

Yours faithfully

sch4p4(6) Personal information

126586

RECEIVED
08 APR 2003
SOUTHERN REGION

RTI DL RELEASE - EHP

Simon Clarke (Town Planner)
PO Box 8089
Cleveland Qld 4163

My Ref: RED 0004
Your Ref: MC006896

23 February 2003

Environmental Protection Agency
Land Contamination Unit
GPO Box 2771
Brisbane 4001

LAND CONTAMINATION
25 FEB 2003

Dear Sir/Madam

RE: Site Investigation Report Commercial Premises & Educational Establishment at Lots 192 and 193 on RP 31201 and situated Brighton Street & Scarborough Terrace, Macleay Island for s.73 irrelevant information sch4p4(6) Personal information

Please find enclosed a copy of the report prepared by AEG Consulting addressing matters raised in an information request from Redland Shire Council dated 2 September 2002 (copy attached).

Please note that your Department was never identified as a referral agency in Council's original acknowledgement notice. However I have been asked to forward a copy of the report to your Department to act in its role as an advice agency by Nadine Cramp from Redland Shire Council.

I also wish for you to observe that Redland Shire Council incorrectly advised of your address in its acknowledgment notice and apparently the earlier material that I sent ten days ago to PO Box 2772 has gone astray.

If you have any further questions in relation to this, please do not hesitate to contact me on sch4p4(6) Personal information

RTI DISCLOSURE - EHP

sch4p4(6) Personal information

COUNCIL HAS REISSUED ACKNOWLEDGEMENT NOTICE IDENTIFYING THE EPA CLU AS CONCURRENCE.
27/2/03

Yours faithfully

sch4-Signature

sch4-Signature

Simon Clarke (Town Planner)
ph sch4p4(6) Personal information

AZAM MARKS

RECEIVED
25 FEB 2003
EPA SOUTH EAST REGION

Redland
SHIRE COUNCIL

Redland Shire Council
Cnr Bloomfield & Middle Sts.
Cleveland Qld 4163
PO Box 21,
Cleveland Qld 4163
Telephone (07) 3829 8999
Facsimile (07) 3829 8765
Email: rsc@redland.qld.gov.au
Web: www.redland.qld.gov.au

8 January 2003

Your Ref: MH
Our Ref: MH:ss
File No: MC006896
Contact: DA

Simon Clarke (Town Planner)
PO Box 8089
Cleveland QLD 4163

AMENDED ACKNOWLEDGMENT NOTICE

Dear Sir,

Proposed Development: Commercial Premises and Educational Establishment
Application Reference No: MC006896
Legal Description: Lots [redacted] 192 and 193 on RP 31201
Site Location: 14-16 Brighton Road, Macleay Island

The following acknowledgment notice is given in accordance with Section 3.2.3 of the Integrated Planning Act.

1. **Application – Assessment Team**

a) Development Assessment Team — Email: martinh@redland.qld.gov.au
Fax: 3829 8809

b) Application Co-ordinator: **Martin Hunt**
Phone: 3829 8702

2. **Development Approval**

	Development Permit	Preliminary Approval
Carrying out of Building Work	☐	☐
Carrying out of Plumbing or Drainage Work	☐	☐
Carrying out of Operational Works	☐	☐
Reconfigure a Lot	☐	☐
Making a Material Change of Use	☑	☐

RECEIVED
25 FEB 2003

RTI DL RELEASE - EHP

Release

3. Development Application

Is the application for a Development Application (Superseded Planning Scheme)

No ☑ Yes ☐ → Application may proceed ☐

Requires Development Permit before application may proceed ☐

Application will be assessed under Existing Planning Scheme. ☐

4. Code Assessment

Will Code Assessment be required?

☑ No ☐ Yes List Codes: (See attached)

5. Impact Assessment

Will Impact Assessment be required?

☐ No ☑ Yes

6. Public Notification Details

What public notification is required?

The public notification requirements are set out in Advisory Note IP 008. A list of adjoining owners as per Council's property information records will be provided on request to Council's Customer Service Centres or the relevant Assessment Team.

7. Referral Agencies

Are there any Referral Agencies ☐ No ☑ Yes *(See List below)*

Agency	Concurrence	Advisory	Address (Contact)
DLGP			
EPA		✓	Manager - Regional Planning Unit Department of Environment South East Regional Office GPO Box 2772 Brisbane Qld 4001
DMR			
DoT			
DPI			
DNR			
Other			

EPA - Contam Land
GPO Box 2771
Brisbane Qld 400

DLGP Department of Local Government & Planning
DMR Department of Main Roads
DPI Department of Primary Industries
EPA Environmental Protection Agency
DoT Department of Transport
DNR Department of Natural Resources

Please be advised that the Commonwealth Government's Environmental Protection & Biodiversity Conservation Act (EPBCA) commenced operation on 16 July 2000. The act states that the onus is on the proponent to seek a determination on whether or not the proposal will have any significant impact on a matter of national environmental significance. Accordingly, in order to determine whether your proposal has a significant impact on a matter of national environmental significance you must contact Environment Australia and if considered, refer your proposal to the Commonwealth Environment Minister for determination.

RTI DL RELEASE - EHP

Release

8. Referral Co-ordination

Is referral co-ordination triggered? ☑ No ☐ Yes

1. a. an application for a material change of use involving a facility mentioned in schedule 6; ☐

   b. an application for a material change of use of land or the reconfiguration of a lot that is wholly or partly -

      i. in an area mentioned in schedule 7, part 1; or ☐

      ii. in, contains or shares a common boundary with an area mentioned in schedule 7, Part 2; or ☐

      iii. in, contains or shares a common boundary with or is within 100m of the boundary of an area mentioned in schedule 7, part 3. (Refer to attached Schedules 6 & 7) ☐

2. Three (3) or more Concurrence Agencies ☐

Please note for Referral Co-ordination you need to forward the application to the Chief Executive of Department of Local Government & Planning, PO Box 187, Brisbane Albert Street 4002.

S3.2.6(2) If referral coordination is required, the acknowledgment notice must state that the applicant is required to give the chief executive-

(a) a copy of the application; and
(b) a copy of the acknowledgment notice; and
(c) a fee prescribed under a regulation under this or another Act.

RTI DL RELEASE - EXP

9. Will a further Information Request be made by the Assessment Manager?

☑ No ☐ Yes

10. Further Advice:

Public Scrutiny (S3.2.8)

The application and supporting information will be kept open for inspection and purchase from the date of receipt of this application, until the end of the last period during which an appeal may be made against the Decision of the Assessment Manager or alternatively the application is withdrawn or lapses.

If you wish to make any representations on the content of material considered to be 'sensitive security information', then this needs to be conveyed to the Assessment Manager as soon as possible for consideration.

Yours sincerely

sch4-Signature

Ross Edmonds
Services Manager
Development Assessment

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)*

s.73 irrelevant information and 14 Brighton Street, Macleay Island Postcode 4184

Lot & plan details *(Attach list if necessary)*

Lots s.73 irrelevant information & Lots 192 & 193 on RP 31201

Shop / tenancy no. *(if applicable)*: N/a | Storey / level *(if applicable)*: 1 | Total area of land *(m² / ha)*: 4044m²

In which local government area is the land situated?: Redland Shire

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)*: Residential

Details of the proposal *(Attach proposal report if necessary)*: Commercial Premises / Educational Establishment

3. Other parts of the form completed

Complete all other parts of the form 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 D

4. Applicant details

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

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

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

All correspondence will be mailed to this address.

Name: sch4p4(6) Personal information

Signature: sch4-Signature | Date: 7/1/2003

Contact person: c/o Simon Clarke | Phone no.: sch4p4(6) Personal information

Mobile no.: sch4p4(6) Personal information | Fax no.: | Email address: sch4p4(6) Personal information

Postal address: PO Box 8089, Cleveland Qld Postcode 4163

5. Consent of land owner/s

Completion of this question is only required if the applicant is not the owner or the person authorised to sign as the owner.

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 Guide 1.

Name *(in full) (Attach list if necessary)*: Attached.

Signature/s *(Or if a company, the ACN plus signature/s or company seal & signature/s)* | Date:

Contact details *(Optional)*:

FOR RELEASE EPP

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

FEE (S)		DATE RECEIVED		RECEIVING OFFICER'S NAME/S		REFERENCE NUMBER/S	

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: / / Accreditation Number: _____

Name: _____ Signature: _____

Form 1 Development Application

idas INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

PART D

Complete if this application involves ***assessment against the***

Planning Scheme

For material change of use of premises

Completion of all questions on Part D of this form is *mandatory* for all applications for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

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 or more if applicable)*
   - ☐ **Preliminary approval** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme *(ie consideration of the proposal concept)*

   AND/OR

   - ☑ **Development permit** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

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.

2. 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*
3. 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

For the definition of "gross floor area" refer to the planning scheme against which the application will be assessed.

4. How is the subject land identified in the planning scheme? *(Name the zone, precinct etc.)* Comprehensive Development Zone
5. Existing gross floor area *(if applicable)* 130m²
6. Are there any existing easements on the land? *(Tick applicable box)*
   - ☑ NO
   - ☐ YES Attach plans of the location & purpose

Proposal details

For the definition of "site cover" refer to the planning scheme against which the application will be assessed.

7. If the application is for preliminary approval for the use of the land, provide conceptual plans and other details / reports in support of the proposal.
8. If the application is for development permit for a material change of use of premises, including conceptual design for any associated works that require approval under the planning scheme, provide the following particulars on this application form, or alternatively clearly indicate on plans or in documents accompanying this application.

   Site cover: 7%

   Proposed gross floor area: 130m²

   Number of on-site car parking spaces: 6

   Number of storeys / maximum height above natural ground: 1

   Number of employees: 3

   Hours and days the use will operate: Business hours.

Plans and documents

9. 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

RTI - RELEASE - EHP

OFFICE USE ONLY *(applicable to assessment manager)*

DATE RECEIVED		REFERENCE NUMBERS	

Release

ACCESS UPDATED 25/3/13.

Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN: 87221158786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Information Request
Section 3.3.6 *Integrated Planning Act 1997*

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

Enquiries to: Karen Hopper
Telephone: 3225 8425 E-mail: Karen.Hopper@epa.qld.gov.au
Your reference: MC006896
Our reference: 40351 Part 1 File No.:900824

CC: Redland Shire Council
PO Box 21
CLEVELAND QLD 4163

Simon Clarke (Town Planner)
PO Box 8089
CLEVELAND QLD 4163

RTI DL RELEASE - EHP

Re: Application for development approval.

Applicant:	Simon Clarke (Town Planner)
Council Application Number:	MC006896
EPA Application Number:	40351 Part 1
Date application received by EPA:	12/03/2003
Development Description:	Material Change of Use
Address of subject land:	14 - 16 Brighton Road, Macleay Island 4184 Lots [redacted] 192 and 193 on RP31201

s.[redacted]relevant information

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

1. Additional information provided in accordance with the *Environmental Protection Act 1994* and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) to enable a Suitability Statement to be issued for Lot 193 on RP31201, specifying that the land is suitable for the intended use.

In accordance *Section 383* of the *Environmental Protection Act 1994*, a site investigation report submitted to the administering authority must be accompanied by appropriate statutory declarations. Consequently, you are requested to provide the appropriate statutory declaration/s to facilitate the assessment of the submitted 'Stage 4' site investigation report.

The Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland may be obtained from the Environmental Protection Agency's internet site at www.epa.qld.gov.au, or by contacting the EPA's Contaminated Land Unit. Please ensure that the appropriate statutory fee [currently $900.00] is included for the assessment of the site investigation and / validation reports. Contact Adam Marks, Environmental Officer on (07) 3227 7667.

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

(a) all of the information requested; or

(b) part of the information requested together with a notice asking the requesting authority to proceed with the assessment of the application; or

(c) **a notice**-

(i) stating that the applicant does not intend to supply any of the information requested; and

(ii) asking the requesting authority to proceed with the assessment of the application.

Under s3.2.12(2)(b), the application lapses if the applicant does not respond to the information request within 12 months.

As required by s3.3.6(5), the Agency is forwarding a copy of the information request to the assessment manager.

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

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

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

sch4-Signature

..... Signed

24/3/03
..... Date

Delegate of Administering Authority
Environmental Protection Act 1994.

RTI DL RELEASE - EHP

~ End of Information Request ~

Southern Regional Office (Brisbane)
PO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN: 87221158786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Notice of Information Request
Section 3.3.6 and 3.3.14 *Integrated Planning Act 1997*

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

Enquiries to: Karen Hopper
Telephone: 3225 8425 E-mail: Karen.Hopper@env.qld.gov.au
Your reference: MC006896
Our reference: 40351 Part 1 File No.:900824

Redland Shire Council
PO Box 21
CLEVELAND QLD 4163

RTI DL RELEASE - EHP

Re: Application for development approval.

The Environmental Protection Agency, acting as a concurrence agency for contaminated land, has requested further information from the applicant. The Agency sent the request by post/facsimile on 24 March 2003

Application Information

Applicant:	Simon Clarke (Town Planner)
Council Application Number:	MC006896
Development Description:	Material Change of Use
Address of subject land:	14 - 16 Brighton Road, Macleay Island 4184 Lots s.73 irrelevant information 192 and 193 on RP31201

Concurrence Agency Information

Date application received by EPA:	12/03/2003
EPA Application Number:	40351 Part 1
Relevant Laws and Policies:	*Environmental Protection Act 1994*
Concurrence Agency Office:	Environmental Protection Agency Southern Region (Brisbane)
Postal Address:	GPO Box 2771 BRISBANE QLD 4001

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

..... sch4-Signature 24/3/03
Signed Date

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

IPA APPLICATION – Street Address: 14-16 Brighton Rd, Macleay Island (Lot 192 and 193 on Plan RP31201)

s.73 irrelevant information

Applicant: sch4p4(6) Personal information
App'n No: 40351
File No: 900824

On EMR for: Yes, Lot 193 RP31201 is: On the EMR for:
N.A. - 29 - Petroleum product or oil storage The remaining lots are not on the EMR

Any ERA's?: No

Referral Coordination: No

Proposal: **The applicant is seeking DA for MCU to establish a Real Estate Agency. Part of the site was used as a servo. AEG - Herb Williams has investigated and complied a stage four report that incorporates 'Site History, Site Inspection, Sampling, Remediation and Validation based on a strategic sampling program'. The report suggests that 'there is no evidence of contamination at levels of health or environmental concern with respect to heavy metal, TPH, BTEX and PAH. The report also requests the EPA to remove the site from the EMR and issue a suitable statement for 'Any Use'. The DA does not include any fee for the assessment or any stat dec's. Have advised planner.**

Current Use: Unoccupied and Vacant land.

Past Use: Servo on Lot 193 RP31201 and Residential.

Recommendation:

Have advised planner of the requirement for a properly made submission. Report will need assessment. Karen do you want me to issue an info request requesting additional info - stat dec and fees to get the DA time clock to stop for the time being?

1. Additional information provided in accordance with the Environmental Protection Act 1994 and the Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland (DEH, 1998) to enable a Suitability Statement to be issued for Lot 193 on RP31201, specifying that the land is suitable for the intended use.

In accordance Section 383 of the Environmental Protection Act 1994, a site investigation report submitted to the administering authority must be accompanied by appropriate statutory declarations. Consequently, you are requested to provide the appropriate statutory declaration/s to facilitate the assessment of the submitted 'Stage 4' site investigation report.

The Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland may be obtained from the Environmental Protection Agency's internet site at www.epa.qld.gov.au, or by contacting the EPA's Contaminated Land Unit. Please ensure that the appropriate statutory fee [currently $900.00] is included for the assessment of the site investigation and / validation reports.
Contact Adam Marks, Environmental Officer on (07) 3227 7667.

RTI DL RELEASE - EHP

IPA APPLICATION – Street Address: 14-16 Brighton Rd, Macleay Island (Lot 192 and 193 on Plan RP31201)

s.73 irrelevant information

Applicant: sch4p4(6) Personal information
App'n No: 40351
File No: 900824

On EMR for: Yes, Lot 193 RP31201 is: On the EMR for:
N.A. - 29 - Petroleum product or oil storage The remaining lots are not on the EMR

Any ERA's?: No

Referral Coordination: No

Proposal: **The applicant is seeking DA for MCU to establish a Real Estate Agency. Part of the site was used as a servo. AEG - Herb Williams has investigated and compiled a stage four report that incorporates 'Site History, Site Inspection, Sampling, Remediation and Validation based on a strategic sampling program'. The report suggests that 'there is no evidence of contamination at levels of health or environmental concern with respect to heavy metal, TPH, BTEX and PAH. The report also requests the EPA to remove the site form the EMR and issue a suitable statement for 'Any Use'. The DA does not include any fee for the assessment or any stat dec's. Have advised planner.**

Current Use: Unoccupied and Vacant land.

Past Use: Servo on Lot 193 RP31201 and Residential.

Recommendation:

Have advised planner of the requirement for a properly made submission. Report will need assessment. Karen do you want me to issue an info request requesting additional info - stat dec and fees to get the DA time clock to stop for the time being?

RTI DL RELEASE - EHP

Yes please – plo give info para indicating cannot be assessed without being submitted correctly. Thanks

sch4-Signature

Adam Marks
18/03/03

sch4-Signature

sch4-Signature

19/3/03

Simon Clarke (Town Planner)
PO Box 8089
Cleveland Qld 4163

My Ref: RED 0004
Your Ref: MC006896

11 March 2003

CONTAMINATED LAND SECTION
12 MAR 7 : 40351
APPLICATION NUMBER: SPA/2003/1305
FILE NUMBER: 900824
REFERRAL DATE: 12/3/2003
DATE INFO REQUEST DUE: 26/3/2003
RCU No.
OFFICER:

Manager Regional Planning Unit
Department of Environment
South East Regional Office
GPO Box 2772
Brisbane 4001

Attention : Adam Marks

Dear Sir

RE: Re-referral for Commercial Premises and Educational Establishment as a Concurerence Agency.

RTI DL RELEASE - EHP

Please find enclosed yet another referral to the EPA as requested by the Redland Shire Council. This is the third time I have been asked to refer the material due to errors on Council's part – firstly on 13 February 2003 the material was sent to the wrong address notified by Council and secondly on 23 February 2003 material was sent to the correct address but advising that the EPA was an Advisory Agency.

This letter re-acknowledges and corrects the errors advised by Council in the previous two acknowledgement notices sent. I trust the material I have sent to you here is sufficient and that you may reuse the information I have previously provided as I no longer have copies of the multiple AEG Consulting Reports previously in my possession as all have been distributed.

If you have any further questions in relation to this, please do not hesitate to contact me on sch4p4(6) Personal information

Yours faithfully

sch4-Signature

Simon Clarke (Town Planner)
pla sch4p4(6) Personal information

RECEIVED
12 MAR 2003
EPA SEQRO

Redland
SHIRE COUNCIL

Cnr Bloomfield & Middle Sts.
Cleveland Qld 4163

PO Box 21,
Cleveland Qld 4163

Telephone (07) 3829 8999
Facsimile (07) 3829 8765

Email: rsc@redland.qld.gov.au
Web: www.redland.qld.gov.au

27 February 2003

Your Ref:
Our Ref:
File No: MC006896
Contact: DA

Simon Clarke (Town Planner)
PO Box 8089
Cleveland Qld 4163

28 FEB 2003

AMENDED ACKNOWLEDGMENT NOTICE

RTI DL RELEASE - EHP

Dear Sir,

Proposed Development: **Commercial Premises and Educational Establishment**

Application Reference No: **MC006896**

Legal Description: **Lots 192 and 193 on RP 31201**

s.73 irrelevant information

Site Location: **Lot 193 RP 31201**
14-16 Brighton Road, Macleay Island

The following acknowledgment notice is given in accordance with Section 3.2.3 of the Integrated Planning Act.

1. **Application – Assessment Team**

   a) Development Assessment Team

   b) Application Co-ordinator:

   Email: martinh@redland.qld.gov.au
   Fax: 3829 8809
   Martin Hunt
   Phone: 3829 8274

2. **Development Approval**

	Development Permit	Preliminary Approval
Carrying out of Building Work	☐	☐
Carrying out of Plumbing or Drainage Work	☐	☐
Carrying out of Operational Works	☐	☐
Reconfigure a Lot	☐	☐
Making a Material Change of Use	☑	☐

3. Development Application

Is the application for a Development Application (Superseded Planning Scheme)

No ☑ Yes ☐ → Application may proceed ☐

Requires Development Permit before application may proceed ☐

Application will be assessed under Existing Planning Scheme. ☐

4. Code Assessment

Will Code Assessment be required?

☑ No ☐ Yes List Codes: (See attached)

5. Impact Assessment

Will Impact Assessment be required?

☐ No ☑ Yes

6. Public Notification Details

What public notification is required?

The public notification requirements are set out in Advisory Note IP 008. A list of adjoining owners as per Council's property information records will be provided on request to Council's Customer Service Centres or the relevant Assessment Team.

7. Referral Agencies

Are there any Referral Agencies ☐ No ☑ Yes *(See List below)*

Agency	Concurrence	Advisory	Address (Contact)
DLGP			
EPA	✓		Manager – Regional Planning Unit Department of Environment South East Regional Office GPO Box 2772 Brisbane Qld 4001
DMR			
DoT			
DPI			
DNR			
Other			

DLGP Department of Local Government & Planning
DMR Department of Main Roads
DPI Department of Primary Industries
EPA Environmental Protection Agency
DoT Department of Transport
DNR Department of Natural Resources

Please be advised that the Commonwealth Government's Environmental Protection & Biodiversity Conservation Act (EPBCA) commenced operation on 16 July 2000. The act states that the onus is on the proponent to seek a determination on whether or not the proposal will have any significant impact on a matter of national environmental significance. Accordingly, in order to determine whether your proposal has a significant impact on a matter of national environmental significance you must contact Environment Australia and if considered, refer your proposal to the Commonwealth Environment Minister for determination.

RTI DL RELEASE - EHP

Release

8. Referral Co-ordination

Is referral co-ordination triggered? ☑ No ☐ Yes

1. a. an application for a material change of use involving a facility mentioned in schedule 6; ☐

   b. an application for a material change of use of land or the reconfiguration of a lot that is wholly or partly -

      i. in an area mentioned in schedule 7, part 1; or ☐

      ii. in, contains or shares a common boundary with an area mentioned in schedule 7, Part 2; or ☐

      iii. in, contains or shares a common boundary with or is within 100m of the boundary of an area mentioned in schedule 7, part 3. (Refer to attached Schedules 6 & 7) ☐

2. Three (3) or more Concurrence Agencies ☐

Please note for Referral Co-ordination you need to forward the application to the Chief Executive of Department of Local Government & Planning, PO Box 187, Brisbane Albert Street 4002.

S3.2.6(2) If referral coordination is required, the acknowledgment notice must state that the applicant is required to give the chief executive-

(a) a copy of the application; and
(b) a copy of the acknowledgment notice; and
(c) a fee prescribed under a regulation under this or another Act.

9. Will a further Information Request be made by the Assessment Manager?

☑ No ☐ Yes

10. Further Advice:

Public Scrutiny (S3.2.8)

The application and supporting information will be kept open for inspection and purchase from the date of receipt of this application, until the end of the last period during which an appeal may be made against the Decision of the Assessment Manager or alternatively the application is withdrawn or lapses.

If you wish to make any representations on the content of material considered to be 'sensitive security information', then this needs to be conveyed to the Assessment Manager as soon as possible for consideration.

Yours sincerely

sch4-Signature

Ross Edmonds
Services Manager
Development Assessment

RTI DL RELEASE - EHP

Redland
SHIRE COUNCIL

Cnr Bloomfield & Middle Sts.
Cleveland Qld 4163

PO Box 21,
Cleveland Qld 4163

Telephone (07) 3829 8999
Facsimile (07) 3829 8765

Email: rsc@redland.qld.gov.au
Web: www.redland.qld.gov.au

27 February, 2003

FAXED
28 FEB 2003

Your Ref: RED 0004
Our Ref: MH:mh
File No: MC006896
Contact: Martin Hunt

Simon Clark
P.O. Box 8089
Cleveland QLD 4163

Dear Simon,

Commercial Premises and Educational Establishment
14-16 Brighton Road, Macleay Island

Please find enclosed a recent e.mail which Council received from the Environmental Protection Agency regarding the above application. As you will note, after receiving the Site Investigation Report (contaminated land) from you, the Agency determined that due to the previous history of the land it should be a Concurrence agency rather than an Advice agency in the assessment of the application.

In accordance with the EPA's requirements, please find enclosed another Amended Acknowledgement Notice showing the EPA as a Concurrence Agency rather than as an Advisory Agency. You will be required to re-notify the EPA on the basis of this new Acknowledgement Notice. Council will determine whether or not public notification will need to be carried out again however you are advised to also seek your own advice in this respect.

Please contact Mr. Martin Hunt on 3829 8274 or myself if you have any questions.

Yours Faithfully,

sch4-Signature

Ross Edmonds
Development Assessment Service Manager

RTI DL RELEASE - EHP

Martin Hunt

From: Adam Marks [adam.marks@epa.qld.gov.au]
Sent: Wednesday, February 26, 2003 4:08 PM
To: martinh@redland.qld.gov.au
Subject: MCU without referral to EPA CLU

Martin,

Following from our discussion earlier today, this email is to confirm the EPA's requirement regarding a MCU for a parcel of land listed on the Environmental Management Register (EMR)for Fuel Storage.

Essentially, this MCU needs to be referred to the EPA for concurrence due to the site's previous land use. As such the EPA requests Redland Shire Council to re-issue an Acknowledgement Notice that identifies the EPA CLU as a referral concurrence agency. Despite the recent listing, schedule 2 of the IPA reg and provisions in the EPA act require referral of MCU's of this type.

I trust this info is sufficient.

Regards

Adam Marks

RTI DL RELEASE - EHP

FILE NOTE OF MEETING/DISCUSSION

☐ Meeting ☑ Telephone
Date: 26/2/03 Time: 10:30
Between MARTIN HUNT of REDLANDS SHIRE COUNCIL
And ADAM MARKS of EPA.
Subject: MCU ON N.A. PARCEL NOT REFERRED TO CLM.

DISCUSSED AN MCU ON N.A. THAT WAS NOT REFERRED TO CLM
+ THAT COUNCIL WILL NEED TO REISSUE AN ACKNOWLEDGEMENT
NOTICE THAT ACKNOWLEDGES EPA-CLM AS A CONCURRENCE
AGENCY.
REITERATED THAT THE PROPOSAL CAN NOT PROCEED WITHOUT OUR
CONCURRENCE.
MARTIN AGREED + SAID COUNCIL WILL REISSUE THE
ACKNOWLEDGEMENT NOTICE.
NEED TO EMAIL MARTIN CONFIRMING CONCURRENCE ROLE.
martinh@redland.qld.gov.au - EMAIL ATTACHED.

ADAM MARKS

sch4-Signature

NIRANI.
REQUESTED COUNCIL TO RE-ISSUE
NEW ACKNOWLEDGEMENT NOTICE.
PLEASE FILE + THEN ATTACH TO NEW
ACK NOTICE.
TA - ADAM.

RTI DE RELEASE - EHP

Adam Marks

From: Adam Marks [adam.marks@epa.qld.gov.au]
Sent: Wednesday, 26 February 2003 4:08 PM
To: 'martinh@redland.qld.gov.au'
Subject: MCU without referral to EPA CLU

Martin,

Following from our discussion earlier today, this email is to confirm the EPA's requirement regarding a MCU for a parcel of land listed on the Environmental Management Register (EMR)for Fuel Storage.

Essentially, this MCU needs to be referred to the EPA for concurrence due to the site's previous land use. As such the EPA requests Redland Shire Council to re-issue an Acknowledgement Notice that identifies the EPA CLU as a referral concurrence agency. Despite the recent listing, schedule 2 of the IPA reg and provisions in the EPA act require referral of MCU's of this type.

I trust this info is sufficient.

Regards

Adam Marks

RTI DL RELEASE - EHP

Release

MARTIN HUNT - REDLANDS SHIRE COUNCIL.
- MARTINH@Redland.qld.gov.au

CONTAMINATED LAND SECTION
24 FEB 2003

Simon Clarke (Town Planner)
PO Box 8089
Cleveland Qld 4163

My Ref: RED 0004
Your Ref: MC006896

13 February 2003

Manager Regional Planning Unit
Department of Environment
South East Regional Office
GPO Box 2772
Brisbane 4001

RTI DL RELEASE - EHP

Dear Sir/Madam

RE: Site Investigation Report Commercial Premises & Educational Establishment at Lots s47(3) irrelevant information 192 and 193 on RP 31201 and situated Brighton Street & Scarborough Terrace, Macleay Island for s47(3) irrelevant information sch4p4(6) Personal information

Please find enclosed a copy of the report prepared by AEG Consulting addressing matters raised in an information request from Redland Shire Council dated 2 September 2002 (copy attached).

Please note that your Department was never identified as a referral agency in Council's original acknowledgement notice. However I have been asked to forward a copy of the report to your Department to act in its role as an advice agency by Nadine Cramp from Redland Shire Council.

If you have any further questions in relation to this, please do not hesitate to contact me on sch4p4(6) Personal information

Yours faithfully

Simon Clarke (Town Planner)
pl sch4p4(6) Personal information

RECEIVED
2 FEB 2003
EPA SOUTH EAST REGION

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)*

s.73 irrelevant information and 14 Brighton Street, Macleay Island Postcode 4184

Lot & plan details *(Attach list if necessary)*

Lots s.73 irrelevant information & Lots 192 & 193 on RP 31201

Shop / tenancy no. *(if applicable)*: N/a | Storey / level *(if applicable)*: 1 | Total area of land *(m² / ha)*: 4044m²

In which local government area is the land situated?

Redland Shire

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)*

Residential

Details of the proposal *(Attach proposal report if necessary)*

Commercial Premises / Educational Establishment

3. Other parts of the form completed

Complete all other parts of the form 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 D

4. Applicant details

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

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

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

All correspondence will be mailed to this address.

Name

sch4p4(6) Personal information

Signature: sch4-Signature | Date: 7/1/2003

Contact person: c/o Simon Clarke | Phone no.: sch4 - Personal information

Mobile no.: sch4p4(6) Personal information | Fax no.: | Email address: sch4p4(6) Personal information

Postal address

PO Box 8089

Cleveland Qld Postcode 4163

5. Consent of land owner/s

Completion of this question is only required if the applicant is not the owner or the person authorised to sign as the owner.

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 Guide 1.

Name *(in full) (Attach list if necessary)*

Attached.

Signature/s *(Or if a company, the ACN plus signature/s or company seal & signatures)* | Date

Contact details *(Optional)*

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

FEE ($)		DATE RECEIVED		RECEIVING OFFICER'S NAME		REFERENCE NUMBER/S	

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: / / Accreditation Number _____

Name: _____ Signature: _____

TITLE RELEASE EHP

Form 1 Development Application

idas INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

PART D

Complete if this application involves ***assessment against the***

Planning Scheme

For material change of use of premises

Completion of all questions on Part D of this form is *mandatory* for all applications for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

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 or more if applicable)*
   - ☐ **Preliminary approval** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme *(ie consideration of the proposal concept)*

   AND / OR

   - ☑ **Development permit** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

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.

2. 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*
3. 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

For the definition of "gross floor area" refer to the planning scheme against which the application will be assessed.

4. How is the subject land identified in the planning scheme? *(Name the zone, precinct etc.)*
   Comprehensive Development Zone
5. Existing gross floor area *(If applicable)* 130m²
6. Are there any existing easements on the land? *(Tick applicable box)*
   ☑ NO ☐ YES Attach plans of the location & purpose

Proposal details

For the definition of "site cover" refer to the planning scheme against which the application will be assessed.

7. If the application is for preliminary approval for the use of the land, provide conceptual plans and other details / reports in support of the proposal.
8. If the application is for development permit for a material change of use of premises, including conceptual design for any associated works that require approval under the planning scheme, provide the following particulars on this application form, or alternatively clearly indicate on plans or in documents accompanying this application.

   Site cover 7%

   Proposed gross floor area 130m²

   Number of on-site car parking spaces 6

   Number of storeys / maximum height above natural ground 1

   Number of employees 3

   Hours and days the use will operate Business hours.

Plans and documents

9. 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

RTI DL RELEASE - EHP

OFFICE USE ONLY *(applicable to assessment manager)*

DATE RECEIVED		REFERENCE NUMBER/S	

APPLICANT/OWNERS AUTHORITY:

Queensland
BUILDING
CONSULTING
Group

Cnr Middle and Passage Streets
(PO Box 368) Cleveland Qld 4163
Phone: (07) 3286 4166
Fax: (07) 3286 5718
Email: qbcg.com.au

Suite 6, Forest Lake Shopping Centre
(PO Box 4096) Forest Lake Qld 4077
Phone: (07) 3278 8855
Fax: (07) 3278 8108
ACN 080 579 451

I/We as owners/applicants agree to the lodgement of this Development Application on my/our behalf, and that Queensland Building Consulting Group Pty Ltd are authorised to make amendments considered necessary.

I/We as owners/applicants hereby give our authority for an agent from Queensland Building Consulting Group Pty Ltd to lodge and sign any council or state government forms necessary for submission for and on behalf of me/us.

I/We as owners/applicants hereby give our authority for an agent from Queensland Building Consulting Group Pty Ltd to view and obtain copies of plans and development applications/approvals relating to the development site.

RTI DL RELEASE - EHP

Applicant's Name sch4p4(6) Personal information

Address PO Box 57

Russell Island Q *Postcode* 4184

Owner/s Name sch4p4(6) Personal information

Address 14 Brighton Road, Macleay Island.

Postcode 4184

Development Address

Lot no L192-193 s73 irrelevant information *Street* RP 31201

Suburb Brighton Road, Macleay Island *Postcode* 4184

Applicant/s Signature: *Date*

Owner/s Signature sch4-Signature *Date* 14/6/12

Redland
SHIRE COUNCIL

Cnr Bloomfield & Middle Sts.
Cleveland Qld 4163

PO Box 21,
Cleveland Qld 4163

Telephone (07) 3829 8999
Facsimile (07) 3829 8765

Email: rsc@redland.qld.gov.au
Web: www.redland.qld.gov.au

2 September 2002

Your Ref:
Our Ref: AK:FE
File No: MC006896
Contact: Andrew Kurbatoff

sch4p4(6) Personal information
C/- Queensland Building Consulting Group
PO Box 368
Cleveland QLD 4163

RTI DL RELEASE - EHP

Information Request

Dear Sir

Proposed Development: Commercial Premises and Educational Establishment
Application Reference No: MC006896
Site Description: Lots 192 & 193 on RP31201
Site Location: 14 Brighton Street, Macleay Island QLD 4184

Upon review of the abovementioned Development Application and supporting information we require further information to satisfactorily assess the application. The information requested is set out below.

PLANNING REQUIREMENTS

Provide details of proposed carparking provision for visitors to the art gallery.
Provide details of signage proposed to be used in association with the commercial premises.

ENGINEERING REQUIREMENTS

Provide a preliminary stormwater drainage design in terms of both underground and overland flows.
Provide an indication the proposed surface treatment for the driveway and car parking areas.] Gravel road base. → rubble pit.

LANDSCAPING REQUIREMENTS

Provide a landscape concept plan which shows the integration of existing endemic vegetation with proposed planting themes using endemic plant species. The plan is to be conceptual and show preferred planting themes which enhance the site and contribute to the streetscape. A detailed design is not required.

HEALTH AND ENVIRONMENT REQUIREMENTS

1. Provide details regarding proposed operating hours and activities to be carried out on site ie. opening hours and art classes to be held at the art gallery and operational hours of the commercial premises.

2. Provide a full assessment of the site history. This is to provide details of the previous uses of the property, time frames of activities and associated infrastructure. It has been indicated that this property has been previously used for the storage of flammable and combustible liquids. **Should this information be confirmed** in the site history assessment, you are to provide details of the following:
   (a) Type and quantity of fuel stored;
   (b) Location and storage method of fuel (ie. underground, above ground tanks and/or minor package store);
   (c) Other infrastructure (ie. bowsers etc) associated with the fuel storage;
   (d) Indication of one of the following options in relation to the fuel storage infrastructure (should any be located).

   I. Should there be no intention to store flammable or combustible liquids, then the necessary decommissioning works must involve one of the following:
   (a) Removal of the tank to an approved site, or
   (b) Fill the whole tank with an inert solid material (eg. sand, concrete, etc) and disconnect all pipe works from the tank.

   Note: The decision of the appropriate means of decommissioning should be based on the results of an Equipment Integrity Test for the tank. Where the tank is significantly deteriorated, the removal of the tank should be undertaken. The results of this test must be certified by a suitably qualified person. These test results must be provided to Council.

   II. Where the tank is not to be decommissioned, licensing under the *Dangerous Goods Safety Management Act 2001* must be achieved.

ARCHITECTURAL REQUIREMENTS

Provide a colour board of proposed external paint colours for approval by Council's architect.

Advice:

A truncation of the corner of Brighton Road and Southsea Terrace may be required to cater for future road works at this intersection.

Roadworks, such as kerb and channel, bitumen widening, concrete footpath, etc. shall be required along the frontages of the subject site.

This development proposal is concerned with minor alterations to existing demountable buildings. There are issues associated with building and fire regulations, and equitable access. It may be necessary for a building surveyor to provide advice in this regard.

Contact should be made with the Development Application Co-ordinator as identified should you need to clarify or discuss any matter further. I encourage you to undertake this as soon as possible so that no undue delays or misunderstanding can arise to cause delays in processing your application.

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Release

I am obliged to draw your attention to Section 3.3.8, which sets out that you as the Applicant have three (3) options available in response to this Information Request. That is you (the Applicant) must give the Assessment Manager (Redland Shire Council):

1) All of the information requested; or
2) Part of the information requested together with a notice asking the assessment manager and each referral agency to proceed with the assessment of the application.
3) A notice –

    (i) stating that the applicant does not intend to supply any of the information requested; and
    (ii) asking the assessment manager and each referral agency to proceed with the assessment of the application'.

Response to this Information Request should be forwarded to:

Andrew Kurbatoff
Development Assessment Team
Assessment Services
PO Box 21, Cleveland, Qld, 4163

Phone: 3829 8702 **Fax: 3829 8809**

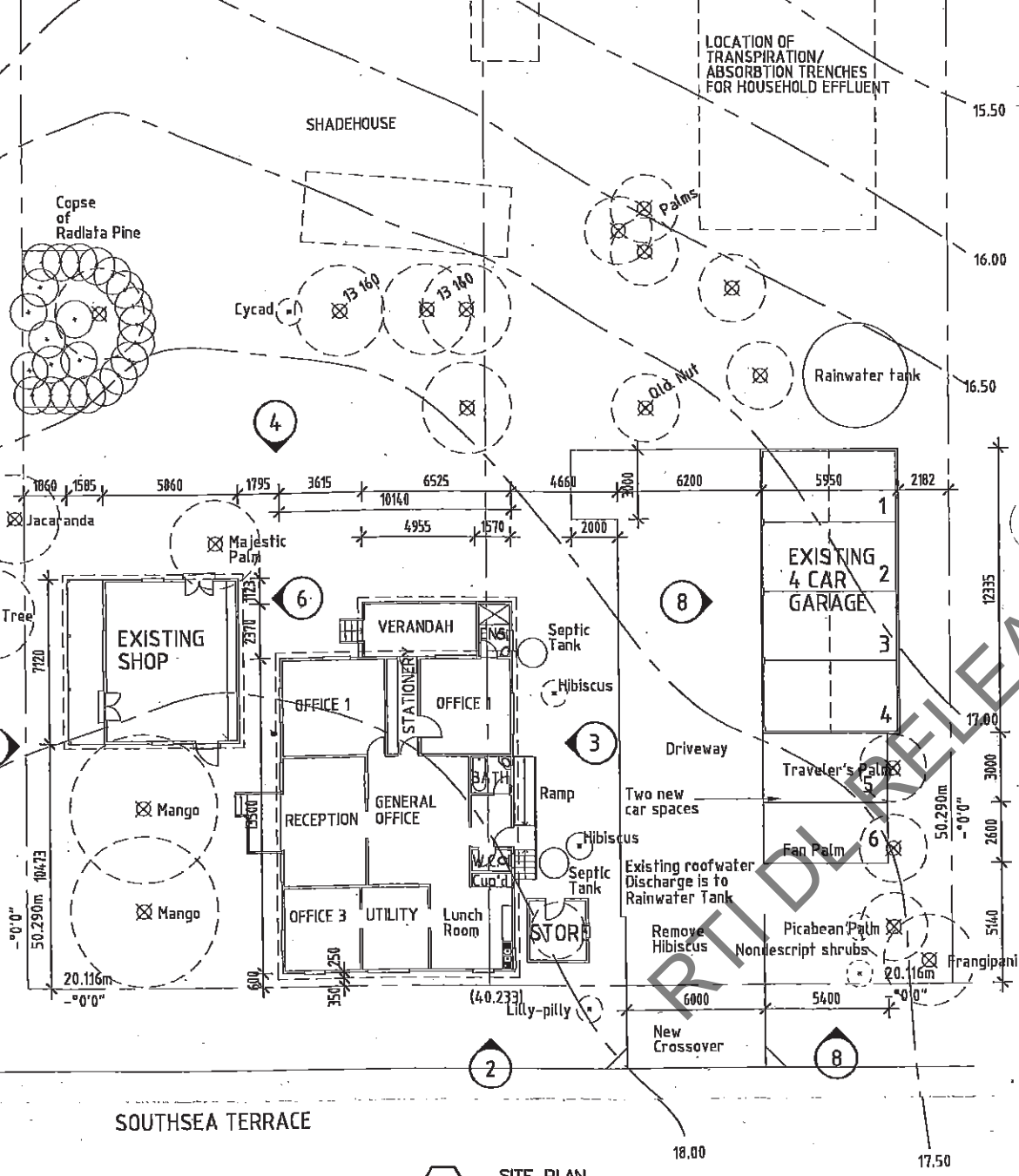
Email: andrewk@redland.qld.gov.au

Yours sincerely

sch4-Signature

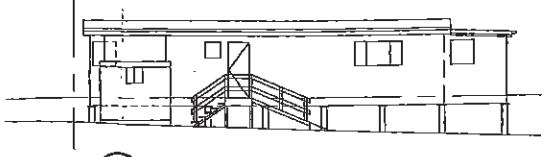
Ross Edmonds
Development Assessment Services Manager

RTI DL RELEASE - EHP

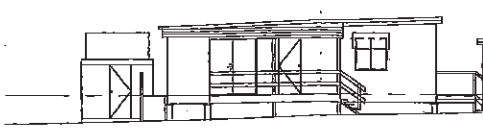


SITE PLAN
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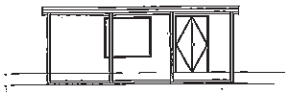
Lot 192&193 RP 31201
PARISH of RUSSELL



3 ELEVATION
1:200



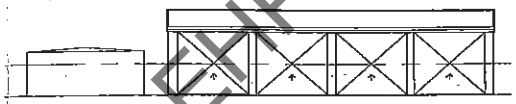
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1:100



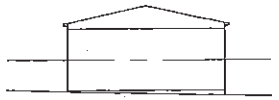
5 ELEVATION
1:200



6 ELEVATION
1:200



7 ELEVATION
1:200



8 ELEVATION
1:200

RTI DL RELEASE - EHP

Environmental Audits
Contamination
Remediation
Acid Sulfate Soils
Soil Science
Geology
Landscape

AEG Consultants Pty Ltd
Australian Environmental Geosciences
ABN 58 078 902 137
6 / 235 Monier Road, Darra Q 4073
PO Box 211, Sumner Park BC Q 4074
Phone (07) 3715 8611 Fax (07) 3715 8622
Email: mail@aegenvironmental.com.au

STAGE 4

SITE INVESTIGATION REPORT

SOUTHSEA STREET
MACLEAY ISLAND

(LOT 193 ON RP 31201)

RTI DL RELEASE - EHP

sch4-Signature

HR Williams
Principal Consultant
Date: 29/12/02

sch4-Signature

RR Williams
Environmental Field Manager
Date: 29/12/02

RECEIVED
24 FEB 2003
EPA SOUTHERN REGION

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LIST OF ATTACHMENTS

1. SITE LOCALITY PLAN
2. SITE LAYOUT PLAN
3. SITE SAMPLING PLAN
4. AERIAL PHOTOGRAPHS
5. REGISTERED PLAN
6. CERTIFICATE OF TITLE
7. HISTORICAL TITLES
8. PROFILE LOGS
9. ANALYTICAL CERTIFICATES

EXECUTIVE SUMMARY

The site, located at 39 Southsea Terrace, Macleay Island was an ex service station property with a convenience store that is being re-developed into the office of Ray White, Macleay Island.

The site therefore required a full site contamination assessment involving any necessary decontamination of site features including underground fuel storage facilities.

AEG Environmental has carried out a Stage 4 Site Remediation and Contamination Assessment of the ex service station and corner store site at 39 Southsea Terrace, Macleay Island.

Site history, site inspection, sampling, remediation and validation based on a strategic sampling program has revealed that there is no evidence of contamination at levels of health or environmental concern with respect heavy metal, TPH, BTEX, PAH or Heavy Metals.

It is recommended that the site be removed from the Environmental Management Register and be classified as suitable for any use.

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1. Scope of Work

The site, located at 39 Southsea Terrace, Macleay Island was an ex service station property with a convenience store that is being re-developed into the office of Ray White, Macleay Island. The site therefore requires a full site contamination assessment involving any necessary decontamination of site features including underground fuel storage facilities.

The detailed scope of works comprised the following:

- Prepare and document site history details by inspection, interview and aerial photograph studies.
- Identify all ex underground fuel storage facilities and then excavate and dispose of the fuel tank then sample and excavation base and walls, the bowser base(s) and line trenches.
- Design an appropriate sampling plan to assess possible contamination related to other site features.
- Identify and quantify any contamination present and carry out a remediation program.
- Use on site remediation to clear any pit spoil of contamination due to the storage of diesel or leaded/unleaded fuels.
- Prepare a Stage 4 Site Investigation Report for presentation to the EPA for removal of the site from the EMR.

2. Site Information

a) Site location and description

The site is located at 39 Southsea Terrace, Macleay Island and had been occupied by an Independent Service Station from approximately the 1970's that had fuel-dispensing facilties.

There is one Lot comprising the property (Lot 193 on RP31201), a rectangular shaped portion containing 1012 m^2 with frontage to Southsea Terrace and Brighton Road .

The ex service station building covers the eastern portion of the property with some grassed areas to the front and rear of the site.

At the time of sampling by AEG Environmental all structures and facilities were still in place.

A search carried out by AEG Environmental in December 2002 revealed that the Lot is listed on the EMR for "Petroleum Product or Oil Storage". A Copy of the listing is included in EMR Searches, Attachment 6.

A scaled plan showing the structures is provided as Site Layout Plan, Attachment 2.

Investigations have confirmed no site fill material.

Site photographs are unavailable in this report due to a robbery in the office.

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b) Proposed Use

The proposed use of the site will involve the refurbishment of the building for a Real Estate Sales Office and the construction of a car parking area outside the building.

c) Site history

A site history interview was conducted with sch4p4(6) Personal information (Manager, Ray White Macleay Island) on the 5th November 2002.

sch4p4(6) Personal information said that the service station had been operational from the mid 1960's or early 1970's and he had bought the property recently from the previous owners.

He maintained there were no other facilities on the site other than those currently there. He also confirmed that the underground tank in place at the time of excavation was the only one used on the site.

Further site history details were provided by the Department of Natural Resources, historical titles searches and are as follows:

- The property was originally owned by A sch4p4(6) Personal information prior to 1946. sch4p4(6) Personal information sch4p4(6) Personal information 12th March 1946 saw the property transferred to sch4p4(6) Personal information and sch4p4(6) Personal information
- It appears that the site remained the property of the sch4p4(6) Personal information until the transfer to sch4p4(6) Personal information the current owners. The sch4p4(6) Personal information operated the site as a fuel dispensing facility and a convenience store.
- These details were provided by the current owners.

Adjacent land use seems to be residential to the north and east, which can be seen in Aerial Photographs (Attachment 4). To the south and west are Scarbourough Terrace and Brighton Terrace respectively.

There were no industrial processes or manufactured goods produced on the site. The only uses were as a fuel dispensary and associated corner shop.

There was no vehicle servicing carried out on the site.

No underground waste oil tank was associated with this facility.

There are no documented records of spills or discharges to land or water and no earthworks have been associated with construction activities with no imported fill on site.

The current buildings are the only buildings to have occupied the site. No other buildings have been located on the site since the Service Station became operational.

No licenses were found with the local council (Redland Shire Council) for the site for the storage of flammable materials.

The following activities have not been carried out on, or affected, the site:

- Incineration

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- Creosote timber treatment
- Waste dumps or fill
- Pesticide, herbicide, paint and solvent storage
- Off site contamination migration

d) Site inspection

Site inspection appears to confirm the site history details provided with the topography of the site being essentially flat and covered with a building and grassed area to the rear.

The site is located approximately 300m north of the Transport Jetty for the island but the flood potential is minimal.

The site is covered with grass, concrete tarmac and buildings. There are garden beds on site surrounding the front of the property and the rear is grassed with couch.

Land on the eastern and northern boundary is residential housing, to the south is Southsea Terrace and to the west is Brighton Road.

Historical land use was a fuel dispensing and local store facility.

There was no oil or servicing carried out on the site and fuel dispensing was the only potentially contaminating activity carried out.

No sewer stormwater and underground service plans were available for the site but in the absence of any contamination they would not be relevant.

e) Geology and hydrogeology

Regional soil types and site soils were estuarine, flood plain, tidal delta deposits. Soil types were heavy red clays typical of the mainland regions around Macleay Island.

There is no evidence of off site fill other on the site fill other than the backfilling of the underground tank pit with bedding sand.

No ground water was encountered at a depth of 2.0 meters the maximum depth of investigation (base of the tank pit excavation), the direction and depth of ground water is not known but would probably run south which is down slope towards the Bay region. Surface run off would follow a similar direction.

3. Sampling

The objective of the sampling program was to test the excavated tank pit and fill material and to assess the broad yard for possible analytes of concern with the ultimate aim of removal of the site from the EMR.

Site history and inspection did not indicate the likely presence of contamination in the yard area so laboratory analysis was confined to the environmental screening for a wide range of possible analytes and selective analysis around the fuel tank and yard areas.

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Twelve samples were recovered from the:

- Five Samples recovered from the excavated tank pits (MI1-MI5),
- One sample recovered from the bowser base (MIBB1),
- Two samples from the excavated backfill (MITPS1-MITPS2),
- One sample from the line trench between the tank pit and the bowser base.
- Four broad yard samples (MIY1-MIY4).

This selection was chosen because it has been difficult to obtain site history details for this site that would satisfy EPA (in this particular case history would seem adequate).

All samples were taken by a stainless steel hand auger or a stainless steel hand trowell that were cleaned between samples, where indicated, with a brush and detergent.

Sample material was recovered into teflon sealed glass jars, transferred to a car Engles refrigerator and delivered under chain of custody documentation to Gribbles Analytical Laboratories in Victoria, a NATA registered laboratory.

4. Groundwater and/or Surface Waters

Ground water was not encountered in the tank pit that was excavated to a depth of 2.0 meters. Therefore no investigation was conducted into the ground water during this investigation.

5. Quality Assurance

All laboratory samples were transported under chain of custody to Gribbles Analytical Laboratories in Melbourne and all documentation related to quality assurance is included in Attachment 6 (Analytical Certificates).

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6. Results

All sample locations are shown in Site Sampling Plans (Attachment 3) and analytical data are presented in Tables 1 – 4 below.

6.1 Sampling (05 / 11 / 02)

AEG Environmental carried out a Site Remediation and validation sampling of the site as requested by Mr Edward A'Bear.

The purpose of this investigation was to check areas of likely contamination viz: the underground tank pit, and to provide a broad assessment of any other potential sources of contamination in the yard area associated with the underground storage of fuel.

The sampling included 13 sample locations (as detailed above) to assess potential contamination with respect to the storage of underground fuel and the operation of a service station.

- There were five Samples recovered from the excavated tank pits (MI1-MI5) assessed for TPH, BTEX and Lead,
- One sample recovered from the bowser base (MIBB1) assessed for TPH, BTEX and Lead,
- Two samples from the excavated backfill (MITPS1-MITPS2) assessed for TPH, BTEX and Lead,
- One sample from the line trench between the tank pit and the bowser base assessed for TPH, BTEX and Lead.
- Four broad yard samples (MIY1-MIY4) assessed for TPH and Heavy Metals.

Results are presented in Tables 1 & 2.

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HEAVY METALS IN SOIL

Sample Location	Sample depth mm	As mg/kg	Cd mg/kg	Cr mg/kg	Cu Mg/kg	Pb mg/kg	Ni mg/kg	Zn Mg/kg
MI1	1500	-	-	-	-	23	-	-
MI2	1500	-	-	-	-	24	-	-
MI3	1500	-	-	-	-	16	-	-
MI4	1500	-	-	-	-	27	-	-
MI5	2000-2300	-	-	-	-	22	-	-
MITPS1	0-Base	-	-	-	-	6.1	-	-
MITPS2	0-Base	-	-	-	-	5.6	-	-
MILT1	300-600	-	-	-	-	31	-	-
MIBB1	100-400	-	-	-	-	36	-	-
MIY1	0-300	7.9	<1.0	25	9.9	[redacted]	5.7	[redacted]
MIY2	0-300	8.7	<1.0	17	11	83	2.4	89
MIY3	0-300	3.9	<1.0	21	77	2.4	7.1	280
MIY4	0-300	9.8	<1.0	14	10	89	2.2	61
Environmental Investigation Threshold (EIT)		20	3	50	60	300	60	200
Health based investigation threshold (HBIT) residential		100	20	12 %	1000	300	600	7000

TABLE 1

Comments:

(i) There is evidence of minor contamination with respect to Zinc at locations MIY1 and MIY1. These should not be considered to have environmental or health concern.

(ii) There is no evidence of contamination associated with heavy Metals in the any of the other locations tested.

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TPH and BTEX IN SOIL

Sample location	Sample depth mm	C6-C9 mg/kg	C10-C14 mg/kg	C15-C28 mg/kg	C29-C36 mg/kg	BTEX mg/kg
MI1	1500	<20	<20	<20	<20	<LOR
MI2	1500	<20	<20	<20	<20	<LOR
MI3	1500	<20	<20	<20	<20	<LOR
MI4	1500	<20	<20	<20	<20	<LOR
MI5	2000-2300	<20	<20	<20	<20	<LOR
MITPS1	0-Base	<20	<20	<20	<20	<LOR
MITPS2	0-Base	<20	<20	<20	<20	<LOR
MILT1	300-600	<20	<20	<20	<20	<LOR
MIBB1	100-400	<20	<20	42	130	<LOR
MIY1	0-300	<20	<20	<20	<20	-
MIY2	0-300	<20	<20	<20	34	-
MIY3	0-300	<20	29	200	320	-
MIY4	0-300	<20	<20	<20	32	-
EIT & EPA Draft levels		100	100	1000	1000	7
HBIT residential		N/A	N/A	N/A	N/A	N/A

TABLE 2

Comment:

- There is no contamination with respect to TPH or BTEX at any of the locations tested.

7. Remediation Plan

A remediation plan was not required for this site.

8. Conclusions and Recommendations

AEG Environmental has carried out a Stage 4 Site Remediation and Contamination Assessment of the ex service station and corner store site at 39 Southsea Terrace, Macleay Island.

Site history, site inspection, sampling, remediation and validation based on a strategic sampling program has revealed that there is no evidence of contamination at levels of health or environmental concern with respect heavy metal, TPH, BTEX, PAH or Heavy Metals.

It is recommended that the site be removed from the Environmental Management Register and be classified as suitable for any use.

RTI DL RELEASE - EHP

LIST OF ATTACHMENTS

1. SITE LOCALITY PLAN
2. SITE LAYOUT PLAN
3. SITE SAMPLING PLANS
4. AERIAL PHOTOGRAPHS
5. REGISTERED PLAN
6. CERTIFICATE OF TITLE
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8. PROFILE LOGS
9. ANALYTICAL CERTIFICATES

RTI DL RELEASE - EHP

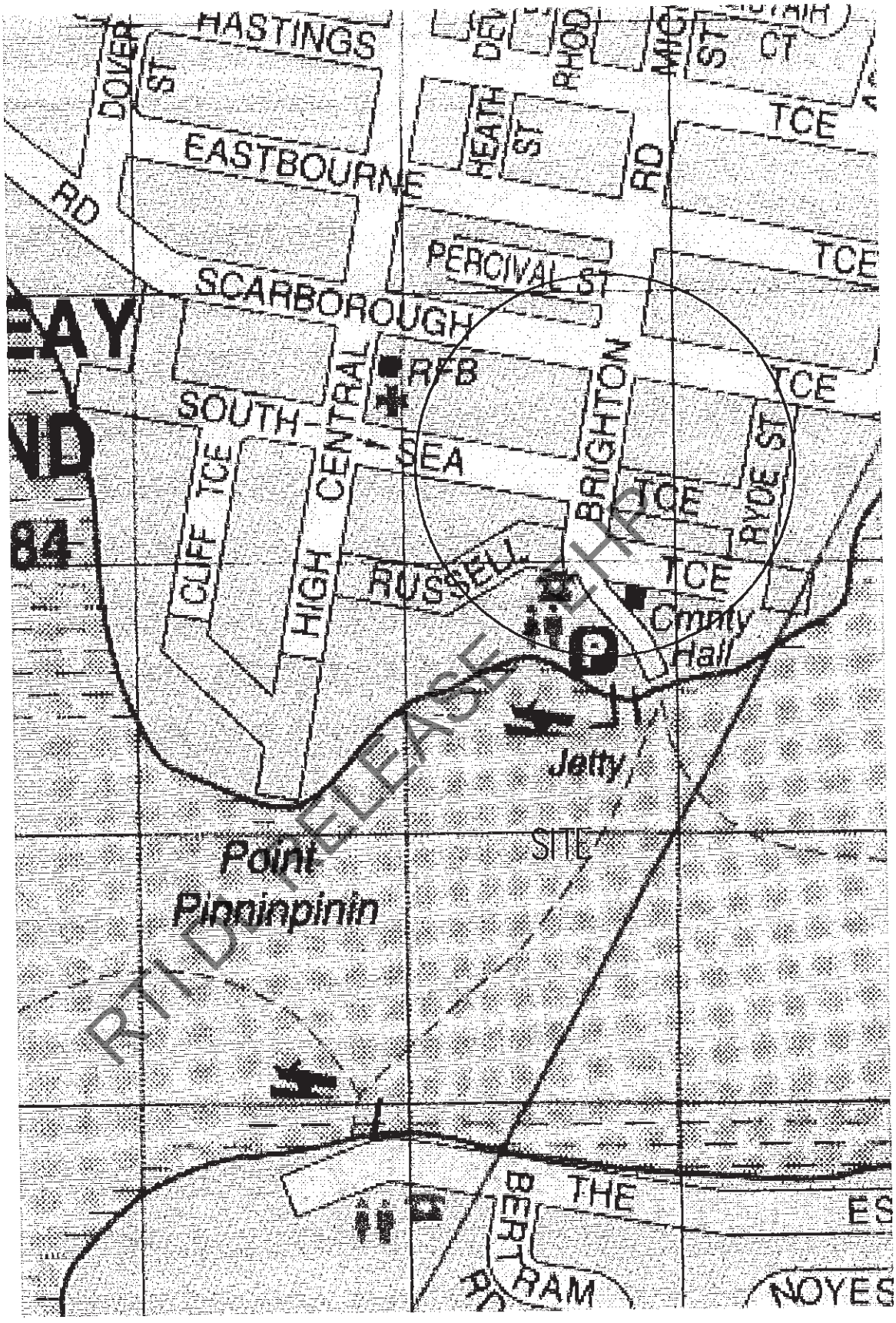
Release

ATTACHMENT 1

SITE LOCALITY PLAN

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Release



RTI DE RELEASE ONLY

FILE-NO

CLIENT

sch4p4(6) Personal information

JOB DESCRIPTION

Underground Fuel Storage – Southsea Tce, Macleay Is.

AEG Environmental
Environmental Consultants

SCALE	1:100
DRAWN	
CHECKED	
DESIGNED	
APPROVED	
DATE	

DRAWING TITLE

Site Location Plan

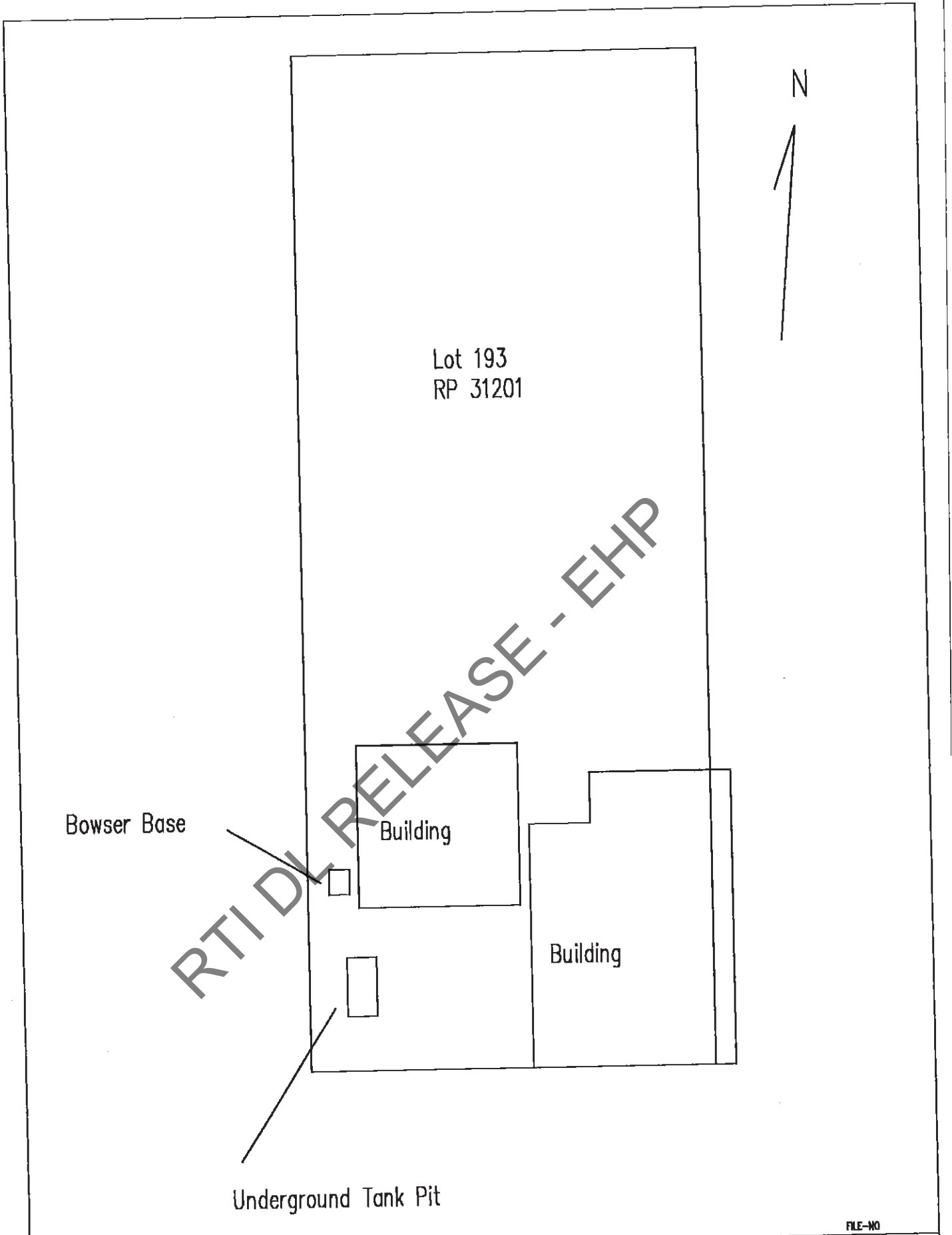
DRAWING NO. 1 REV. A

ATTACHMENT 2

SITE LAYOUT PLAN

RTI DL RELEASE - EHP

Release



RTI DL RELEASE - EHP

FILE-NO

CLIENT

sch4p4(6) Personal information

JOB DESCRIPTION

Underground Fuel Storage – Southsea Tce, Macleay Is.

AEG Environmental
Environmental Consultants

SCALE	1:250
DRAWN	
CHECKED	
DESIGNED	
APPROVED	
DATE	

DRAWING TITLE

Site Layout Plan

DRAWING NO. 1

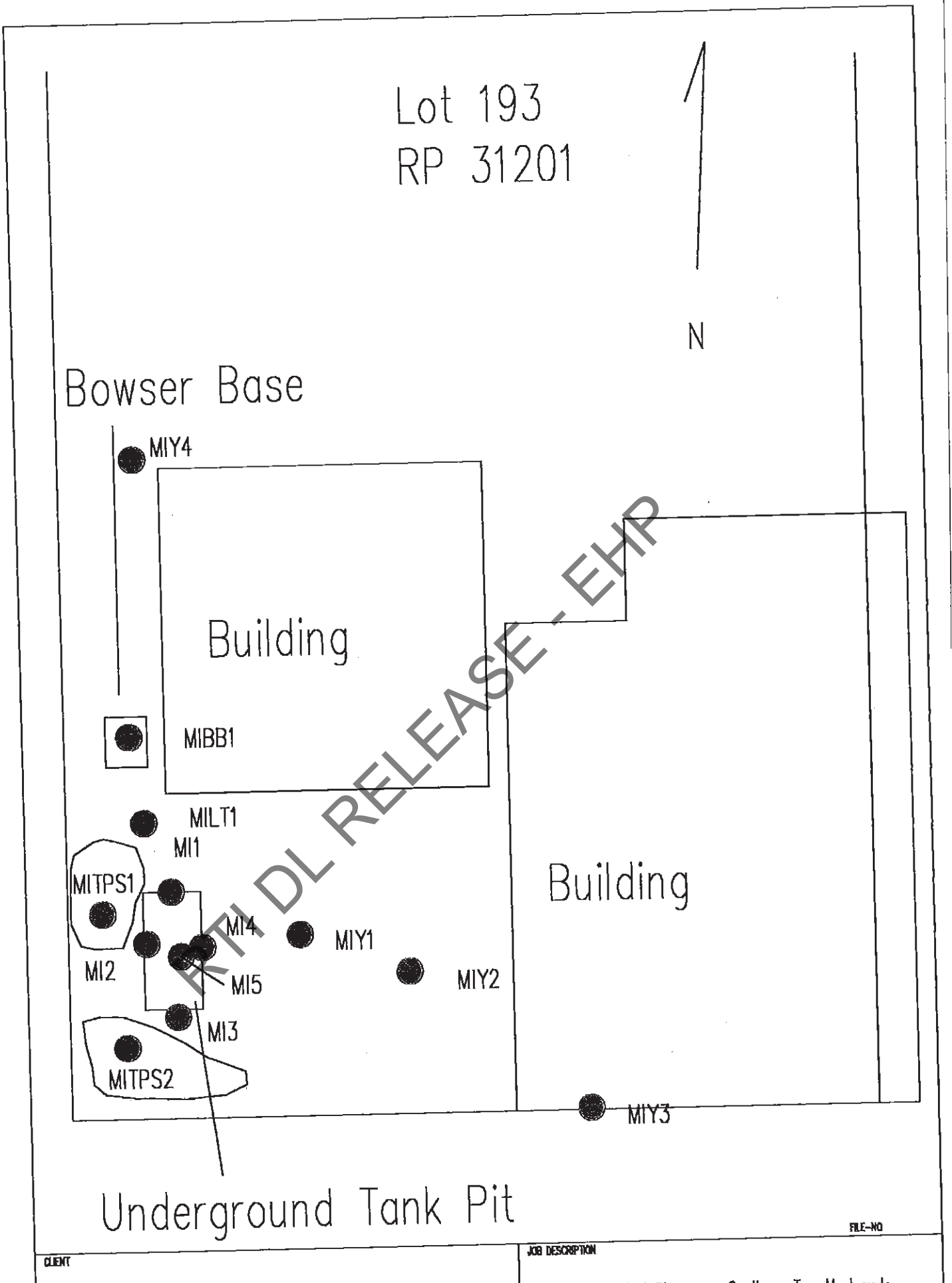
REV. A

ATTACHMENT 3

SITE SAMPLING PLAN

RTI DL RELEASE - EHP

Release



RTI DL RELEASE - EHP

FILE-NO

CLIENT

sch4p4(6) Personal information

JOB DESCRIPTION

Underground Fuel Storage – Southsea Tce, Macleay Is.

AEG Environmental
Environmental Consultants

SCALE	1:125
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CHECKED	
DESIGNED	
APPROVED	
DATE	

DRAWING TITLE

Site Sampling Plan

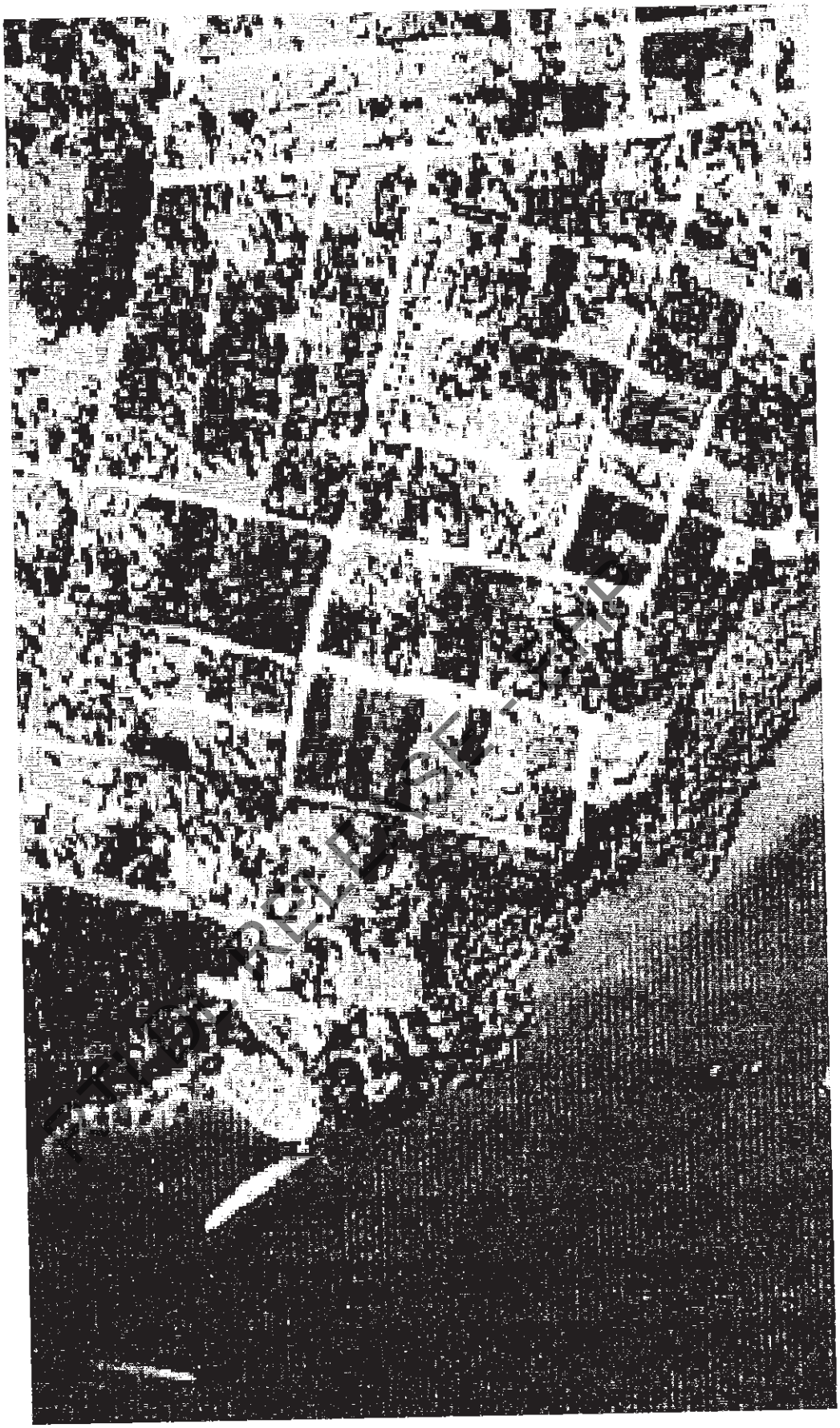
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ATTACHMENT 4

AERIAL PHOTOGRAPHS

RTI DL RELEASE - EHP

Release



FILE-NO

CLIENT

sch4p4(6) Personal information

JOB DESCRIPTION

Underground Fuel Storage – Southsea Tce, Macleay Is.

AEG Environmental

Environmental Consultants

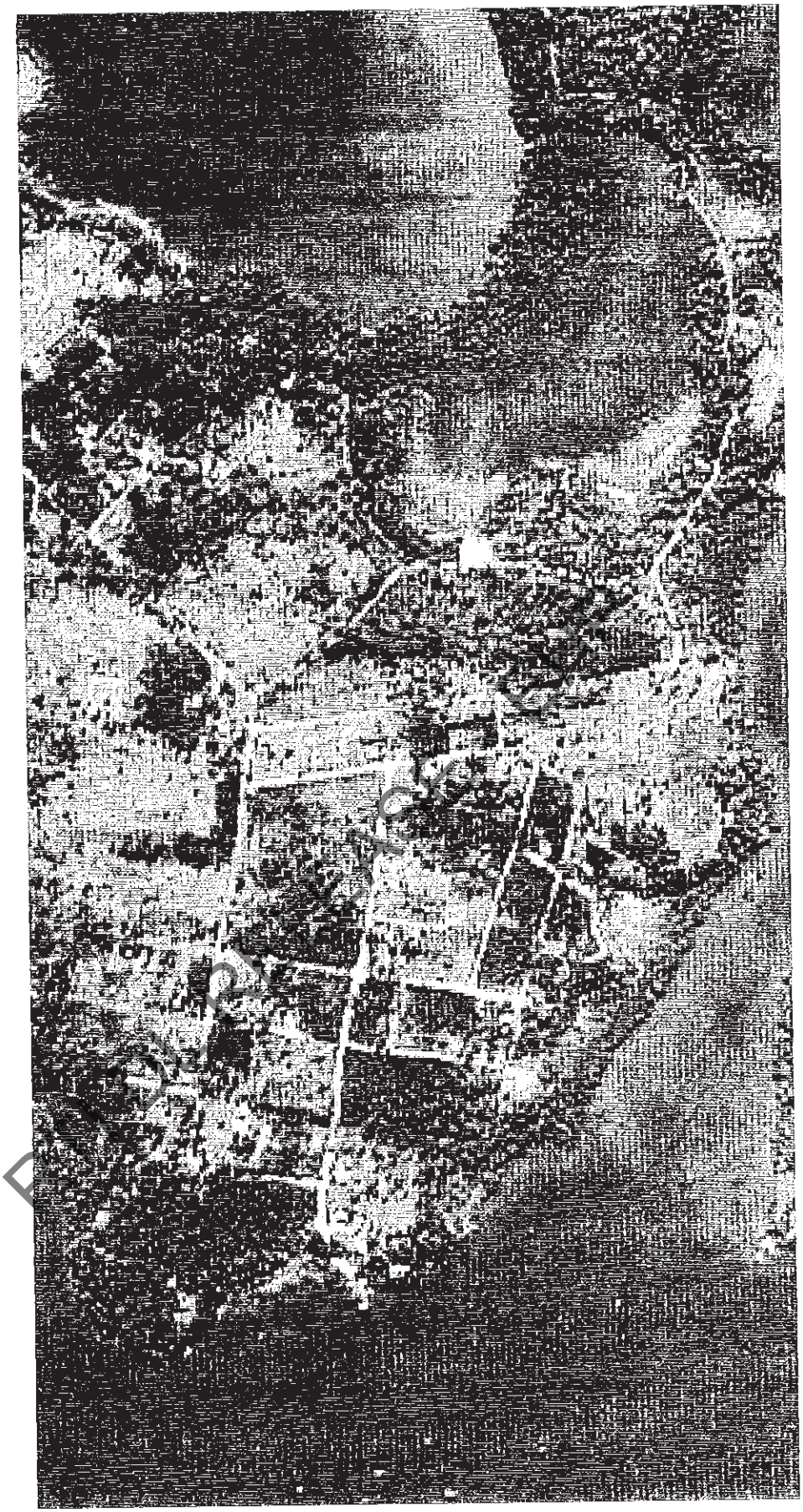
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APPROVED	
DATE	

DRAWING TITLE

Aerial Photograph 1993

DRAWING NO. 1

REV. A



FILE-NO

CLIENT

sch4p4(6) Personal information

JOB DESCRIPTION

Underground Fuel Storage – Southsea Tce, Macleay Is.

AEG Environmental

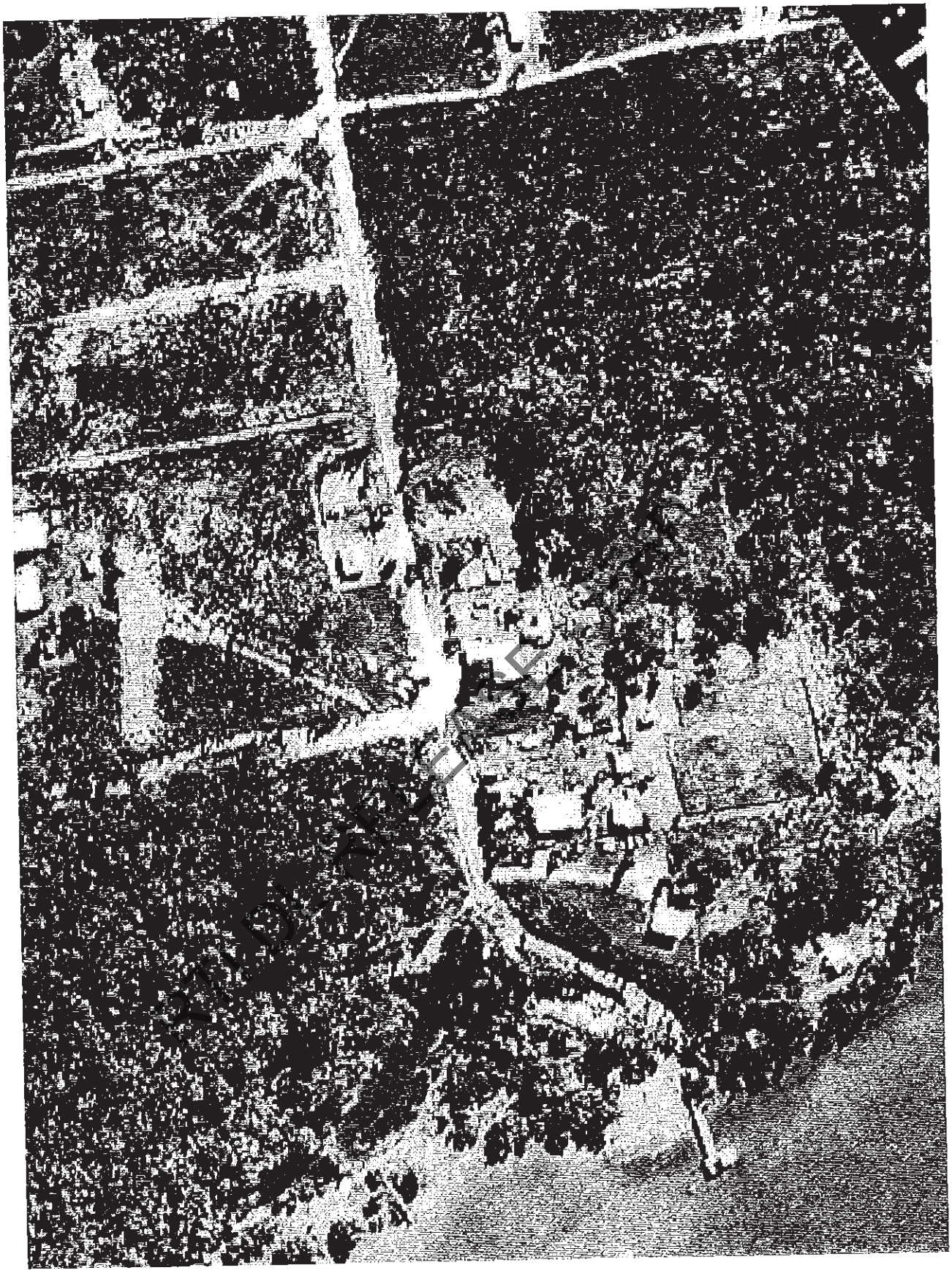
Environmental Consultants

SCALE	1:100
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CHECKED	
DESIGNED	
APPROVED	
DATE	

DRAWING TITLE

Aerial Photograph 1983

DRAWING NO. 1 REV. A



FILE-NO

CLIENT

sch4p4(6) Personal information

JOB DESCRIPTION

Underground Fuel Storage – Southsea Tce, Macleay Is.

AEG Environmental
Environmental Consultants
ACN. 000 000 000
6/2[illegible] Kinkora Road, Hurstville, N. 4870
Postal Address: PO Box 511 Kingsgrove Park NSW 0[illegible]
Facsimile (07) 3715 [illegible] Telephone (07) 3715 [illegible]

SCALE	1:100
DRAWN	
CHECKED	
DESIGNED	
APPROVED	
DATE	

DRAWING TITLE

Aerial Photograph 1973

DRAWING NO. 1

REV. A



FILE-NO

CLIENT

sch4p4(6) Personal information

JOB DESCRIPTION

Underground Fuel Storage – Southsea Tce, Macleay Is.

AEG Environmental

Environmental Consultants

SCALE	1:100
DRAWN	
CHECKED	
DESIGNED	
APPROVED	
DATE	

DRAWING TITLE

Aerial Photograph 1955

DRAWING NO. 1

REV. A

ATTACHMENT 5

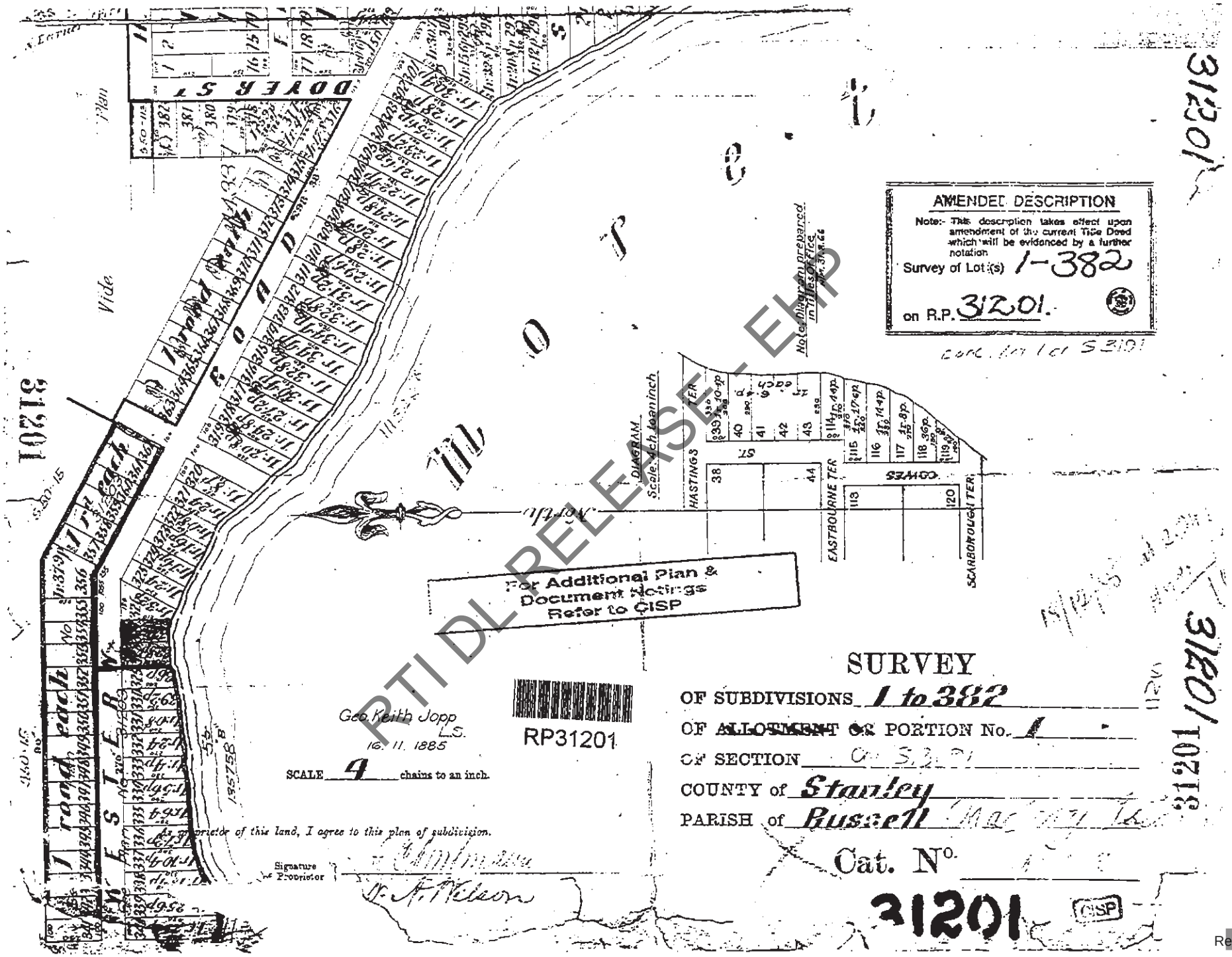
REGISTERED PLAN

RTI DL RELEASE - EHP

Release

Copyright protects this plan. Unauthorised reproduction or amendment is not permitted. Contact the surveyor or Consulting Surveyors Queensland for information.

RP31201 V1 Page 1 of 3 © NRM landcentre Not to Scale



RTI DL RELEASE - EHP

Release



For Office Use Only

Subs 1, 77-88, 65 76, 140 150, 202 to 209. I.S. No 514E
Subs. 13-28 & 54-64 See Plan No. 105772 "A"
Subs. 11, 12, 65, 66, 87, 88, 140, 141, 157, 158, 202 & 203 See Plan 108590 "B"
Subs 310-319 see Plan No 111548 "B"
Subs 100, 101, 132 & 133 " " " 118912 "B"
Subs 89 & 90 " " " 126467 "A"
Subs 194 see 131856 "B"
Sub. 246 See Plan No. 131557 "B"
Subs 95 to 101 } See Plan No 133618 "B"
Subs 132 to 139 } " " " 145210 "B"
Subs 255 to 258
Subs 5 and 6 See Plan No. 155342 B
Sub 153 See Plan 159497 B
Subs 102-113, 120-131, 234-236, 243, 278 See I.S. 18610 (K.J. BLAIN)
Subs 224 & 23: See I.S 18611 (K.J. BLAIN)
Subs 92 & 93 See I.S. 18612 (K.J. BLAIN)
Subs 160, 200 & 201 See I.S. 19574 (S.L.P)
Sub 29 See I.S. 20739 KJB
Sub 204 See I.S. 20976 KJB
Subs 251-254 See I.S. 23157 (KJB)
Sub 225 See I.S. 24658 (KB)
Sub 279 & 280 See I.S. 25121 (KJ...)
Lot 104 see IS 94314
Lots 249 & 250 see 846226
Lot 251 see IS 97589
Lot 167 see IS 97909
Lot 282 see IS 97908

RTI DL RELEASE - EHP

Release

ATTACHMENT 6

CERTIFICATE OF TITLE

RTI DL RELEASE - EHP

Release

QUEENSLAND GOVERNMENT

CURRENT TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 960154
Search Date: 04/02/2003 10:44 am

Title Reference: 50145985
Date Created: 28/10/1996

Previous Title: 17273050

REGISTERED OWNER

Dealing No: 705926971 05/09/2002

EDWARD BARDIA A'BEAR
BARBARA ANNE DAVIES JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 193 REGISTERED PLAN 31201
County of STANLEY Parish of RUSSELL
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 10164181 (POR 1)

2. MORTGAGE No 705926975 05/09/2002 at 09:07
   NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES & MINES) [2003]
Requested By: External Supervisor

RTI DL RELEASE - EHP

QLD ENVIRONMENTAL PROTECTION AGENCY

ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 481039 Site ID: 40351 24 January 2003

This response relates to a search request received for the site:

Lot: 193 Plan: RP31201

EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 193 Plan: RP31201
Address: 14-16 BRIGHTON ROAD
MACLEAY ISLAND 4184

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994.*

PETROLEUM PRODUCT OR OIL STORAGE - storing petroleum products or oil -
(a) in underground tanks with more than 200L 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, 500L capacity; or
(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or
(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

RTI DL RELEASE - EHP

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

If you have any queries in relation to this search please phone (07) 3227 7370 or (07) 3225 1827.

Tess Dobinson

ATTACHMENT 7

HISTORICAL TITLES

RTI DL RELEASE - EHP

A 445397

(C)

Dealing No. F951171

Reference to previous

Volume	Folio
3246	224
5618	109

QUEENSLAND.

CERTIFICATE OF TITLE

REGISTER BOOK

VOL. 5947 FOLIO 146

THOMAS HENRY DARCY and MARGARET JEAN DARCY 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 Stanley Parish of Macleay Island Russell on City of

Containing 6070 square metres

more or less, as shown on the Plan hereon, and therein edged red, Being Subdivisions 172, 173, 174, 191, 192 and 193 of portion 1 on registered Plan No. 31201

SAVING ALWAYS to the Crown all the rights and interests reserved to it by the original Deed of Grant No . 21671

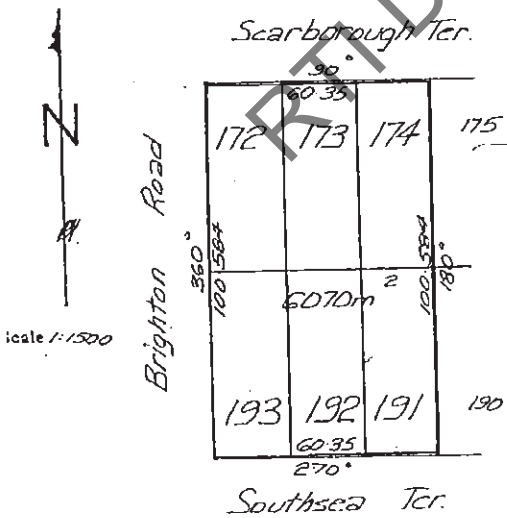
IN WITNESS whereof, I have hereunto signed my name and affixed my seal, this 17th day of December One thousand nine hundred and seventy nine

Signed, Sealed, and Delivered)
in presence of)

REGISTRAR OF TITLES.

REGISTRAR OF TITLES QUEENSLAND

RTI DL RELEASE - EHP



VOL: 5947 FOLIO: 146

15947146

TRANSFER of Lot 191 on R.P. 31201 to Paulos Zuidema and Jeanie Adele Zuidema

No. T350553B PRODUCED 19 Jan 1988

REGD.

Vol 7116
Fol 137

17 FEB 1988

ACTING REGISTRAR OF TITLES

REQUEST to Issue Certificate of Title for Lots 172, 173, 174, 192 and 193 on RP 31201

No. T352566H PRODUCED 19 Jan 1988

REGD.

Vol 7127
Fol 89

17 MAR 1988

ACTING REGISTRAR OF TITLES

THE WITHIN LAND IS C:
TO LOT(S) 172 TO 174 AND
191 TO 193
ON REGISTERED PLAN No. 31201

27 JUL 1987

REGISTRAR OF TITLES

Release

17694

CERTIFICATE OF TITLE

Vol. 7127 Fol. 89

Dealing No.: J350566H

QUEENSLAND

CANCELLED
VOL: 7127 FOLIO:089
17127089

(Page 1)

Previous Title:
Vol. 5947 Fol. 146

Issued: 23 March, 1988

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such easements encumbrances and interests as are shown in the Second Schedule.

Witness:

Acting Registrar of Titles

ESTATE AND LAND

Estate in Fee Simple in Lots 172, 173, 174, 192 and 193 on Registered Plan No. 31201
County of Stanley Parish of Russell
Containing 5059 square metres

FIRST SCHEDULE

THOMAS HENRY DARCY and MARGARET JEAN DARCY as joint tenants

SECOND SCHEDULE

1. Rights and interests reserved to the Crown by Deed of Grant No. 21671 (Por 1).

RTI DL RELEASE - EHP

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR OF TITLES ARE CANCELLED

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

M2—Govt. Printer, Qld.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT PRODUCED	REGISTERED	Signature of Registrar of Titles
s.73 irrelevant information and 193 on RP 31201 Cancelled vide Vol. 7273 Fol. 50	Req N/T	J726346V	8DEC1988	16 FEB 1989	sch4-Signature
Lot s.73 irrelevant information s.73 irrelevant information Cancelled vide Vol. 7273 Fol. 49	Tfr	J726362B	8DEC1988	16 FEB 1989	

(Page 2 of 2 Pages) Vol. 7127 Fol. 89

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT PRODUCED	PARTICULARS	REGISTERED	Signature of Registrar of Titles	CANCELLATION INSTRUMENT NATURE	CANCELLATION INSTRUMENT NUMBER	CANCELLATION INSTRUMENT PRODUCED	CANCELLATION INSTRUMENT REGISTERED	CANCELLATION Signature of Registrar of Titles

RTI DL RELEASE - EHP

FULLY CANCELLED

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR OF TITLES ARE CANCELLED.

* Dealings with this Lease will be Registered on the Original Lease only instead of on this Certificate of Title.

73463

CERTIFICATE OF TITLE

Dealing No.: J726346V

Vol. 7273 Fol. 50

QUEENSLAND

VOL: 7273 FOLIO:050

17273050

(Page 1)

Previous Title:
Vol. 7127 Fol. 89

Issued: 1 March, 1989

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such easements encumbrances and interests as are shown in the Second Schedule.

Witness

Registrar of Titles.

REGISTRAR OF TITLES QUEENSLAND

ESTATE AND LAND

Estate in Fee Simple in Lots 172 and 173 and 192 and 193 on RP31201 County of Stanley Parish of Russell
Containing 4047 square metres

FIRST SCHEDULE

Thomas Henry DARCY and Margaret Jean DARCY as joint tenants

SECOND SCHEDULE

1. Rights and interests reserved to the Crown by Deed of Grant No. 21671 (Por 1).

RTI DL RELEASE - EHP

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR OF TITLES ARE CANCELLED

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

M 2—Govt. Printer, Qld.

Release

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			REGISTERED	Signature of Registrar of Titles
	NATURE	NUMBER	PRODUCED		

Vol. 7273 Fol. 50

(Page 2 of 2 Pages)

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	REGISTERED	Signature of Registrar of Titles	CANCELLATION				
						INSTRUMENT				Signature of Registrar of Titles
NATURE	NUMBER	PRODUCED				NATURE	NUMBER	PRODUCED	REGISTERED	

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR OF TITLES ARE CANCELLED.

* Dealings with this Lease will be Registered on the Original Lease only instead of on this Certificate of Title.

RTI DL RELEASE - EHP

Release

A 358779

(C)

Dealing No. F321381

Reference to previous

Volume	Folio
2675	139

CERTIFICATE OF TITLE

QUEENSLAND

REGISTER BOOK

FULLY CANCELLED

VOL. 5618 FOLIO 109

THOMAS HENRY DARCY and MARGARET JEAN DARCY 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 Stanley Parish of Russell on Macleay Island City of

Containing 2023 square metres

VOL: 5618 FOLIO: 109

15618109

more or less, as shown on the Plan hereon, and therein edged red, Being Subdivisions 174 and 191 of portion 1 on registered Plan No. 31201

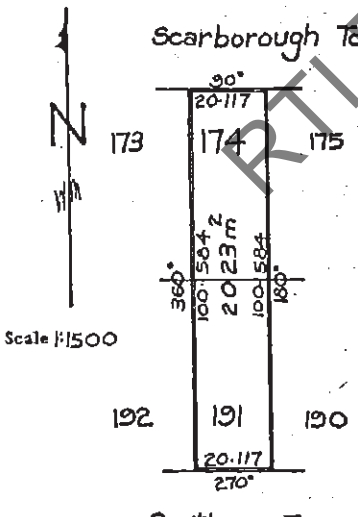
SAVING ALWAYS to the Crown all the rights and interests reserved to it by the original Deed of Grant No . 21671

IN WITNESS whereof, I have hereunto signed my name and affixed my seal, this 1st day of March One thousand nine hundred and seventy seven

Signed, Sealed, and Delivered)
in presence of)

REGISTRAR OF TITLES.

REGISTRAR OF TITLES QUEENSLAND



REQUEST to issue Certificate of Title for the whole of the Land

No. F951171 PRODUCED 28 Nov 1979

at 11:29 Am. REGD. 10 DEC 1979

Vol. 5967

Fol. 146

REGISTRAR OF TITLES

FULLY CANCELLED

RTI DLRELEASE - EHP

Release

a No. 209510

Certificate of Title

FULLY

VOL: S 2675 FOL: 139

12675139

QUEENSLAND.

(C)

No. 537149

Reference to Previous	
Volume	Folio
2200	153

Register Book, Vol. 2675 Folio 139

GEORGE ALEXANDER WHILLANS

pursuant to Memorandum of Conveyance No. B92805 produced the twenty fifth day of March 19 52, registered the first day of April 1952, is 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 Stanley Parish of Russell on Macleay Island City of containing Two acres two roods more or less, as shown on the Plan hereon, and therein edged red, Being Subdivisions 174 to 178 and 187 to 191 of portion 1

on Plan Cat. No. 31201 deposited in the Office of the Registrar of Titles, Brisbane, which said piece of Land is part of the portion marked 1 delineated In the Public Map of the said parish deposited In the Office of the Surveyor-General, originally granted by Deed of Grant No. 21671

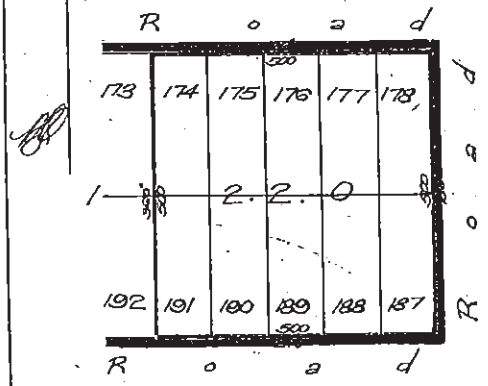
Saving Always to the Crown all the rights and interests reserved to it by the said Deed of Grant.

In Witness whereof, I have hereunto signed my name and affixed my seal, this first day of September One thousand nine hundred and fifty two

Signed, Sealed, and Delivered, the 1st day of September 1952, in presence of

J.O'Dowd

Parish of Russell



Scale, 2 chains per inch.

REGISTRAR OF TITLES,

TRANSFER of Subs 174 and 191 - to Thomas Henry Darcy and Margaret Jean Darcy
No. F321382 PRODUCED 16 Feb 1977
at 3.27pm REGD. 21 FEB 1977
Vol. 5618 Fol. 109.
REGISTRAR OF TITLES

REQUEST to issue Certificate of Title for Subs 175 to 178 and 187 to 190.
No. F321382 PRODUCED 16 Feb 1977
at 3.27pm REGD. 21 FEB 1977
Vol. 5618 Fol. 109.
REGISTRAR OF TITLES

M F321381 (Subs 174 & 191) Reg/Bol Title F321382 (Subs 175 to 178 & 187 to 190)

OFFICE

RTI DL RELEASE - ETP

Release

RTI DL RELEASE EHP

FULLY CANCELLED

FULLY CANCELLED

Release

Certificate of Title.

FULLY CANCELLED

VOL: 3246 FOL: 224
13246224

(C)

QUEENSLAND.

No. 675484

Reference to Previous

Volume	Folio
2200	153

Register Book, Vol 3246 Folio 224

a No. 34593

THOMAS HENRY DARCY

and MARGARET JEAN DARCY his wife

pursuant to Memorandum of Conveyance No. B677046 produced the twenty fourth day of September 19 59; registered the thirtieth day of October 19 59, are now seized as joint tenants 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 Stanley Parish of Russell City of containing One acre

more or less, as shown on the Plan hereon, and therein edged red, Being Subdivisions 172, 173, 192 and 193 of Portion 1

on Plan Cat. No. 31201 deposited in the Office of the Registrar of Titles, Brisbane, which said piece of Land is part of the portion marked 1 delineated In the Public Map of the said parish deposited in the Office of the Surveyor-General, originally granted by Deed of Grant No. 21671

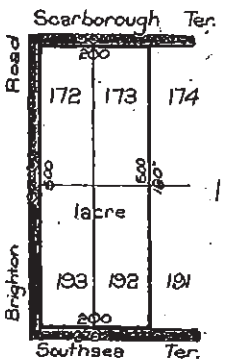
Saving Always to the Crown all the rights and interests reserved to it by the said Deed of Grant.

In Witness whereof, I have hereunto signed my name and affixed my seal, this twentieth day of November One thousand nine hundred and fifty nine

Signed, Sealed, and Delivered, the 20th day of November 1959, In presence of

Parish of Russell

REGISTRAR OF TITLES



Scale, 2 chains per inch.

No. 29327 BO Bill of Mortgage
Produced
Registered
REGISTRAR OF TITLES

REQUEST to Issue Certificate of Title for the whole of the Land
No. 695171 PRODUCED 28 Nov 1979
at 11.38 a.m. REGD.
Vol. 5941
Fol. 146
10 DEC 1979
REGISTRAR OF TITLES

RELEASED

FULLY CANCELLED

RTI DL RELEASE - EHP

Release

RTI DL RELEASE - EHP

Release

Certificate of Title.

VOL. 2200 FOL. 153

12200153

CELLED

a No. 134696

(C)

No. 423413

QUEENSLAND.

REFERENCE TO PREVIOUS

VOL. 587 FOLIO 67

REGISTER BOOK, VOL. 2200 FOLIO 153

JOHN ROBERT HOGG

of Macleay Island

~~of~~ pursuant to Memorandum of Conveyance No. A531447 produced the twentyfifth day of January 1943, registered the thirtieth day of June 1943 is 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 Stanley Parish of Russell

containing Three acres two roods

more or less, as shown on the Plan hereon, and therein edged red, Being Subdivisions 172 to 178 and 187 to 193 of Portion 1 on Plan Cat. No. 31201 deposited in the Office of the Registrar of Titles Brisbane

which said piece of Land is part of the Portion marked delineated in the Public Map of the said Parish deposited in the Office of the Surveyor-General, originally granted by Deed of Grant No. 21671 to John Harris and George Harris

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

IN WITNESS whereof, I have hereunto signed my name and affixed my seal, this eighth day of July One thousand nine hundred and forty three

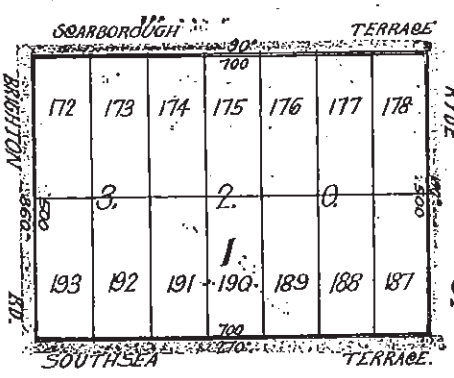
Signed, Sealed, and Delivered, the eighth day of July 1943 in presence of

E. Armstrong

Parish of Russell

Thomson

REGISTRAR OF TITLES.



Scale, 2 chains per inch.

PURSUANT to Memo. of TRANSFER No. A647253 produced 12 Mar 1946 at 11.22 a.m. registered 3 Apr 1946

John Robert Hogg and Rebecca Hogg his wife are now SEISED of an Estate IN FEE SIMPLE in the WHOLE of the within Land as joint tenants

Thomson

REGISTRAR OF TITLES

A647253

ABEYANCE 11/5/43 No. 4 Cancelled

RTI DL RELEASE - EHP

Release

No. B72805 TRANSFER of 2acs 2rds Subs 174 to 178 and 187 to 191 to George Alexander Williams Produced 25 Mar 1952 at 12:15 p.m., registered 1 Apr 1952

Cancelled as above vide Vol. 2675 Fol. 189

REGISTRAR OF TITLES

No. B77046 RECORD OF DEATH of John Robert Hogg on 30 Sep 1954 as appears by Certificate and declaration of Identity. Produced 24 Sep 1959 2.55 p.m. Entered 30 Oct 1959 Dealing as relates to 1ac Subs 172, 173 192 and 198.

REGISTRAR OF TITLES

No. B77046 TRANSFER of 1ac Sub 172, 173, 192 and 198 - to - Thomas Henry Darcy and Margaret Jean Obrey Produced 24 Sep 1959 at 2.55 p.m., registered 30 Oct 1959

Cancelled as above vide Vol. 3246 Fol. 224

REGISTRAR OF TITLES

B72805
S174/8
S187/91
B67705
B67705
B67705

FULLY CANCELLED

RTI DL RELEASE - EHP

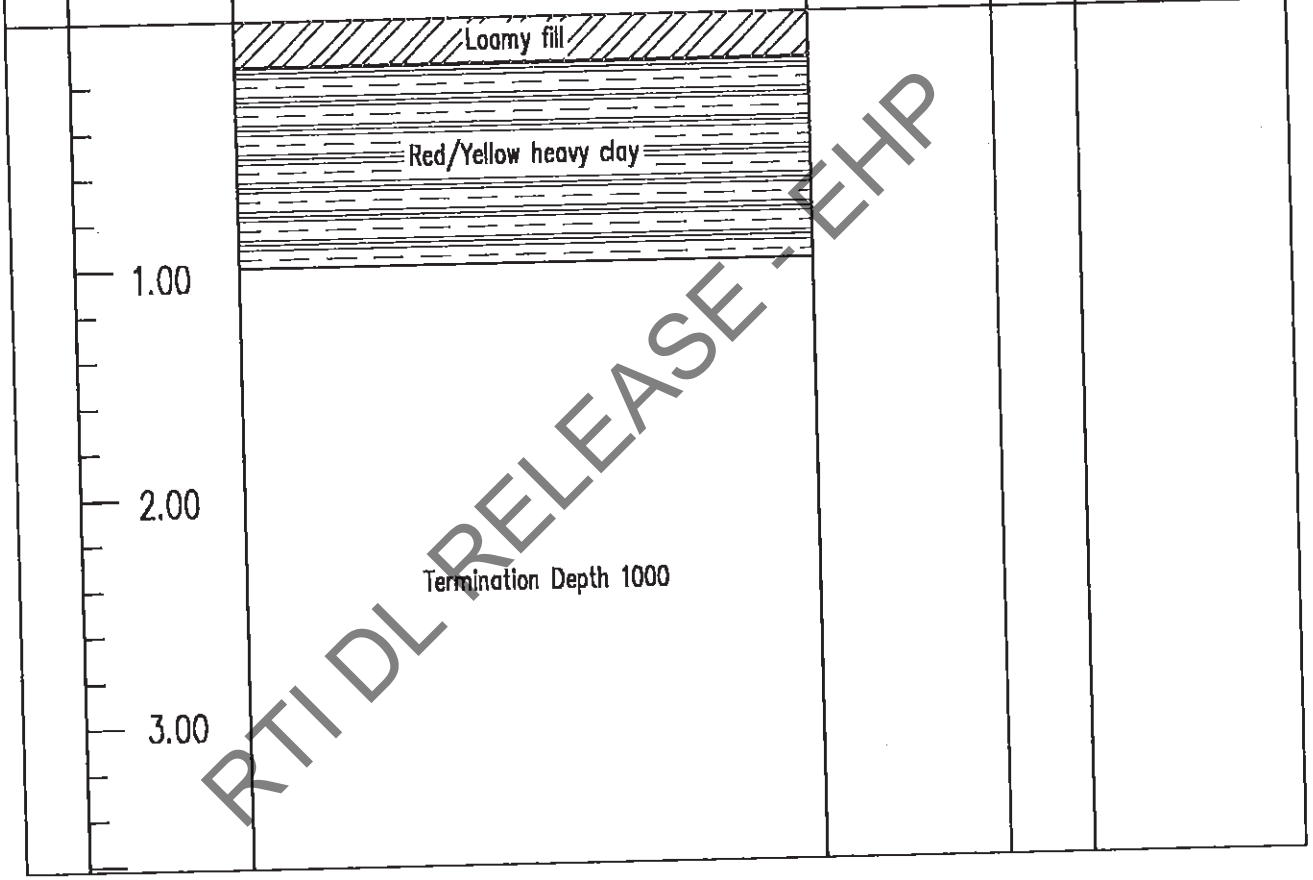
Release

ATTACHMENT 8

PROFILE LOGS

RTI DL RELEASE - EHP

Borehole Number	Location	Project Number
MIY2	MacLeay Island	AEG–2002–139
Date Completed	Excavation Equipment	Completion Depth
01/11/02	Excavator	1000



RTI DL RELEASE - EHP

FILE–NO

CLIENT

sch4p4(6) Personal information

JOB DESCRIPTION

Underground Fuel Storage – SouthSea Tce. Macleay Is.

AEG Environmental
Environmental Consultants

SCALE	
DRAWN	
CHECKED	
DESIGNED	
APPROVED	
DATE	

DRAWING TITLE

Borehole Logs

DRAWING NO. 1 REV. A

Borehole Number	Location	Project Number
MI5	MacLeay Island	AEG–2002–139
Date Completed	Excavation Equipment	Completion Depth
01/11/02	Excavator	2300

Depth (m)	Material Description material type, colour, plasticity/particle size, secondary/minor components	Sample Record	Water	Comments testing, soil structure, soil origin, odours
	Loamy fill			
1.00	Red/Yellow heavy clay			
2.00	Termination Depth 2300			
3.00				

RTI DL RELEASE - EHP

FILE–NO

CLIENT

sch4p4(6) Personal information

JOB DESCRIPTION

Underground Fuel Storage – SouthSea Tce. Macleay Is.

AEG Environmental
Environmental Consultants
ACN 000 000 000
8/205 Mayer Road, Tweed, Q. 4870
Postal Address: PO Box 811 Tweed Park NSW 2484
Facsimile (07) 5524 0000 Telephone (07) 5524 0000

SCALE	
DRAWN	
CHECKED	
DESIGNED	
APPROVED	
DATE	

DRAWING TITLE

Borehole Logs

DRAWING NO. 1 REV. A

ATTACHMENT 9

ANALYTICAL CERTIFICATES

RTI DL RELEASE - EHP

Release

AEG Environmental	CHAIN OF CUSTODY	COURIERS:	LABORATORY:
6/235 Monier Road Darra Qld 4073 Ph: (07) 3715 8611 Fax: (07) 3715 8622 Postal Address: P.O. Box 211 Sumner Park B.C. QLD 4074 **FILE NO: AEG-2002-139**	SHEET NO: 1/1 SITE: EDWARD A.BEAR ADDRESS: MACLEAY ISLAND	AEG Environmental 6/235 Monier Road Darra Qld 4073	**Gribbbles Analytical Laboratories.** 585 Blackburn Road Notting Hill, Victoria, 3168 Contact: Dallas Donovan PHONE: 3300-9639 FAX: 3300 9629

SAMPLE ID	DEPTH SAMPLED	DATE SAMPLED	TIME SAMPLED	SAMPLE MATRIX	PRESERVATION METHOD	TPH	BTEX	PAH	OC's	PCB's	METALS LIST	RESULTS BY STANDARD
MI1	1500	1/11/02	1300	SOIL	REFRIG.	√	√				Pb	
MI2	1500	1/11/02	1300	SOIL	REFRIG.	√	√				Pb	
MI3	1500	1/11/02	1300	SOIL	REFRIG.	√	√				Pb	
MI4	1500	1/11/02	1300	SOIL	REFRIG.	√	√				Pb	
MI5	2000-2300	1/11/02	1300	SOIL	REFRIG.	√	√				Pb	
MITPS1	0-BASE	1/11/02	1300	SOIL	REFRIG.	√	√				Pb	
MITPS2	0-BASE	1/11/02	1300	SOIL	REFRIG.	√	√				Pb	
MILT1	300-600	1/11/02	1300	SOIL	REFRIG.	√	√				Pb	
MIBB1	100-400	1/11/02	1300	SOIL	REFRIG.	√	√				Pb	
MIY1	0-300	1/11/02	1300	SOIL	REFRIG.	√					As, Cd, Cu Cr Pb Ni Zn	
MIY2	0-300	1/11/02	1300	SOIL	REFRIG.	√					As, Cd, Cu Cr Pb Ni Zn	
MIY3	0-300	1/11/02	1300	SOIL	REFRIG.	√					As, Cd, Cu Cr Pb Ni Zn	
MIY4	0-300	1/11/02	1300	SOIL	REFRIG.	√					As, Cd, Cu Cr Pb Ni Zn	

Dispatch Officer	Time	Date	Receiving Officer	Time	Date
sch4-Signature	2-30 pm	4-11-02.			

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Explosives
Water & Waste Water
Environmental
Food & Pharmaceuticals
Micro Biological

A subsidiary of the Orbital Group
A.B.N. 54 005 580 812

NIS Ironbark Road Testing Pty.
Victoria, Australia 3168
Telephone (03) 9562 8299 Fax (03) 9562 0935

Analytical Report

AEG ENVIRONMENTAL
6/235 Monier Rd
Darra

QLD 4073

Contact : **ROB WILLIAM**
Batch Number : **0220445**
Job Ref : sch4p4(6) Personal information
Sample(s) Received : **06/11/2002**
Report No : **78558**

Methods:

100 Moisture Content
406-MS Elements by ICP-MS, Dry Weight
501-FID Total Petroleum Hydrocarbons, Dry Weight
504P&T BTEX/MAH (Purge & Trap), Dry Weight
504P&T MAH/TPH, Surrogate
513P&T C6-C9 (Purge & Trap), Dry Weight

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Attached Results Approved by:

George Michaloudis
B.Sci. (Hons)
Senior Analyst - Volatiles

sch4-Signature

Anthony Crane
B.App.Sci. (Environmental)
Laboratory Manager

sch4-Signature

John Levvey
Dip.App.Sci (Chemistry)
Senior Analyst - Metals

sch4-Signature

Daniel Dam
B.App.Sci (Chemistry)
Senior Analyst - Semi-Volatiles

This Laboratory is accredited by the National Association of Testing Authorities, Australia. The tests reported herin have been performed in accordance with its terms of accreditation.

NATA ENDORSED DOCUMENT

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NATA Accreditation No. 1645 (Chemical Testing) NATA Accreditation No. 14278 (Biological Testing)

** This is the Final Report which supersedes any reports previously issued relating to the sample(s) included.*
All samples tested as submitted by client.
 # Denotes methods not covered by NATA terms of accreditation

Reported: Wednesday, 13 November 2002

A subsidiary of the Ceres Group
A.B.N. 54 625 569 012
505 Blackburn Road Notting Hill
Victoria, Australia 3168
Telephone (03) 9562 5333 Fax (03) 9562 0339

Results

Report No: **78558**

	0220445/001 MI1 1500 Soil 1/11/2002	0220445/002 MI2 1500 Soil 1/11/2002	0220445/003 MI3 1500 Soil 1/11/2002	0220445/004 MI4 1500 Soil 1/11/2002	0220445/005 MI5 2000-2300 Soil 1/11/2002
BTEX/MAH (PURGE & TRAP), DRY WEIGHT					
Method: 504P&T Units: mg/kg					
Benzene	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	<0.1	<0.1	<0.1	<0.1	<0.1
Xylenes	<0.1	<0.1	<0.1	<0.1	<0.1
ELEMENTS by ICP-MS, DRY WEIGHT					
Method: 406-MS Units: mg/kg					
Lead	23	24	16	27	22
HYDROCARBONS (C6-C9), DRY WEIGHT					
Method: 513P&T Units: mg/kg					
TPH C6 - C9	<20	<20	<20	<20	<20
HYDROCARBONS (TPH), DRY WEIGHT					
Method: 501-FID Units: mg/kg					
TPH C10 - C14	<20	<20	<20	<20	<20
TPH C15 - C28	<20	<20	<20	<20	<20
TPH C29 - C36	<20	<20	<20	<20	<20
OVEN MOISTURE CONTENT					
Method: 100 Units: % w/w					
Moisture	14.8	16.2	12.8	14.9	14.5
VOLATILES (PURGE & TRAP), SURROGATE RECOVERIES					
Method: 504P&T Units: % Recovered					
Toluene-d8, Surrogate Rec.	88.0	84.0	92.0	97.0	102

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A subsidiary of the Cribbles Group
ACN 009 936 029
Unit 1, Dandenong Road Melbourne Park
Victoria, Australia 3163
Telephone (03) 9562 5800 Fax (03) 9562 0800

Results

Report No: 78558

	0220445/006 MITPS1 0-BASE Soil 1/11/2002	0220445/007 MITPS2 0-BASE Soil 1/11/2002	0220445/008 MILT1 300-600 Soil 1/11/2002	0220445/009 MIBB1 100-400 Soil 1/11/2002	0220445/010 MIY1 0-300 Soil 1/11/2002
BTEX/MAH (PURGE & TRAP), DRY WEIGHT					
Method: 504P&T Units: mg/kg					
Benzene	<0.1	<0.1	<0.1	<0.1	-
Ethylbenzene	<0.1	<0.1	<0.1	<0.1	-
Toluene	<0.1	<0.1	<0.1	<0.1	-
Xylenes	<0.1	<0.1	<0.1	<0.1	-
ELEMENTS by ICP-MS, DRY WEIGHT					
Method: 406-MS Units: mg/kg					
Arsenic	-	-	-	-	7.9
Cadmium	-	-	-	-	<1.0
Chromium	-	-	-	-	25
Copper	-	-	-	-	9.9
Lead	6.1	5.6	31	36	430
Nickel	-	-	-	-	5.7
Zinc	-	-	-	-	1100
HYDROCARBONS (C6-C9), DRY WEIGHT					
Method: 513P&T Units: mg/kg					
TPH C6 - C9	<20	<20	<20	<20	<20
HYDROCARBONS (TPH), DRY WEIGHT					
Method: 501-FID Units: mg/kg					
TPH C10 - C14	<20	<20	<20	<20	<20
TPH C15 - C28	<20	<20	<20	42	<20
TPH C29 - C36	<20	<20	<20	130	<20
OVEN MOISTURE CONTENT					
Method: 100 Units: % w/w					
Moisture	3.8	6.9	10.3	2.6	2.0
VOLATILES (PURGE & TRAP), SURROGATE RECOVERIES					
Method: 504P&T Units: % Recovered					
Toluene-d8, Surrogate Rec.	103	109	99.0	101	-

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A.B.N. 33 005 957 884
Victoria, Australia 3168
Telephone (03) 9562 9999 Fax (03) 9562 9933

Results

Report No: **78558**

	0220445/011 MIY2 0-300 Soil 1/11/2002	0220445/012 MIY3 0-300 Soil 1/11/2002	0220445/013 MIY4 0-300 Soil 1/11/2002
ELEMENTS by ICP-MS, DRY WEIGHT			
Method: 406-MS Units: mg/kg			
Arsenic	8.7	3.9	9.8
Cadmium	<1.0	<1.0	<1.0
Chromium	17	21	14
Copper	11	77	10
Lead	83	28	66
Nickel	2.4	7.1	2.2
Zinc	89	280	61
HYDROCARBONS (C6-C9), DRY WEIGHT			
Method: 513P&T Units: mg/kg			
TPH C6 - C9	<20	<20	<20
HYDROCARBONS (TPH), DRY WEIGHT			
Method: 501-FID Units: mg/kg			
TPH C10 - C14	<20	29	<20
TPH C15 - C28	<20	200	<20
TPH C29 - C36	34	320	32
OVEN MOISTURE CONTENT			
Method: 100 Units: % w/w			
Moisture	13.6	9.8	11.2

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A subsidiary of the Orbitas Group
A.B.N. 54 628 560 842
Victoria, Australia 3149
Telephone (03) 9562 8888 Fax (03) 9562 0836

Quality Results

Report No: 78558

	0220445Q014 Duplicate 0220445/006 12/11/2002	0220445Q015 Spike Recovery 0220445/006 11/11/2002	0220445Q016 Duplicate 0220445/013 12/11/2002	0220445Q017 Spike Recovery 0220445/013 11/11/2002	0220445Q018 Spike Recovery Lab Control 12/11/2002
QC RESULTS - DUPLICATES					
Relative Percent Difference, %					
Cadmium	3.7	-	<1.0	-	-
Chromium	<1.0	-	-	-	-
Copper	<1.0	-	1.8	-	-
Lead	-	-	16.9	-	-
Nickel	21.2	-	1.6	-	-
Zinc	3.7	-	5.8	-	-
QC RESULTS - SPIKED SAMPLES					
Percent Recovery, %					
Arsenic	-	88.3	-	89.9	99.2
Cadmium	-	92.5	-	89.3	99.0
Chromium	-	104	-	90.9	101
Copper	-	107	-	102	103
Lead	-	119	-	93.1	100
Nickel	-	104	-	103	99.7
Zinc	-	85.2	-	73.6	100

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A subsidiary of the Ecobiotics Group
A.B.N. 54 628 510 702
Melbourne (03) 9562 0833 Fax (03) 9562 0496

Quality Results

Report No: 78558

	0220445Q019 QCBlank METHOD BLANK 9/11/2002	0220445Q020 Spike Recovery LAB CONTROL 9/11/2002	0220445Q021 Spike Recovery SOIL 9/11/2002	0220445Q022 Duplicate 0220445/005 9/11/2002	0220445Q023 Duplicate 0220445/009 9/11/2002
HYDROCARBONS, AS RECEIVED					
Method: 501-FID Units: mg/kg					
TPH C10 - C14	<20	-	-	-	-
TPH C15 - C28	<20	-	-	-	-
TPH C29 - C36	<20	-	-	-	-
QC RESULTS - DUPLICATES					
Relative Percent Difference, %					
TPH C10 - C14	-	-	-	<1.0	<1.0
TPH C15 - C28	-	-	-	<1.0	9.8
TPH C29 - C36	-	-	-	<1.0	4.8
QC RESULTS - SPIKED SAMPLES					
Percent Recovery, %					
TPH C10 - C14	-	102	85.6	-	-
TPH C15 - C28	-	102	87.2	-	-
TPH C29 - C36	-	108	88.8	-	-

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A subsidiary of the Orbitas Group
ACN 009 936 029
105 Lonsdale Road Notting Hill
Victoria, Australia 3168
Telephone (03) 9543 0388 Fax (03) 9562 0939

Quality Results

Report No: 78558

	0220445Q024 Spike Recovery 0220445/011	0220445Q025 QCBlank METHOD BLANK	0220445Q026 QCBlank METHOD BLANK	0220445Q027 Spike Recovery lab control	0220445Q028 Spike Recovery recovery
	9/11/2002	12/11/2002	12/11/2002	12/11/2002	12/11/2002
BTEX/<MAH (PURGE & TRAP), AS RECEIVED					
Method: 504P&T Units: mg/kg					
Benzene	-	-	<0.1	-	-
Ethylbenzene	-	-	<0.1	-	-
Isopropyl Benzene (Cumene)	-	-	<0.1	-	-
meta & para-Xylenes	-	-	<0.1	-	-
ortho-Xylene	-	-	<0.1	-	-
Toluene	-	-	<0.1	-	-
Vinyl Benzene (Styrene)	-	-	<0.1	-	-
Xylenes	-	-	<0.1	-	-
HYDROCARBONS (C6-C9), AS RECEIVED					
Method: 513P&T Units: mg/kg					
TPH C6 - C9	-	<20	-	-	-
QC RESULTS - SPIKED SAMPLES					
Percent Recovery, %					
meta & para-Xylenes	-	-	-	120	119
ortho-Xylene	-	-	-	90.0	130
TPH C6 - C9	-	-	-	75.8	102
TPH C10 - C14	94.4	-	-	-	-
TPH C15 - C28	106	-	-	-	-
TPH C29 - C36	102	-	-	-	-
Benzene	-	-	-	107	112
Ethylbenzene	-	-	-	95.0	109
Isopropyl Benzene (Cumene)	-	-	-	-	116
Toluene	-	-	-	113	127
Vinyl Benzene (Styrene)	-	-	-	89.0	104
Xylenes	-	-	-	105	124

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A subsidiary of the Graham Group
ABN 54 625 900 812
Sub Lockhaven Road Notting Hill
Victoria, Australia 3168
Telephone (03) 9562 5833 Fax (03) 9562 0335

Quality Results

Report No: 78558

	0220445Q029 Duplicate 0220445/007 12/11/2002	0220445Q030 Spike Recovery 0220445/007 12/11/2002
QC RESULTS - DUPLICATES		
Relative Percent Difference, %		
TPH C6 - C9	<1.0	-
Benzene	<1.0	-
Ethylbenzene	<1.0	-
Isopropyl Benzene (Cumene)	<1.0	-
meta & para-Xylenes	<1.0	-
ortho-Xylene	<1.0	-
Toluene	<1.0	-
Vinyl Benzene (Styrene)	<1.0	-
Xylenes	<1.0	-
QC RESULTS - SPIKED SAMPLES		
Percent Recovery, %		
meta & para-Xylenes	-	94.0
ortho-Xylene	-	107
Benzene	-	89.0
Ethylbenzene	-	84.0
Isopropyl Benzene (Cumene)	-	87.0
Toluene	-	107
Vinyl Benzene (Styrene)	-	81.0
Xylenes	-	100

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Quality Results provided in this report are for laboratory Quality Control purposes.