



Queensland
Government

Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
Email: emr.clr.registry@ehp.qld.gov.au

COPY

20 May 2015

Site ID: 136623
File Number: 101/0009909
Enquiries to: emr.clr.registry@ehp.qld.gov.au

RANGEWOOD DEVELOPMENTS P/L
NORTH QLD SOFT DRINKS P/L
RITA AGNES PARTLETT
27 CARTER STREET
NORTH WARD QLD 4810

NOTICE OF LAND LISTED ON THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with section 374 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below has been listed on the Environmental Management Register (EMR).

Lot: 142 Plan: K124500
Townsville City Council

254 MOUNT JACK ROAD
BROOKHILL QLD 4816

The parcel of land has been recorded on the EMR as, after careful consideration of submissions, it is decided that the land has been, or is being used, for the following notifiable activities pursuant to section 374 of the *EP Act*. Notifiable activities are mainly industrial/commercial activities that have been known to cause contamination of land and refer to both past and current activities.

IVESTOCK DIP OR SPRAY RACE - operating a livestock dip or spray race facility.

For the majority of rural properties only a small area may be affected by the chemicals used in livestock dips and spray races. The Department of Environment and Heritage Protection may hold further information relating to the location of the dip site within this property.

Report - Lot 2, Lot 12 & Lot 463 Rocky Springs Master Planned Community Rocky Springs Townsville Soil Contamination Report prepared by Cardno Bowler 20 October 2008.

The owner may apply for a review of the decision to record the land in the EMR within 10 business days after receipt of this notice, in accordance with section 521 of the *EP Act*. If you decide to apply for a review you must, in accordance with section 521(3), also give notice to the local government that you are seeking a review. You must forward to the local government the following documents:

- a notice of the application (the "review notice");
- a copy of the application and supporting documents.

The review notice must inform the local government that submissions on the application may be made within 5 business days after the application is made to the EHP, as required by section 521(4) of the *EP Act*. A land owner dissatisfied with a review decision may appeal against the decision in accordance with section 531 of the *EP Act*. A copy of sections 521 and 531 is attached to this notice.

Please note that the listing of a site on the EMR does not imply that the EHP considers the site to be "contaminated", nor does it require that the land be investigated and remediated. The listing does not imply that this site is unsuitable for its current use, nor does it imply that you are in breach of any conditions set out in any existing Development Approval issued for this site. Remediation would be needed if there were evidence that the site presented an unacceptable health or environmental risk for its current use. In the event that the site is redeveloped, the EHP may require that remediation or management of any contamination be conducted to protect public health and the environment.

It should also be noted that, with the issuing of this Notice under section 374, the following requirements apply under section 421 of the *EP Act*.

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer that the particulars of the land have been recorded in the register.

Further information about contaminated land matters may be obtained by visiting our web-site at:
<http://www.ehp.qld.gov.au/land/contaminated-land/>

sch4p4(6) Personal inform

Kelly Gleeson
Manager – (Assessment) Industry & Development
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994



Queensland
Government

Department of Environment and Heritage Protection (EHP)
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20 May 2015

Site ID: 136623
File Number: 101/0009909
Enquiries to: emr.clr.registry@ehp.qld.gov.au

The Chief Executive Officer
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

NOTICE OF LAND LISTED ON THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with section 374 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below has been listed on the Environmental Management Register (EMR).

Lot: 142 Plan: K124500
254 MOUNT JACK ROAD
BROOKHILL QLD 4816

The parcel of land has been recorded on the EMR as, after careful consideration of submissions, it is decided that the land has been, or is being used, for the following notifiable activities pursuant to section 374 of the *EP Act*. Notifiable activities are mainly industrial/commercial activities that have been known to cause contamination of land and refer to both past and current activities.

LIVESTOCK DIP OR SPRAY RACE

Report - Lot 2, Lot 12 & Lot 463 Rocky Springs Master Planned Community Rocky Springs Townsville Soil Contamination Report prepared by Cardno Bowler 20 October 2008.

Further information about contaminated land matters may be obtained by visiting our web-site at:
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13 April 2015

Site ID: 136623
File Number: 101/0009909
Enquiries to: emr.clr.registry@ehp.qld.gov.au

RANGEWOOD DEVELOPMENTS P/L NORTH QLD SOFT DRINKS P/L RITA AGNES PARTLETT
27 CARTER STREET
NORTH WARD QLD 4810

NOTICE OF CONSIDERATION OF LISTING LAND ON THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with section 373 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below is being considered for inclusion on the Environmental Management Register (EMR).

Lot: 142 Plan: K124500
Townsville City Council

254 MOUNT JACK ROAD
BROOKHILL QLD 4816

The Department of Environment and Heritage Protection (EHP) has been notified that the parcel of land has been used for the following notifiable activities or affected by the following hazardous contaminants pursuant to section 373 of the *EP Act*. Notifiable activities are mainly industrial/commercial activities that have been known to cause contamination of land and refer to both past and current activities.

LIVESTOCK DIP OR SPRAY RACE - operating a livestock dip or spray race facility.

For the majority of rural properties only a small area may be affected by the chemicals used in livestock dips and spray races. The Department of Environment and Heritage Protection may hold further information relating to the location of the dip site within this property.

Information submitted to EHP on 3 March 2015 (Contaminated Land Titled "Lot 2, Lot 12 & Lot 463 Rocky Springs Master Planned Community Rocky Springs Townsville Soil Contamination Report prepared by Cardno Bowler 20 October 2008").

Phone communication with Lynn Morrissey of Cardno (Qld) Pty Ltd on 16 March 2015 confirmed that the cattle dip site is yet to be remediated.

You may make a submission relating to this notice about whether or not the land has been, or is being used, for a notifiable activity or is contaminated land. Submissions must be accompanied by a statutory declaration by the owner, declaring that the owner:

- (i) has not knowingly included any false or misleading information in the submission; and
- (ii) has given all relevant information to the administering authority.

Submissions should be lodged with EHP within 22 business days after receipt of this notice. Your submission must be received no later than Monday, 18 May 2015.

After this date, if no submission has been received from the owner, the land will be entered on the EMR, in accordance with section 374 of the *EP Act*. The enclosed leaflet explains the EMR and how potentially contaminated land in Queensland is managed.

Please note that the listing of a site on the EMR does not mean that the EHP requires that the land be investigated and remediated, or that it is unsuitable for its current use, nor does it imply that you are in breach of any conditions set out in any existing Development Approval issued for this site. In the event that the site is redeveloped, EHP may require that remediation of any contamination be conducted to protect public health and the environment. Remediation would be needed if there were evidence that the site presented an unacceptable health or environmental risk for its current use.

It should also be noted that, with the issuing of this notice under section 373, the following requirement applies under section 421 of the *EP Act*:

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer that the owner has been given notice under section 373 and the particulars about the notice.

Further information about contaminated land matters may be obtained by visiting our web-site at:
<http://www.ehp.qld.gov.au/land/contaminated-land/>

sch4p4(6) Personal Information

Kelly Gleeson
Manager – (Assessment) Industry & Development
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994

File Note - Advice to EMR/CLR Registrar

13 March 2015

Subject: Inclusion of Land on the EMR

Site details: Lot 142 on K124500

Site owner: Lancashire General Investment Company Ltd

File: 101/0009909-002 and former file BNE41105 v1

Background

Lot 142 on K124500 is NOT listed on the EMR or CLR.

Information reviewed – facts and circumstances

A review of the EHP file, as a result of a request for removal of adjacent Lot 463 on E12493 from the EMR, has identified that a cattle dip previously existed on the subject Lot 142 on K124500.

A contaminated land report titled *Lot 2, Lot 12 & Lot 463, Rocky Springs Master Planned Community, Rocky Springs, Townsville, Soil Contamination Report, prepared by Cardno Bowler*, dated 20 October 2008 submitted in relation to Lot 463 on E12493 states the following:

- A cattle dip existed on Lot 142 on K124500, and a separate report has been prepared to address land contamination on this lot. This parcel of land was not listed on the EMR or CLR at the time of this investigation.

A File note of meeting, dated 7 March 2008, between EHP officers (formerly EPA), David Meyer (Delfin) and Jon Grounds (EMS) states that EHP was advised that a Notifiable Activity 22 (*livestock dip or spray race*) had been found on Lot 142 on K124500. It is stated that EHP advised of the requirement to notify the lands listing on the EMR.

A report submitted to EHP on 1 June 2007 in support of a MCU application, *Rocky Springs Planning Report*, prepared by Delfin Land Lease, dated September 2007, states the following:

- p. 3-7: "The area around the now backfilled cattle dip was investigated with Arsenic and DDT being found."

16 March 2015 – I called and spoke to Lynn Morrissey of Cardno to ascertain the current status of the cattle dip on Lot 142 on K124500. Lyn advised that the cattle dip land is currently awaiting remediation. She further stated that she has advised the owner of their duty to notify EHP and that she is unsure why the land has never been listed on the EMR.

Findings of review – Decision

Based on the above information, and as per s 373(2) of the EP Act, it is reasonable to believe that a notifiable activity has been, or is being, carried out on land (Lot 142 on K124500).

There is no indication on file or on the EMR records that the land owner has given notice under s371 (1) advising that a notifiable activity has been conducted on the land.

For the reasons outlined above, it is recommended that a Notice be given to the land owner under s373 of the EP Act advising that the administering authority believes the land (Lot 142 on K124500) has been, or is being, used for a notifiable activity (*Notifiable Activity 22 - livestock dip or spray race*).

Recommendation to the EMR/CLR Registrar

A *Notice of Consideration to list land on the EMR* be given to the land owner under s373 of the EP Act advising that the administering authority believes the land (Lot 142 on K124500) has been, or is being, used for a notifiable activity (*Notifiable Activity 22 - livestock dip or spray race*).

The grounds on which the administering authority believes the land has been, or is being, used for a notifiable activity or is contaminated land, are as follows:

- Information submitted to EHP on 3 March 2015 (contaminated land report titled *Lot 2, Lot 12 & Lot 463, Rocky Springs Master Planned Community, Rocky Springs, Townsville, Soil Contamination Report, prepared by Cardno Bowler*, dated 20 October 2008) states that a cattle dip existed on Lot 142 on K124500.
- Phone communication with Lynn Morrissey of Cardno on 16 March 2015 confirmed that the cattle dip site is yet to be remediated.

Helen Banks, Environmental Officer, Waste and Contaminated Land Assessments

Sign: sch4p4(6) Personal Information

Date: 23 March 2015

Delegate

Kelly Gleeson, Manager, Waste and Contaminated Land Assessments

Sign: sch4p4(6) Personal Information

Date: 1/4/2015

Released by EHP under the RTI Act 2009

File Note – Advice to EMR / CLR Registrar

9 March 2015

Subject: Request for Removal of Land from the EMR - Lot 463 on E12493**File:** 101/0009909-002 and former file BNE41105 v1**Background**

Lot 463 on E12493 is listed on the EMR for Notifiable Activity 20 – LANDFILL.

Information available on the EMR database and on file indicates that the land was originally listed on the Queensland Contaminated Sites Register under the *Contaminated Land Act 1991* in 1994 due to a former defence/army base being located on the subject Lot. The subject Lot 463 on E12493 is linked to adjacent lots, Lot 12 on RP845508 and Lot 2 on EP679, which were also originally listed in 1994 due to a former defence/army base being located on the land.

On 5 August 1996 the contaminated sites register listing for the subject land was updated from *Former Army Base to Sanitary Landfill Sites*. This amendment to the lands listing occurred following confirmation received from defence on 25/06/1994 that no UXO existed on the site and a report received from Golder Associates on 01/06/1994, identifying that a rubbish dump associated with the former army base is located onsite.

In 2007 the subject lot was part of a DA application over the site (MCU for preliminary approval to override the planning scheme for purposes of creating a new master planned community). In 2009 a concurrence response with conditions was issued in relation to contaminated land matters.

Information submitted

On 3 March 2015 the following information was submitted to EHP via an email requesting EHP's review and consideration of the information in relation to the EMR listing of Lot 463 on E12493:

Letter – *Request to review the Listing of Lot 463 on Plan E1249 on the Environmental Management Register*, prepared by Cardno (Qld) Pty Ltd, dated 3 March 2015.

Lot 2, Lot 12 & Lot 463, Rocky Springs Master Planned Community, Rocky Springs, Townsville, Soil Contamination Report, prepared by Cardno Bowler, dated 20 October 2008.

Landowner consent to the application submission, prepared by William Francis Power on behalf of Lancashire General Investment Company Ltd, dated 18 February 2014.

Statutory Declaration from owner, prepared by William Francis Power on behalf of Lancashire General Investment Company Ltd, dated 21 February 2015.

On 4 March 2015 the EMR/CLR Registry requested that WLCA review the request and provide decision and actions with regard to the lands listing on the EMR.

Information reviewed – facts and circumstances

Information submitted with the subject request for removal of Lot 463 on E12493 states the following:

- The Statutory Declaration from owner states that a notifiable activity or contaminating activity has not occurred on Lot 463 on E12493.
- The Cardno soil contamination report, undertaken in 2008 over the subject lot and associated adjacent lots (Lot 12 on RP845508 and Lot 2 on EP679), states that no evidence of landfilling was identified on Lot 463 on E12493 and recommends that the lot be removed from the EMR.

The subject request for removal of Lot 463 on E12493 does not consist of an application for consideration of a Site Investigation Report / Validation Report prepared in accordance with the requirements of Chapter 7, Part 8 of the EP Act (As such, no application forms, no fees, no SQP statutory declarations etc. accompany the report).

It is considered that the administering authority followed correct legislative process with regard to the listing of Lot 463 on E12493 on the EMR for the following reasons:

- The subject Lot was recorded in the contaminated sites register as a probable site for the prescribed purpose of sanitary landfill sites immediately prior to the commencement of the contaminated land and related provisions of the EP Act.
- As per s 582 of the EP Act, land that was recorded in the contaminated sites register under the *Contaminated Land Act 1991* as being classified as a probable site immediately before the commencement of this section, was required to have the particulars of the land recorded in the environmental management register.

Findings of review - Decision

For the reasons outlined above, the land is to remain listed on the EMR for N.A 20 Landfill until such time as an application for consideration of a site investigation report, prepared in accordance with Chapter 7, Part 8 of the EP Act is submitted for consideration by EHP, and the land is determined to be suitable for any use.

Recommendation to the EMR/CLR Registrar

Lot 463 on E12493 is to remain listed on the EMR for N.A 20 Landfill.

Written advice to be provided, to Cardno Pty Ltd advising the following:

- A review of the subject lands listing on the EMR has determined that the site was listed on the EMR following correct administrative process and in accordance with legislative requirements.
- In order for EHP to consider the removal of the Lot from the EMR a site investigation report or validation report must be prepared and submitted to EHP in accordance with Chapter 7 Part 8 of the EP Act. Guidance material relating to removal of land from the EMR is available online at <http://www.qld.gov.au/environment/pollution/management/contaminated-land/change-registers/>

Helen Banks, Environmental Officer, Waste and Contaminated Land Assessments

Sign: sch4p4(6) Personal Information

Date: 23 March 2015

Delegate

Kelly Gleeson, Manager, Waste and Contaminated Land Assessments

Sign: sch4p4(6) Personal Information

Date: 26/3/2015

NOTE : Advice provided to client, Lynn Morrissey of Cardno, by email on 30 March 2015. see attached.

~Attention WaLCA Officer & Delegate~

PROJECT#: AR70761

EMR/CLR Lot on Plan / Site ID: Lot 463 E12493 (EMR Site ID# 14296)

File Ref: 901302 & 101-0009909

BNE 4/1/05 Vol 1

Location Address: Rocky Springs Former Defence Force Establishment
Bruce Highway, Julago.

Background:

03/03/2015

Email received from Lyn Morrissey (Cardno) on behalf of Lancashire General Investment Company Ltd, requesting for review of listing of Lot 463 on E12493 on EMR.

Reported that the site known as Lot 463 E12493 has been incorrectly listed on EMR for NA - Landfill, as site is not impacted by the landfill which is located on the adjacent property.

Supporting evidence incorporating Soil Contamination Report - Lot 2 Lot 12 & Lot 463, Rocky Springs Master Planned Community, Rocky Springs, Townsville - Prepared by Cardno 20 October 2008.

Action:

Date

WALCA to review request, and provide decision and actions relating to the site listing on the EMR.

EMR/CLR Registry

Gavin Lucke
Senior Environmental Support Officer

sch4p4(6) Personal Informa

Sign

Date:

DUE DATE FOR RESPONSE: Friday 27/03/2015

Reason for decision:

Lot 463 on E12493 on EMR. for N.A 20 - Landfill.

Original entry in 1994 due to defence/army base location

EMR updated in 1996 following Golder Report which over

new parcels - L 12 SP 243847 + L12 DP243847

lots 463 on E12493, Lot 12 on RP845508, Lot 2 on EP679.

which identified landfill / dump site associated w former army base.

WaLCA Officer

Name: _____

Sign: _____

Date: _____

Delegate

Kelly Gleeson

Sign: _____

Date: _____

Released by EHP under the RTI Act 2009

emailed to dsdip 9/5/14

Ecotrack ✓ pr 317883

eDocs ✓

DUE: 9/5/14

BNE 42713 42744
BNE 41105



Great state. Great opportunity.

SARA technical agency assessment response

Technical agency (TA)— Department of Environment and Heritage Protection

DSDIP reference: SPD-0414-006541
DSDIP regional office: SARA North QLD
DSDIP email: NQSARA@dsdip.qld.gov.au
[NB. All responses are to be returned to this email address]
TA reference:
TA contact name: Simone Ventura, WLCA
TA contact details: wlca@ehp.qld.gov.au
TA approver: David Cook, Manager WLCA

1.0 Application details

Street address: 37027 Bruce - Julago, Townsville City - QLD; 254 Mount Jack - Brookhill, Townsville City - QLD
Real property description: 2; 12; 463; 142; 182; 298; 87; 199 EP679; RP845508; E12493; K124500; K124500; L124940; E124358; K12450
Local government area: Townsville City
Applicant name: Lend Lease Communities (Townsville) Pty Ltd
Applicant contact details:

2 EP679 ✓
12 RP845508 ✓
463 E12493 ✓
142 K124500 ✓
182 K124500 ✓
298 K124940 ✓
87 E124358 ✓
199 K124503 ✓

2.0 Aspects of development and type of approval granted

Preliminary approval – Material change of use - Request to extend development approval for material change of use (preliminary approval) to override the Townsville City Plan 2005, for the purpose of creating a new master planned community.

3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the following provisions of the Sustainable Planning Regulation 2009¹:

Schedule 6 Assessment manager for development applications—matters of interest specific to technical agency

N/A

Schedule 7 Referral agencies and their jurisdictions—matters of interest specific to technical agency

Schedule 7, Table 2, Item 23—A material change of use made assessable under schedule 3, part 1, table 2, item 6 or 7

¹ MyDAS does not collect data on assessable development aspects under Schedule 3—this is a matter confirmed by DSDIP during the validation process.

4.0 Request by applicant to extend relevant period—notice to concurrence agency

- 7.1. The Department of Environment and Heritage Protection issued a concurrence agency response on 13 November 2009 (note that signature for contaminated land permit IPCL01657609 is dated 30 October 2009).
- 7.2. The assessment manager issued the decision notice on 23 April 2010.
- 7.3. DSDIP received written notice from the applicant on 15/04/2014 under section 383(1)(a) of the *Sustainable Planning Act 2009* advising that the applicant is seeking an extension of the currency period by 2 years.
- 7.4. Our department:
- (a) has no objection to the extension being approved by the assessment manager for the following reasons:
- Extending the currency period will not increase the risk of harm to the public or the environment.

5.0 Endorsement

Officer	Simone Ventura sch4p4(6) Personal Information 9/5/14	Principal Project Officer	(07) 3330 5729
Approver	David Cook sch4p4(6) Personal Information	Manager 9/5/14	(07) 3330 5583



Queensland
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ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
Email: emr.clr.registry@ehp.qld.gov.au

SUITABILITY STATEMENT

APPLICANT

Cardno Qld Pty Ltd
Locked Bag 4006
FORTITUDE VALLEY QLD 4006

DATE OF ISSUE : 21/05/2015

PROPERTY DESCRIPTION

LOT: 463 PLAN: E12493
37027 BRUCE HIGHWAY
JULAGO QLD 4810

Townsville City Council
EMR Site ID: 14296 FILE REFERENCE: 101/0009909

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Stage 1 Preliminary Site Investigation Lot 463 on E12493, Rocky Springs, Julago Prepared for Lend Lease by Cardno 17 April 2015 CEB06593.

Site Contamination Report (Lots 2, 12 & 463) Rocky Springs Master Planned Community Rocky Springs, Townsville 20 October 2008 Reference 7905.

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: 463 PLAN: E12493

There is no requirement to record this site on the Environmental Management Register or the Contaminated Land Register.

sch4p4(6) Personal Info

Kelly Gleeson
Manager – (Assessment) Industry & Development
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994

Due: 21/5/15

Assessment Report

8Environmental Protection Act 1994

Contaminated land

This assessment report is for submissions made under Chapter 7, Part 8 of the Environmental Protection Act 1994 (the Act). Preparation of this report is evidence that the criteria to be evaluated by the administering authority have been taken into consideration when making a decision. This assessment report may be used to assist in structuring requested information and clarification from the submitter.

1 Project details

Project No: 317883 Ecotrack App No: 578276 Permit No: CLEA05274715	EHP file No: 101/0009909
Real property description: Rocky Springs, Julago (Lot 463 on E12493)	
Applicant: Cardno (QLD) Pty Ltd on behalf of Lend Lease	
Owner: Lancashire General Investment	

2 Critical dates

Decision dates for project	
Date application properly made	27 April 2015
Decision due date	21 May 2015
Register due date	8 days after delegate approval
Notification dates for project	
Date to notify land owner	
Date to notify person who submitted report/plan	
Date to notify relevant local government	
Date to notify any registered mortgagee of the land	



3 Document details

Details of reports submitted for assessment	
Stage 1 Preliminary Site Investigation Lot 463 on E12493, Rocky Springs, Julago	☒ Site investigation report (s384 of the Act) ☒ Validation report (s396 of the Act) ☐ Site Management Plan (s413 of the Act)
Prepared for Lend Lease (17 April 2015)	☐ Auditor Certification / Evaluation Report (s568 of the Act)

4 Properly made submission

Item	Yes/No/NA and Comments if Required
Has the report/plan been prepared by a suitably qualified person (SQP) under s564.	Lynn Morrissey
Has the report/plan been reviewed by a former TPR? Has the report/plan been reviewed by an Auditor under s568? If not , please complete section 7 below which refers to the prescribed criteria in section 115C of the Environmental Protection Regulation 2008 (EP Reg).	N/A
Does the application include the necessary fee/s under s382, 395(2)(a) or 404(d)	Yes - \$1237.00 was paid on the 23/04/2015 (Receipt: 4219364)
Does the application include the necessary Statutory Declaration under s383	Yes
Was the application made using the approved form as per section 404(a)	Yes – Part A & B Forms were submitted
Does the application include a statement from the owner as required by s404(c)	N/A
Is the application supported by enough information to enable a decision to be made under s404(b)	N/A

5 Contaminated land triggers

Triggers include a notifiable activity as per schedule 3 of the Act and land contaminated by a hazardous contaminant		
Land included on the EMR/CLR	Details of trigger	Date entered/duration of trigger
463 on E12493	Landfill	27/06/1998

6 Assessment Considerations (Only complete this section if the report/plan has not been assessed by an approved auditor under s.568 of the Act.)

State the significant factors taken into account in making the assessment and state the reasons for the recommendation overall. Include details of key environmental impacts, contamination status of site and fit for purpose, client and/or community concerns raised. Where the recommendation is to extend the decision time include details of additional information requirements and/or what the special circumstances are.

6.1 Report Objectives

State objectives (e.g Site to remain on EMR or site to be managed under SMP)
<p>The objective of the stage 1 PSI is to:</p> <ul style="list-style-type: none"> To delineate the extent of contamination and make recommendations to remove the unaffected portion\parcel from the EMR; and Provide recommendations for intrusive works, if applicable.

6.2 Site Description

EP Reg s115C (1) (a) (ii)	State how considered
a description of all surface and subsurface infrastructure on the site, including details of the location, size and type of the infrastructure	<p>Sufficient detail provided: ☒ Yes ☐ No</p> <p>The site is located south of the Bruce Highway at Julago and slightly to the south west of the residential area of Nome at 37027 Bruce Highway, Julago, Townsville, Queensland. The proponents have submitted plans to develop the area for residential, commercial and light industrial purposes. The proposal involves over 1,600 ha of land and the following parcels:</p> <p><u>Lot 12 on RP845508, 2 on EP679, 142 on K124500, 199 on K12503, 182 on K124500, 182 on K124500, 298 on K24940, 87 on E124358 and 463 on E12493.</u></p> <p>This particular submission however, solely focuses on Lot 463 on E12493. This portion of the development is approximately 105.21 ha. It consists of broad crested ridges with steep slopes, open eucalyptus forests with good grass cover. No above ground or underground infrastructure was identified.</p>

6.3 Environmental Setting

EP Reg s115C (1) (a) (vi)	State how considered
a description of the geology and hydrogeology of the site	Sufficient detail provided: ☒ Yes ☐ No
Other - topography/surface water	<p>A number of small creeks intersect the site and provide a pathway for surface water runoff from the higher grounds to the south. Groundwater in the area of the Site is likely to be associated with cracks and joints in underlying fractured volcanic and intrusive rocks (e.g. diorite, granite).</p> <p>Due to the unreliability/ poor quality of water for domestic use, the Nome area has recently been supplied with a reticulated water scheme from Townsville.</p> <p>The valley floor between the ranges consists of colluvium derived from erosion of the basement rocks and consists of cobbles, gravel, silt and clay. Alluvium is associated with the upper tributaries of the south easterly trending drainage line which is referred to as Whites Creek. Alluvium/colluvium thickness of predominantly sandy clays and clays has been recorded at up to approximately 12m in bores drilled in the Nome area to the east of adjacent Lot 2. Soils appear to have been derived in situ from weathering of the underlying colluvium.</p> <p>The major topographical features of the site and surrounding area are the elevated hills of the south easterly trending coastal Muntalunga Range which lie to the north of the site. The majority of the western portion of Lot 463 is dominated by an unnamed hill which rises to in excess of RL 120m and controls the local drainage directions. The central and eastern portions of the site range in elevation from less than RL 75m to approximately RL 30m comprising ridges with steep slopes.</p>

6.4 Sensitive Receptors

EP Reg s115C (1) (iii) (A) to (F) Description of the surrounding area of the site	State how considered
(A) A description of all category A environmentally sensitive areas in the surrounding area	Sufficient detail provided: ☒ Yes ☐ No
(B) A description of all category B environmentally sensitive areas in the surrounding area	<p>Based on the above review the following sensitive receiving environments and receptors would require consideration in the event that a source of contamination is encountered.</p> <ul style="list-style-type: none"> - Site soils within unsealed areas of the site. - Groundwater users at properties adjacent to the site. - Recreations users of creeks in the area.
(C) the location of all water, watercourses and wetlands in the surrounding area;	
(D) the location of all stormwater drainage in the surrounding area;	
(E) a description of land uses in the surrounding area, including sensitive land uses that may affect the safety of the site or cause a risk to human health or another	

part of the environment;	- Groundwater flowing beneath the site.
(F) a description of all activities carried out in the surrounding area that may affect the safety of the site or cause a risk to human health or another part of the environment;	- Adjacent property users in the event of stormwater flows or contaminant migration to adjacent properties. - Future site occupiers including construction workers engaged in soil handling.

6.5 Site History

EP Reg s115C (1) (a) (i)	State how considered
the reasons for listing the site on the environmental management register or contaminated land register	Sufficient detail provided: ☒ Yes ☐ No
EP Reg s115C (1) (a) (vii)	Lend Lease sought to develop eight lots in the Rocky Springs /Julago area, south of Townsville for residential, retail, commercial and light industrial purposes. The development could take up to approximately 38 years to complete, and support a population of 35 000 to 38 000 people over an area of 1,600 hectares.
details of any environmentally relevant activities or notifiable activities carried out on the site, including the materials used and waste produced during the carrying out of the activities	
EP Reg s115C (1) (a) (viii)	Prior to this submission, the site and surrounding lots have been primarily used for cattle grazing. The landowners state the site has been used for cattle breeding from 1956 to date and that no chemicals, fuels or fill have been stored\placed on the site during this period.
details of any earthworks carried out on the site, including the materials used and waste produced during the earthworks	
EP Reg s115C (1) (a) (iv)	The area of Julago, however, was also used as an Australian Defence Forces army camp during World War 2. Historical records and site relics indicate that some of the camps activities took place Lot 2 on EP679 (north of the site). Specifically, it is agreed that the army used the property as a repository for food\sanitary wastes associated with the camps. There are no records of UXO.
for any waste disposed of, or stored on the site, that contains, or may potentially contain, hazardous contaminants, details of the location, volume and type of waste disposed of, or stored, on the site	
EP Reg s115C (1) (a) (v)	The listing of the site on the EMR was a result of a site contamination report by Golder Associates in 1994 which made reference to "a dump", based on advice from the Environmental Protection Agency (EPA). In 2009, Cardno Bowler undertook a site investigation and made recommendations that Lot 463 on E12493 can be removed from the EMR and that Lots 12 on SP243847 & 2 on EP679 must remain. Despite the recommendations, there are no records that an application was submitted under the provisions of the Environmental Protection Act 1994, and therefore EHP (ex-DERM) did not provide a regulatory function such as removing the land from the EMR.
for the waste mentioned in paragraph (iv), details of any potential contamination of the site caused by disposing or storing the waste on the site	
Potentially contaminating activities/areas and corresponding contaminants	Sufficient detail provided: ☒ Yes ☐ No The concern relating to a historical landfill is the there is a possibility of uncontrolled fill.

6.6 Sampling Program / Results

EP Reg s115C (1) (b) (i) to (iii) the report or plan includes sufficient information to allow the auditor to assess -	State how considered
if the report or plan provides evidence that the site is suitable for a stated use, whether the site is suitable for that stated use; and	Sufficient detail provided: ☒ Yes ☐ No
whether the site is contaminated in a way that is a risk to another part of the environment or human health; and	Please refer to the report.
if the report or plan provides evidence that the site is contaminated, the extent to which the site is contaminated and the uses that may be suitable for the site; and	
Are the methods comply with NEPM (eg. Sample density/ contaminants analysed)	Sufficient detail provided: ☒ Yes ☐ No

6.7 Remediation and Validation Sampling Program / Results

EP Reg s115C (1) (a) (ix) (A) to (B) if work was carried out on site to remediate contaminated land	State how considered
(A) the contamination levels recorded on the site before the work was carried out; and	Sufficient detail provided: ☒ Yes ☐ No
(B) the contamination levels recorded on the site after the work was carried out	Please refer to report.

6.8 Site Management Plan (SMP)

EP Reg s115C (1) (b) (iv) (A) & (B) if the plan sets out the objectives to be achieved and maintained under the plan -	State how considered
the proposed objectives are appropriate for the site; and	Sufficient detail provided: ☐ Yes ☐ No
the proposed methods to achieve and maintain the objectives are appropriate for the site; and	N/A
EP Reg s115C (1) (b) (v)	
if the plan sets out monitoring and reporting compliance measures for the site, the reporting and compliance measures are appropriate for the site	

7 Key Points & Recommendations

- Lot 463 on E12493 (site) is one of nine Lots that are subject to a redevelopment of an 1600ha area for mixed purposes including open-space, residential, commercial and light industry, approximately 15 minutes south of Townsville.
- Of the nine properties, Lots 463 on E12493, 12 on SP243847 & 2 on EP679 are listed in the EMR for the notifiable activity (landfill). Specifically, it is believed the area was once used as an army camp and repository for their wastes during World War 2.
- This particular assessment relates only to Lot 463 on E12493, the other properties still require full remediation before the new use can commence.
- Cardno submitted reports dated 2007, 2008 and 2014 recommending, on all occasions, that the site be removed from the EMR as there was no evidence this portion was used as an army camp landfill.
- Despite consistent recommendations to remove Lot 463 from the EMR, this did not occur because the consultants, each time, failed to submit their recommendations under the provisions of the EP Act 1994. As a result, EHP was unable undertake a regulatory function.
- In addition to the site history and site visits, the topography of the site is 120 metres above sea-level with very steep sides, making it largely inaccessible to vehicles and, therefore, impractical to use for dumping waste.
- **I recommend that Lot 463 on E12493 be removed from the EMR as the site was incorrectly listed for an army camp landfill. However, Lots 12 on SP243847 & 2 on EP679 must remain on the EMR for the landfill and be subject to remediation prior a new (sensitive) use commencing**

For the reasons stated in this report the Recommendation is as follows:	☒ Remove the land from the EMR/CLR (s384(2)(a); 396(2)(a); or 396(3)(a))	☐ Leave/record the land on the CLR (s384(2)(c); 396(3)(c))
	☐ Leave/record the land on the EMR and require a SMP (s384(2)(b); 396(2)(b); or 396(3)(b))	☐ Approve the SMP (s413)
	☐ Leave the land on the EMR (s384(2)(d); or 396(2)(c))	☐ Refuse the SMP (s414)
	☐ extend decision time due to need for additional information (s388(1)(a); 399(1)(a); or 415(1)(a))	☐ extend decision time due to special circumstances (s388(1)(b); 399(1)(b); or 415(1)(b))
Ben Willey	sch4p4(6) Personal Information	12/5/15
Assessing Officer	Signed	Date
Kelly Gleeson	sch4p4(6) Personal Information	21/5/15
Delegate	Signed	Date

9 Registry Actions

Explanatory notes for the register (provide a summary of what Registry need to do)			
Please remove Lot 463 on E12493 from the EMR. The site is suitable for any new use.			
Changes required to Lots/Plans subject to the application (complete table, if you have a large number of lots please detail the range)			
LOT	PLAN	ACTION REQUIRED	REASONS
Name of report's submitted (detail the actual name in full, prepared by and date. Include any draft SMPs or amended SMPs and state whether they are amended.)			
<p>Stage 1 Preliminary Site Investigation Lot 463 on E12493, Rocky Springs, Julago Prepared for Lend Lease (17 April 2015)</p> <p>Site Contamination Report (Lots 2, 12 & 463) Rocky Springs Master Planned Community Rocky Springs, Townsville. 20 October 2008 (reference: 7905)</p>			

WILSON Vicki (EHP)

From: PALM
Sent: Monday, 27 April 2015 2:06 PM
To: Industry and Development Assessment
Cc: EMR CLR Registry
Subject: AR072907 (Waste and Contaminated Land)
Attachments: AR072907 checklist.pdf

Categories: Assessment Team 3

Hard copy will be forwarded to the Business Assessment Centre

An application has been received by the Customer Service Team (PaLM) and requires your assessment.

Type: Site Investigation Report

R: AR072907

Project: 317883

Client: Cardno QLD Pty Ltd

Permit: CLEA05274715

Appl ID: 578276

NOTE: This is on the EMR/CLR register.

All application documents have been attached to Ecotrack/eDocs and can be searched by the AR number.

Please note Non DA staff in PALM will not be creating files however for any contaminated land applications, the EMR/CLR staff will create the file and will advise accordingly in a separate email.

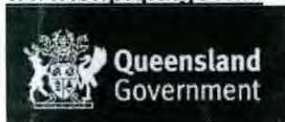
If you have any questions regarding this application please contact Kim Christeson or send an email to palm@ehp.qld.gov.au

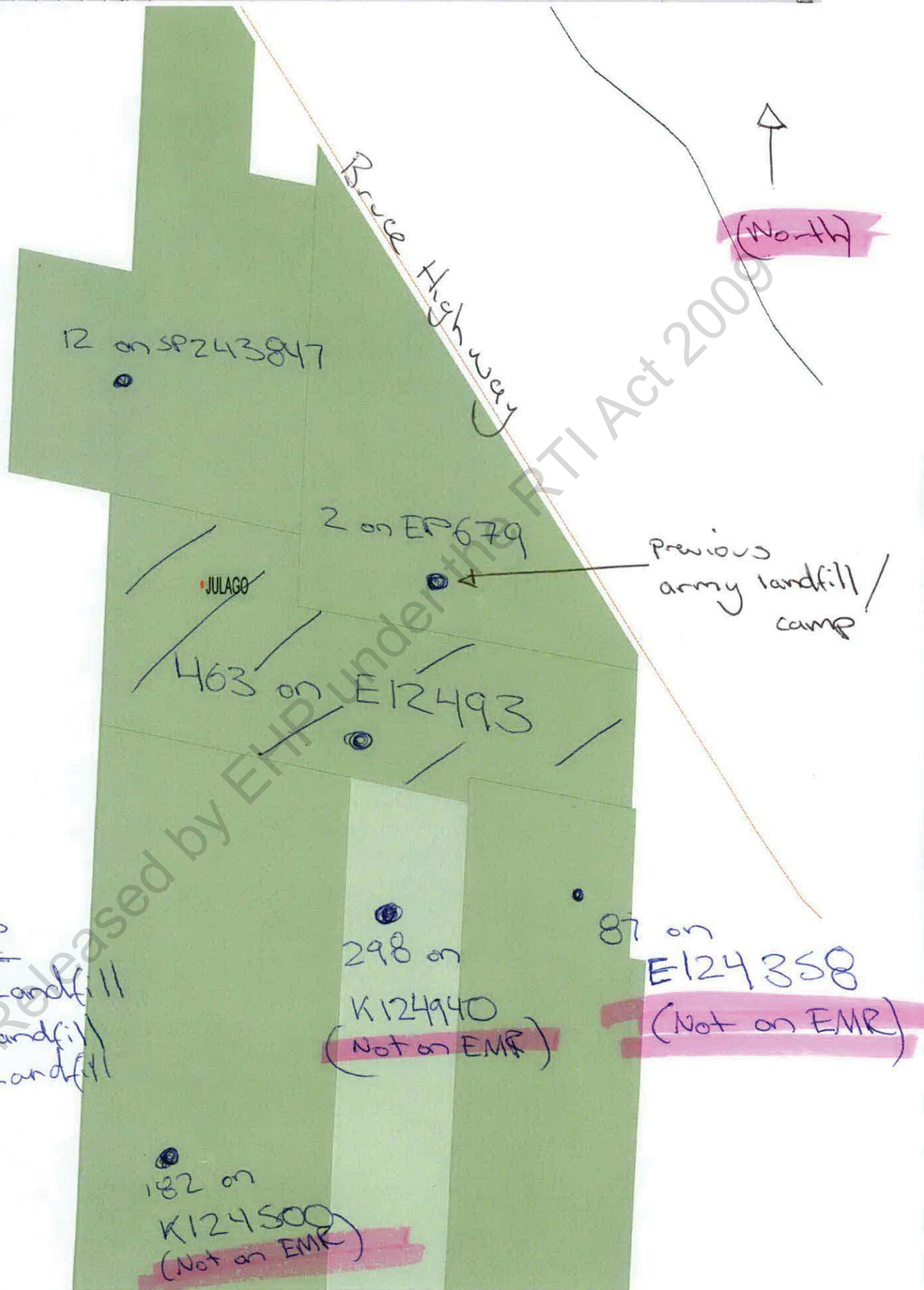
Regards

sch4p4(6) Pers

Administration Officer
Customer Service Team
Regulatory Capability and Customer Service Branch

Department of Environment and Heritage Protection
400 George Street, Brisbane Q 4000
GPO Box 2454, Brisbane Q 4001
Telephone: 1300 130 372 (select option 4) **Facsimile:** (07) 3330 5875
Email: palm@ehp.qld.gov.au
www.ehp.qld.gov.au





19° 21' 41" S, 146° 53' 11" E Map Number: 8259-21333

FEE PAID	1.6.96 \$400 Receipt No. 54430	COPY OF CERTIFICATE OF TITLE PLUS REGISTERED PLAN IF NO PLAN SHOWN ON C OF T		CT RP	Lot RP See below
	County ELPHINSTONE				
	Parish BEOR				
APPLICANT	NAME		ADDRESS		
	CARDNO AND DAVIES QUEENSLAND PTY LTD		C/- GOLDR ASSOCIATES PTY LTD PO BOX 5823 CAIRNS QLD 4870		
OWNER	NAME		ADDRESS		
	LANCASHIRE GENERAL INVESTMENT COMPANY LIMITED		C/- ANNANDALE DEVELOPMENTS PTY LIMITED PO BOX 1363 AITKENVALE QLD 4814		
CURRENT ZONING	RURAL B	PROPOSED ZONING	RESIDENTIAL A	LOCAL AUTHORITY	Thuringowa TOWNSVILLE CITY
SCIENTIFIC ADVISOR Possible UXO	No UXO check <i>RM</i>		LOT AND RP		REPORT NO
SCIENTIFIC ADVISOR - Contamination			LOT 12 RP845508		150-019763
SCIENTIFIC ADVISOR - Groundwater Contamination			LOT 2 PLAN EP679		150-019764
REGISTRAR - Initial entry to Register	25/10/94		LOT 463 PLAN E12493		150-019765
CONTACT OFFICER		Review Assessment			
STATUS			DATE FINAL SUBMISSION RECEIVED		
STUDIES UNDERTAKEN					
CONTACT OFFICER		Prepare and Check typed draft SCR			
PEER SCIENTIFIC OFFICER		Peer review of draft SCR and submittal of SCR to final			
CONTACT OFFICER		Check FINAL SCR			
MANAGER		Note FINAL SCR			
DIRECTOR/ EXECUTIVE DIRECTOR		Review FINAL SCR and sign			
REGISTRAR - FINAL ENTRY		Enter relevant details from FINAL SCR to CSR			

90302-1

Miguel Zavaleta-Romero

From: Miguel Zavaleta-Romero
Sent: Friday, 7 March 2008 10:54 AM
To: 'John Grounds'
Cc: Angelina Smolkova-Bismarck
Subject: RE: Rocky Springs Project Townsville - EIS Land Contamination Issues
Importance: High

I/MH

Hi John,

Following our meeting on Wed 5th, I found the following information in the EMR Database:

Lot 12 RP845508, Lot 2 EP679 and Lot 463 E12493 are on the EMR for Notifiable Activity No.: 20 – Landfill. The site was used by the Defence Department – Army Base. There is a note in the records "Golder Associates Report, April 1994".

From the above information I can infer that the landfill is related to the army base.

I will try to get the report from the storage but you can contact with the Department of Defence and/or Golder Associates to get a copy of the report.

If you have any enquire please do not hesitate to contact us. Please make reference to the following for any enquiry: IPA Appl'n No.: 14295 Part 1 Officer: Angelina Bismarck.

Regards

Miguel Zavaleta

From: John Grounds [mailto:sch4p4(6) Personal Information]
Sent: Thursday, 28 February 2008 2:12 PM
To: Miguel Zavaleta-Romero
Cc: 'Angela Perera'; rob.ball@lendlease.com.au
Subject: Rocky Springs Project Townsville - EIS Land Contamination Issues

Miguel,

You may recall I rang you several weeks ago with regards to the Rocky Springs Master Planned Community Project at Townsville.

I am working with Cardno Bowler to support Delfin Lend Lease on the land contamination aspects of the project.

We would like to have an initial meeting to discuss our proposed scope of work to satisfy *Section 4.1.2.2 Land contamination* of the Draft Final Terms of Reference.

Our preferred dates are: Tuesday 4 or Wednesday 5 March. Monday 3 or Friday 5 would also be ok if you are unavailable on other days.

The meeting would be attended by:

Rob Ball	Delfin Lend Lease
Angela Perera	Cardno Bowler
John Grounds	Environmental Management Strategies

A brief summary of EMR searches for the proposed development area is provided below. The project area has been primarily used for cattle grazing. There is a former cattle dip and associated holding pens and farm workshops on Lot 142 on K124500 (which is not on the EMR). Anecdotal evidence from the current tenant

suggests that there are animal burial areas at the eastern side of the development area possibly on Lot 87 on EL124358. The location of these burial areas is currently uncertain, although some excavations that appear on aerial photographs may be evidence of historical disposal activity. There is no visual evidence of landfilling activity from aerial photos on the three EMR listed sites.

EMR SEARCH RESULTS and AERIAL PHOTO REVIEW SUMMARY					
Real Property Description	App. Area (ha)	EMR Register (Yes/No)	EMR Site ID	Notifiable Activity (Possible)	Aerial Photo Evidence of Excavations (for landfilling/animal burial)
Lot 12 on RP 845508	121.70	Yes	14294	Landfill	No
Lot 2 on EP679	185.44	Yes	14295	Landfill	No
Lot 463 on E12493	100.36	Yes	14296	Landfill	No
Lot 142 on K124500	258.99	No	-	Former Cattle dip	No
Lot 199 on K12503	153.38	No	-		No
Lot 182 on K124500	256.57	No	-		No
Lot 298 on K124940	258.99	No	-		No
Lot 87 on E124358	258.99	No	-		Possible excavations northern end

Regards

John Grounds

Principal

Environmental Management Strategies

sch4p4(6) Personal Information

Highgate Hill, 4101

Mob sch4p4(6) Personal Information

Fax +61 7 3844 1353

Email sch4p4(6) Personal Information

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Friday, 7 March 2008

Proposal: **Material Change of Use** New master planned community comprising residential, hilltop environmental residential, mixed use, town centre, business and industry and open spaces uses.

Council: **Townsville City Council** LA App'n No: **MI07/0092 & ECA07/0012**

Site Address: **37027 Bruce Highway, Julago**

Property Description: **Part of Lot 2 on EP679, Part Lot 12 on RP845508, Lot 463 on E12493, Lots 142 & 182 on K124500, Lot 298 on K124940, Lot 87 on E124358; Lot 199 on K124503**

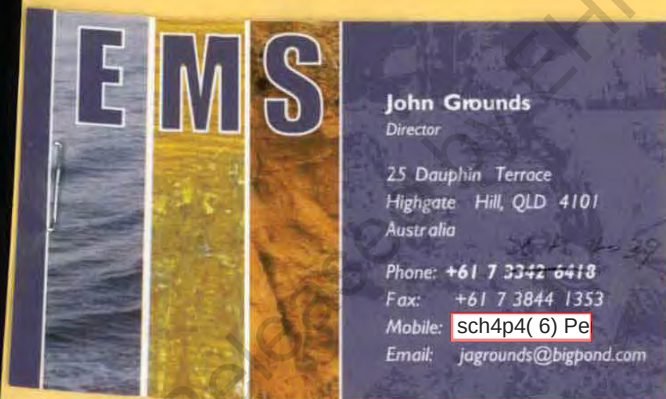
Applicant Name: **, Delfin Townsville Pty Ltd**

Records

On 5/03/08 A meeting was held between EPA(MZ) and David Meyer (Delfin-sch4p4(6) Perso), John Grounds (EMS sch4p4(6) Perso) and Angela Pereda (Bowler). They said that no evidence of landfill activity was found. I advised them to look LG records, anecdotic evidence, site inspection before make a determination. I also said that I will check EMR records and provide any information to clarify NA 20 on site. They also said that a NA 22 was found on Lot 142 on K124500. I advised them to proceed with the notification. They said that OCPs >50mg/kg was detected on the cattle dip but the quantity is approx 10 tonnes. The area will be used for commercial purpose. They are thinking to build a monocell or move this soil to Brisbane. In addition to they said that an abbatoaur and animal burial area was identified. I advised them to contact with the DPI and Qhealth for further advice and sampling is required.(MZ)

Assessor Name: Miguel Zavaleta

Date: 07/03/08



David Meyer BE (Civil), MBA, RPEQ
Engineering Manager



Delfin Lend Lease Ltd
Cnr. Forest Lake Boulevard and The Esplanade
PO Box 4210 Forest Lake Queensland 4078
Telephone +61 7 3278 7900 Facsimile +61 7 3278 7988
Direct Dial +61 7 3276 0202 Mobile sch4p4(6) F
david.meyer@delfinlease.com.au www.delfinlendlease.com.au

A Lend Lease Company

Miguel Zavaleta-Romero

From: John Grounds [sch4p4(6) Personal Information]
Sent: Thursday, 28 February 2008 2:12 PM
To: Miguel Zavaleta-Romero
Cc: 'Angela Perera'; rob.ball@lendlease.com.au
Subject: Rocky Springs Project Townsville - EIS Land Contamination Issues

Miguel,

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I am working with Cardno Bowler to support Delfin Lend Lease on the land contamination aspects of the project.

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Our preferred dates are: Tuesday 4 or Wednesday 5 March. Monday 3 or Friday 5 would also be ok if you are unavailable on other days.

The meeting would be attended by:

Rob Ball Delfin Lend Lease
 Angela Perera Cardno Bowler
 John Grounds Environmental Management Strategies

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Lot 298 on K124940	258.99	No	-		No
Lot 87 on E124358	258.99	No	-		Possible excavations northern end.

Regards

John Grounds

Principal

Environmental Management Strategies

sch4p4(6) Personal Info

Highgate Hill, 4101

Mob sch4p4(6) Persona

Fax +61 7 3844 1353

Email sch4p4(6) Personal Information

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Released by EHP under the Access to Information Act 2009

Thursday, 1 November 2007

Proposal: **Material Change of Use** New master planned community comprising residential, hilltop environmental residential, mixed use, town centre, business and industry and open spaces uses.

Council: **Townsville City Council** LA App'n No: **MI07/0092 & ECA07/0012**

Site Address: **37027 Bruce Highway, Julago**

Property Description: **Part of Lot 2 on EP679, Part Lot 12 on RP845508, Lot 463 on E12493, Lots 142 & 182 on K124500, Lot 298 on K124940, Lot 87 on E124358; Lot 199 on K124503**

Applicant Name: **, Delfin Townsville Pty Ltd**

Records

The project requires impact assessment.

The section 5.8.14 of the IP Act applies, therefore, s. 3.3.5 to 3.3.13 do not apply.

The assessment has to stop until the EIS submitted.

Sandra Avendano from CLU has been working on ToR for EIS.

Assessor Name: Angelina Bismarck

Date: 01/11/2007

IDAS APPLICATIONS CHECKLIST

APPLICATION NUMBER:

14295 P+1

FILE NUMBER:

90 1302

REFERRAL DATE:

24/10/2007

INFORMATION REQUEST DUE:

RCU NUMBER:

☐ ACKNOWLEDGEMENT NOTICE

* Amended
Acknowledgement
notice

IPA FORMS

☐ COMMON DETAILS – PART A

☐ OWNERS CONSENT

☐ PART D – MATERIAL CHANGE OF USE

AND OR

☐ PART F – RECONFIGURATION A LOT

☐ PART N – CONTAMINATED LAND

☐ IDAS ASSESSMENT CHECKLIST

☐ REFERRAL COORDINATION REQUIRED



18th October 2007

Environmental Protection Agency
Contaminated Land Unit
GPO Box 2771
Brisbane Qld 4001

Dear Sir/Madam,

**RE: ROCKY SPRINGS DEVELOPMENT APPLICATION FOR A PRELIMINARY APPROVAL FOR A
MATERIAL CHANGE OF USE (Under Section 3.1.6 of the *Integrated Planning Act 1997*)**

Please find enclosed the amended Acknowledgment Notice to the Applicant for the proposed Rocky Springs development. The previous Acknowledgement Notice listed Department of Main Roads as an Advice Agency; the notice should have listed them as a Concurrence Agency.

Should you require additional information or clarification of any of the enclosed documents, please contact our Project Planner, Tanya Hoare on 07 4728 7200.

We look forward to working with the Environmental Protection Agency assessment team throughout the planning process in order to establish the long term planning frameworks for this major urban community project in Townsville.

Yours faithfully,

sch4p4(6) Personal Information

Tanya Hoare
Project Planner
Rocky Springs
Delfin Lend Lease



Delfin Lend Lease Limited
ABN 88 000 966 085
237 Riverside Boulevard
Douglas QLD 4814
Australia

Postal Address
PO Box 1689
Aitkenvale QLD 4814

Telephone +61 7 4728 7200
Facsimile +61 7 4728 7288
www.delfinlendlease.com

**PLANNING AND
DEVELOPMENT SERVICES**
PLANNING ASSESSMENT UNIT



Delfin Townsville Pty Ltd
PO Box 1689
AITKENVALE DC QLD 4814

TOWNSVILLE CITY COUNCIL
ADMINISTRATION BUILDING
103 WALKER STREET

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

TELEPHONE >> 07 4727 9486
FACSIMILE >> 07 4727 9052

enquiries@townsville.qld.gov.au
www.townsville.qld.gov.au

AMENDED ACKNOWLEDGMENT NOTICE TO APPLICANT

Integrated Planning Act 1997

Your Reference >> Rocky Springs Development

1. Applicant Details

Name & Address

Delfin Townsville Pty Ltd
PO Box 1689
AITKENVALE DC QLD 4814

2. Property Description

Street address include suburb/locality 37027 Bruce Highway, Julago

Land Parcels Part Lot 2 on EP 679; Part Lot 12 on RP 845508;
Lot 463 on E 12493; Lots 142 & 182 on K 124500;
Lot 298 on K 124940; Lot 87 on E 124358;
Lot 199 on K 124503

Parish Beor

County Elphinstone

3. Owner's Details

Name & Address

Lancashire General Investment Co Ltd, Attention: Mr Bill Power 1 Ann Street LONGUEVILLE NSW 2066	Rangewood Developments Pty Ltd C/- Mr Richard Ferry PO Box 798 TOWNSVILLE QLD 4810
North Queensland Soft Drinks Pty Ltd 27 Carter Street NORTH WARD QLD 4810	sch4p4(6) Personal Inf 126 Ross River Road MUNDINGBURRA QLD 4812

4. Development Approval

What approval is being sought?

Material Change of Use Impact

Is the approval for a Development Permit or Preliminary Approval?

Preliminary Approval

POSTED
18/10/07

**PLANNING AND
DEVELOPMENT SERVICES**
PLANNING ASSESSMENT UNIT



5. Definition of Use

The proposed development is defined under the City of Townsville Planning Scheme as **Material Change of Use – (Preliminary Approval)** to override the Townsville City Plan 2005 - current and future (pursuant to section 3.1.6 of the IPA 1997) for the purposes of creating a new master planned community comprising residential, hilltop environmental residential, mixed use, town centre, business and industry and open space uses. Associated with ECA07/0012

File No >> MI07/0092 & ECA07/0012

NOTE >> The definition described in Section 5. shall be used from here on to describe the proposal. This definition as well as the information described in capitals in Section 4. are to be indicated on all notices pertaining to the Public Notification process, etc.

6. Assessment Type

Will Code or Impact Assessment be required?

Impact Assessment

7. Public Notification Details

If Assessment Type is Impact Assessment, what is required for public Notification?

Not Applicable - As undertaken during the EIS process (refer to Section 5.8.7 of The Integrated Planning Act 1997).

8. Referral Agencies

What are the names and addresses of Referral Agencies (Concurrence or Advice)?

CONCURRENCE AGENCY >>

Department Of Natural Resources and Water
Attn: Trish Paradise
PO Box 210
ATHERTON QLD 4883

Environmental Protection Agency
Contaminated Land Unit
GPO Box 2771
BRISBANE QLD 4001

Queensland Transport
Regional Manager
Integrated Transport Planning
PO Box 1293
TOWNSVILLE QLD 4810

Environmental Protection Agency
Ecoaccess Customer Service Unit
PO Box 15155
CITY EAST QLD 4002

Department of Main Roads
PO Box 1089
TOWNSVILLE QLD 4810

ADVICE AGENCY >>

Department of Local Government
Planning Sport and Recreation
PO Box 5866
TOWNSVILLE QLD 4810

Powerlink
PO Box 7216
GARBUTT QLD 4814

**PLANNING AND
DEVELOPMENT SERVICES**
PLANNING ASSESSMENT UNIT



9. Information Request

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

Yes

NOTE >>

If a further information request is to be made by Council it will be forwarded to the Department of Infrastructure and Planning under the Integrated Planning Act 1997 EIS process once a full assessment of the application has been completed.

sch4p4(6) Personal Information

Assessing Officer >> Kellie Tricarico

**Signature
For The Assessment Manager**

Date >>

18.10.2007

Notice of extension of Information Request Period Section 3.3.6 *Integrated Planning Act 1997*

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

Enquiries to: Angelina Bismarck
Telephone: (07) 3224 8244
Your reference: MI07/0092 & ECA07/0012
Our reference: Appl'n No.: 14295 Part: 1 File No.: 901302

CC: Ms Tanya Hoare
Delfin Townsville Pty Ltd
PO Box 1689
AITKENVALE QLD 4814

Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Ms Kellie Tricarico

Re: Application for development approval.

The Environmental Protection Agency, acting as a concurrence agency **for contaminated land issues**, has extended the Information Request period by 10 business days at the end of the current period 29/10/2007.

The extended Information Request Period will end on 12/11/2007.

Application Information

Applicant: Delfin Townsville Pty Ltd
Council Application number: MI07/0092 & ECA07/0012
Description: Material Change of Use
Street address of subject land: 37027 Bruce Highway, Julago
Location details: Part of Lot 2 on EP679, Part Lot 12 on RP845508, Lot 463 on E12493, Lots 142 & 182 on K124500, Lot 298 on K124940, Lot 87 on E124358; Lot 199 on K124503

Concurrence Agency Information

Application received by EPA: 15/10/2007
EPA No.: 14295 Part 1
Relevant Laws and Policies: *Environmental Protection Act 1994*
Concurrence Agency Office: Southern Regional Office (Brisbane)
Postal Address: GPO Box 2771
BRISBANE QLD 4001

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

sch4p4(6) Personal Information

Signed

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Mrs Angelina
Could you please
assess it

Thanks

M. Jones

24/10/07

ATIONS CHECKLIST

NUMBER:

14295

901302

REFERRAL DATE:

15/10/2007

INFORMATION REQUEST DUE:

29/10/2007

Received
24/10/07

✓ Lot 2 EP679 EMR 14295
NA20

✓ Lot 12 RP84 5508 EMR 14294
NA20

✓ Lot 463 E12493 EMR 14296
NA20

✓ Lot 142 K124500 NO EMR

✓ 182 K124500 NO EMR

✓ 298 K124940 NO EMR

✓ 87 E124358 NO EMR ^{Refer} 37

✓ 199 K124503 NO EMR

Please.

Check ECOTRACK
for Project Manager

- Cattle Dip - ? (ref page 3-7)
- Lot 87 - Disposal of dead animal
carcasses.

JUDGEMENT NOTICE

DETAILS - PART A

CONSENT

MATERIAL CHANGE OF USE

CONFIGURATION A LOT

POLLUTANT CONTAMINATED LAND

ASSESSMENT CHECKLIST

COORDINATION REQUIRED

Ecotrac

317883

Received on
23/10/07

PLANNING AND DEVELOPMENT SERVICES

PLANNING ASSESSMENT UNIT



Delfin Townsville Pty Ltd
PO Box 1689
AITKENVALE DC QLD 4814

TOWNSVILLE CITY COUNCIL
ADMINISTRATION BUILDING
103 WALKER STREET

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

TELEPHONE >> 07 4727 9486

FACSIMILE >> 07 4727 9052

enquiries@townsville.qld.gov.au

www.townsville.qld.gov.au

ACKNOWLEDGMENT NOTICE TO APPLICANT

Integrated Planning Act 1997

Your Reference >> Rocky Springs Development

1. Applicant Details

Name & Address

Delfin Townsville Pty Ltd
PO Box 1689
AITKENVALE DC QLD 4814

2. Property Description

Street address include suburb/locality 37027 Bruce Highway, Julago

Land Parcels Part Lot 2 on EP 679; Part Lot 12 on RP 845508;
Lot 463 on E 12493; Lots 142 & 182 on K 124500;
Lot 298 on K 124940; Lot 87 on E 124358;
Lot 199 on K 124503

Parish Beor **County** Elphinstone

3. Owner's Details

Name & Address

Lancashire General Investment Co Ltd, Attention: Mr Bill Power 1 Ann Street LONGUEVILLE NSW 2066	Rangewood Developments Pty Ltd C/- Mr Richard Ferry PO Box 798 TOWNSVILLE QLD 4810
North Queensland Soft Drinks Pty Ltd 27 Carter Street NORTH WARD QLD 4810	sch4p4(6) Personal Info 126 Ross River Road MUNDINGBURRA QLD 4812

4. Development Approval

What approval is being sought?

Material Change of Use Impact

Is the approval for a Development Permit or Preliminary Approval?

Preliminary Approval

PLANNING AND DEVELOPMENT SERVICES

PLANNING ASSESSMENT UNIT



5. Definition of Use

The proposed development is defined under the City of Townsville Planning Scheme as **Material Change of Use – (Preliminary Approval) to override the Townsville City Plan 2005 - current and future (pursuant to section 3.1.6 of the IPA 1997) for the purposes of creating a new master planned community comprising residential, hilltop environmental residential, mixed use, town centre, business and industry and open space uses. Associated with ECA07/0012**

File No >> MI07/0092 & ECA07/0012

NOTE >> The definition described in Section 5. shall be used from here on to describe the proposal. This definition as well as the information described in capitals in Section 4. are to be indicated on all notices pertaining to the Public Notification process, etc.

6. Assessment Type

Will Code or Impact Assessment be required?

Impact Assessment

7. Public Notification Details

If Assessment Type is Impact Assessment, what is required for public Notification?

Not Applicable - As undertaken during the EIS process (refer to Section 5.8.7 of The Integrated Planning Act 1997).

8. Referral Agencies

What are the names and addresses of Referral Agencies (Concurrence or Advice)?

CONCURRENCE AGENCY >>

Department Of Natural Resources and
Water
Attn: Trish Paradise
PO Box 210
ATHERTON QLD 4883

Environmental Protection Agency
Contaminated Land Unit
GPO Box 2771
BRISBANE QLD 4001

Queensland Transport
Regional Manager
Integrated Transport Planning
PO Box 1293
TOWNSVILLE QLD 4810

Environmental Protection Agency
Ecoaccess Customer Service Unit
PO Box 15155
CITY EAST QLD 4002

ADVICE AGENCY >>

Department of Main Roads
PO Box 1089
TOWNSVILLE QLD 4810

Department of Local Government
Planning Sport and Recreation
PO Box 5666
TOWNSVILLE QLD 4810

Powerlink
PO Box 7216
GARbutt QLD 4814

**PLANNING AND
DEVELOPMENT SERVICES**
PLANNING ASSESSMENT UNIT



9. Information Request

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

Yes

NOTE >>

If a further information request is to be made by Council it will be forwarded to the Department of Infrastructure and Planning under the Integrated Planning Act 1997 EIS process once a full assessment of the application has been completed.

sch4p4(6) Personal Information

Assessing Officer >> Kellie Tricarico

Signature
For The Assessment Manager

Date >>

9. 10. 2007

Form 1 Development Application

idas

IDAS

Assessment Checklist

IDAS Development Application Form 1 is the approved form for all development applications under the *Integrated Planning Act 1997*. Form 1 is made up of various Parts. Part A (Common details) of Form 1 must be completed for all applications. The relevance of other Parts of Form 1 depends on the nature of the application.

Form 1 also includes the IDAS Assessment Checklist, which is used to assist in determining State assessment and referral requirements, and the Parts of Form 1 relevant to the application.

Section 1 and all other relevant sections of the IDAS Assessment Checklist must be completed for all development applications except those for building work requiring assessment against the *Building Act 1975* only. For more advice refer to Part B of the IDAS Application Form.

Answering the following questions will assist you in determining which sections of the checklist must be completed for your application. If unsure, phone or visit your local government or log on to the IPA website for help.

Does the application seek approval to materially change use of the premises? <i>If yes - complete Section 2 of this checklist</i>	☒ Yes	☐ No
Does the application seek approval to reconfigure a lot? <i>If yes - complete Section 3 of this checklist and Part F of IDAS Application Form 1</i> <i>Assessment is by the local government</i>	☐ Yes	☒ No
Does the application seek approval to carry out operational work? <i>If yes - complete Section 4 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the <i>Fisheries Act 1994</i> ? <i>If yes - complete Section 5 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? <i>If yes - complete Part E of IDAS Application Form 1</i> <i>Assessment is by the local government</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the <i>Building Act 1975</i> ? <i>If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1</i> <i>Assessment is by a building certifier</i>	☐ Yes	☒ No

SECTION 1

Section 1 must be completed for all applications that require completion of the IDAS Assessment Checklist.

HERITAGE

- 1.1 Is any part of the proposal intended to be carried out on a registered place under the *Queensland Heritage Act 1992*?
- ☒ No
☐ Yes

REMOVING QUARRY MATERIAL; WILD RIVER AREA

- 1.2 Does the proposal involve removing quarry material from a watercourse or lake as defined under the *Water Act 2000*?
- ☒ No
☐ Yes



IPA schedule 8, part 1 table 5, item 1
 IP Regulation schedule 2 table 2, item 11
 IP Regulation schedule 1, table 5, item 2 (wild river area)
 Water Act 2000, section 966C
 Wild Rivers Act 2005, section 43A

ENVIRONMENTALLY RELEVANT ACTIVITY; WILD RIVER AREA

1.3 Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?

- ☐ No
☒ Yes

If yes, is any part of any ERA intended to be located in a wild river area declared under the *Wild Rivers Act 2005*?

- ☐ Yes
☒ No

If no, is there a code of environmental compliance under the *Environmental Protection Regulation 1998* for every aspect of each proposed ERA?

- ☒ No - (Complete Part G) (This application requires assessment by the Administering Authority. If the Administering Authority is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.)
☐ Yes

IPA schedule 8, part 1 table 5, item 1
 IPA schedule 8, part 1 table 5, items 3 and 4
 IP Regulation schedule 2 table 2, items 1 and 2
 Environmental Protection Act 1998, section 190A (wild river area)
 Wild Rivers Act 2005, section 43A

WITHIN THE LIMITS OF A PORT

1.4 Is any part of the premises within the limits of a port under the *Transport Infrastructure Act 1994*?

- ☒ No
☐ Yes

IP Regulation schedule 2 table 2, items 15 and 16

DECLARED FISH HABITAT AREA

1.5 Does any part of the premises adjoin a declared fish habitat area under the *Fisheries Act 1994*?

- ☒ No
☐ Yes - If answers to questions in other sections of this checklist indicate that the proposed development is **assessable under IPA, schedule 8**, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.

IP Regulation schedule 2 table 2, item 20

COMMUNITY INFRASTRUCTURE

1.6 Is any part of the premises designated for community infrastructure?

- ☐ No
☒ Yes

If yes, is the community infrastructure intended to be provided by a public sector entity?

- ☐ No
☒ Yes

If yes, is the land owned by or on behalf of the State?

- ☐ Yes
☒ No

If no, is the development for the following?

- For the designated purpose ☒ No ☐ Yes
- Carried out by, or on behalf of, the designator ☒ No ☐ Yes

If **no to either or both**, is the proposed development assessable under the planning scheme?

☐ No

☒ Yes - *This application must be referred to the Queensland Government department administering the Act authorising the development for the designation as Concurrence Agency.*

IP Regulation schedule 2 table 1 item 3

WASTE WATER MANAGEMENT

1.7 Does the proposal involve the establishment or expansion of a waste water disposal system?

☐ No

☒ Yes

If yes, is any part of the disposal system proposed to be located in an area declared to be a catchment area under the *Water Act 2000*?

☒ No

☐ Yes

IP Regulation schedule 2 table 1 item 5

SECTION 2 Section 2 must be completed when the application seeks approval to materially change the use of premises.

PLANNING SCHEME

2.1 Is the proposed use **assessable** under the planning scheme?

☐ No - *(Go to Question 2.2)*

☒ Yes - *(Complete Part D of IDAS Application Form 1 and answer Questions 2.1.1 - 2.1.14 below)*

If yes, does the application request that the proposal be assessed against a superseded planning scheme?

☐ Yes - *(Complete Attachment 1)*

☒ No

STATE-CONTROLLED ROAD

2.1.1 Is any part of the premises within 100m of a State-controlled road, or part of a future State-controlled road?

☒ Yes

☐ No

If yes, is the use proposed in a future State-controlled road defined by route?

☐ Yes - *This application must be referred to the Department of Main Roads (DMR) as Concurrence Agency.*

☒ No - *This application must be referred to DMR as Advice Agency.*

IP Regulation schedule 2 table 1 item 1

ACID SULFATE SOILS

2.1.2 Is the use proposed in a local government area listed² in State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils*?

☐ No

☒ Yes

² Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Coolool, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrook, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Miriam Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiara, Torres, Townsville, Whitsunday

If yes, is the natural ground level of any part of the premises less than 20m AHD?

☒ No

☐ Yes

COASTAL MANAGEMENT DISTRICT

2.1.3 Does the proposed use involve the following?

- Carrying out operational work, completely or partly in a coastal management district ☒ No ☐ Yes
- Carrying out building work, completely or partly in a coastal management district, that is the construction of new premises with a gross floor area (GFA) of at least 1,000m² ☒ No ☐ Yes
- Carrying out building work, completely or partly in a coastal management district, that is the enlargement of the GFA of existing premises by more than 1,000m² ☒ No ☐ Yes

*If yes to any one - this application must be referred to EPA as Concurrence Agency.**(IP Regulation - schedule 2, table 3, item 5)***VEGETATION CLEARING**

2.1.4 Do the premises include a lot containing the following?

- A category 1, 2 or 3 area shown on a Property Map of Assessable Vegetation (PMAV) ☐ No ☒ Yes
- If there is no PMAV for a lot, remnant vegetation ☐ No ☒ Yes

If yes to either or both, is the size of the premises 2ha or larger?

- ☐ No
☒ Yes

If yes, is the existing use of the premises rural or environmental?☐ No☒ Yes - *(Complete Part J) This application must be referred to the Department of Natural Resources and Water (NRW) as Concurrence Agency.**(IP Regulation - schedule 2, table 3, item 11)***CONTAMINATED LAND - UNEXPLODED ORDNANCE**

2.1.5 Is any part of the premises in an area for which an area management advice has been given for unexploded ordnance?

- ☐ Yes - *(Complete Part N) This application must be referred to the Administering Authority as Concurrence Agency.*

☒ No*(IP Regulation - schedule 2, table 3, item 12)***PUBLIC PASSENGER TRANSPORT**2.1.6 Is the proposed use listed in schedule 13C of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

- ☒ Yes - *This application must be referred to Queensland Transport (QT) as Concurrence Agency.*

☐ No*(IP Regulation - schedule 2, table 3, item 13)***RAILWAY SAFETY AND EFFICIENCY**2.1.7 Is the proposed use listed in schedule 13D of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

- ☒ Yes - *This application must be referred to Queensland Transport (QT) as Concurrence Agency.*

☒ No*(IP Regulation - schedule 2, table 3, item 14)***KOALA CONSERVATION**

2.1.8 Is any part of the premises in a koala conservation area or koala sustainability area?

☒ No☐ Yes**EASEMENTS AND SUBSTATIONS**

2.1.9 Is the use associated with reconfiguring a lot?

☐ Yes☒ No - *Answer both (a) and (b) below*

- (a) Will any part of any structure or work that is the natural and ordinary consequence of the use, be located in an easement?
- ☐ No
- ☒ Yes - Answer both (i) and (ii) below
- (i) Is there an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* for a transmission grid or supply network under that Act?
- ☐ No
- ☒ Yes - This application must be referred to the entity as Advice Agency.
- (ii) Is there an easement in favour of the holder of pipeline licence number 1 issued under the *Petroleum Act 1923* for the construction or operation of the Moonie to Brisbane strategic pipeline under that Act?
- ☒ No
- ☐ Yes - This application must be referred to the licence holder as Advice Agency.
- (b) Is any part of the premises situated within 100m of a substation site under the *Electricity Act 1994*?
- ☒ No
- ☐ Yes - This application must be referred to the entity responsible for the substation as Advice Agency.

IP Regulation schedule 2 table 3 item 6 (electricity easement)
 IP Regulation schedule 2 table 3 item 16 (pipeline easement)
 IP Regulation schedule 2 table 3 item 9 (substation)

RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT IN A WILD RIVER AREA

- 2.1.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

☒ No

☐ Yes

IP Regulation schedule 1, part 2, table 5 item 1(a)

Wild Rivers Act 2005: This code does not currently contain applicable provisions for residential, commercial or industrial development inside a designated wild river area.

WETLAND

- 2.1.11 Is the proposal only for the construction or use of a single residence on a lot and any reasonably associated building or structure?

☐ Yes

☒ No

If no, do the premises include a lot situated in, or within 100m of, a wetland shown on the 'Map of referable wetlands'?

☒ No

☐ Yes - This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency.

IP Regulation schedule 2 table 5 item 2

HERITAGE

- 2.1.12 Do the premises include a lot sharing a common boundary with a protected area or registered place under the *Queensland Heritage Act 1992*?

☒ No

☐ Yes - This application must be referred to the Queensland Heritage Council (QHC) as Advice Agency.

IP Regulation schedule 2 table 5 item 3

CERTAIN PRELIMINARY APPROVALS

- 2.1.13 Is preliminary approval sought for the application under the IPA, section 3.1.6?

☐ No

☒ Yes - (Complete Attachment 2) This application must be referred to the Department of Local Government, Planning, Sport and Recreation (DLGPSR) as Advice Agency.

BROTHEL

2.2 Is the proposed use a brothel as defined under the *Prostitution Act 1999*?

- ☒ No
☐ Yes

IPA schedule 8, part 1, table 2, item 2
 Prostitution Act 1999 section 64

STRATEGIC PORT LAND

2.3 Is any part of the use proposed on Strategic Port Land under the *Transport Infrastructure Act 1994*?

- ☒ No
☐ Yes

IPA schedule 8, part 1, table 2, item 3
 IP Regulation schedule 2, table 2, item 1

MAJOR HAZARD FACILITY

2.4 Is the proposed use a major hazard facility or possible major hazard facility under the *Dangerous Goods Safety Management Act 2001*?

- ☒ No
☐ Yes - (Complete Part L) This application requires assessment by the Department of Emergency Services (DES). If DES is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IPA schedule 8, part 1, table 2, item 4
 IP Regulation schedule 2, table 2, item 2

CONTAMINATED LAND - REGISTERED LAND

2.5 Is any part of the land forming the premises on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*?

- ☐ No
☒ Yes

If yes, does one or more of the following apply?

- A suitability statement has been given and a site management plan has been approved for the proposed use of the land, and the proposed use involves only the following -
 - the fit-out of a building on the land; or
 - minor site excavation, including for example, post holes for open-sided non-habitable structures

☒ No ☐ Yes
- There is currently a notifiable activity on the land and the activity is continuing ☒ No ☐ Yes
- The proposed use is industrial and only involves minor site excavation (e.g. post holes for open-sided non-habitable structures) ☒ No ☐ Yes
- The land is used for a mining activity or petroleum activity ☒ No ☐ Yes

If no to all - (Complete Part N) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

CONTAMINATED LAND - NOTIFIABLE ACTIVITY

2.6 Is any part of the land forming the premises currently used for a notifiable activity, or if there is no existing use was it last used for a notifiable activity?

- ☐ No
☒ Yes

If yes, does one or more of the following apply?

- A suitability statement, removing the land from the environmental management register, has been given under the *Environmental Protection Act 1994* for the existing use, or if there is no existing use, the last use, and the following **both** apply -
 - no new notifiable activity has occurred on the land since the suitability statement was issued; ☒ No ☐ Yes
 - the land is not otherwise contaminated by a hazardous contaminant
- A suitability statement has been given and a site management plan has been approved for the proposed use of the land, and the proposed use involves only the following -
 - the fit-out of a building on the land; or ☒ No ☐ Yes
 - minor site excavation, including for example, post holes for open-sided non-habitable structures
- The land is used for a mining activity or petroleum activity ☒ No ☐ Yes

If no to all - (Complete Part N) This application requires assessment by the Environmental protection Agency (EPA) If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IPA schedule 1, item 1, table 2, item 6
IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - INDUSTRIAL ACTIVITY

- 2.7 Is any part of the premises currently used for an industrial activity (other than for a mining activity or petroleum activity), or if there is no existing use was it last used for an industrial activity (other than for a mining activity or petroleum activity)?
- ☒ No
☐ Yes

IPA schedule 1, item 1, table 2, item 6
IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - AREA MANAGEMENT ADVICE (NATURAL MINERALISATION OR INDUSTRIAL ACTIVITY)

- 2.8 Is any part of the premises in an area for which an area management advice has been given for natural mineralisation or industrial activity (other than for a mining activity or petroleum activity)?
- ☒ No
☐ Yes

IPA schedule 1, item 1, table 2, item 7
IP Regulation, schedule 2, table 2, item 23

AQUACULTURE; WILD RIVER AREA

- 2.9 Is the proposed use for aquaculture as defined under the *Fisheries Act 1994*?
- ☒ No
☐ Yes

AGRICULTURAL AND ANIMAL HUSBANDRY ACTIVITIES IN A WILD RIVER AREA

- 2.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?
- ☒ No
☐ Yes

SEQ REGIONAL PLAN

- 2.11 Is any part of the premises within the South East Queensland (SEQ) Regional Plan area?
- ☒ No
☐ Yes

SEQ Regional Plan 2015-2026 Amendment 1 Regulatory Provisions Division 2
IP Regulation Schedule 2 Table 3 Item 13
IPA Section 2.12(1)

CONSERVATION ESTATE

2.12 Is the proposal for urban purposes, as defined under the IPA?

- ☐ No
☒ Yes

If yes, is the use proposed on a lot situated in, or within 100m of, any of the following?

- A protected area, forest reserve, critical habitat or area of major interest under the *Nature Conservation Act 1992* ☒ No ☐ Yes
- A State forest or timber reserve under the *Forestry Act 1959* ☒ No ☐ Yes
- A marine park under the *Marine Parks Act 2004* ☒ No ☐ Yes
- A recreation area under the *Recreation Area Management Act 1988* ☒ No ☐ Yes
- A world heritage area listed under the World Heritage Convention ☒ No ☐ Yes
- Brisbane forest park under the *Brisbane Forest Park Act 1977* ☒ No ☐ Yes

If yes to any one - This application must be referred to the chief executive under the relevant Act mentioned as Advice Agency.

IP Regulation Schedule 2 Item 10

REMOVAL, DESTRUCTION OR DAMAGE OF A MARINE PLANT - this question only applies for applications not also seeking approval to carry out operational work.

2.13 Does the proposed use involve the removal, destruction or damage of marine plants under the *Fisheries Act 1994*?

- ☒ No
☐ Yes

IPA Section 1.13
IP Regulation Schedule 2 Item 10
IP Regulation Schedule 2 Item 10
IP Regulation Schedule 2 Item 10
IP Regulation Schedule 2 Item 10
IP Regulation Schedule 2 Item 10
IP Regulation Schedule 2 Item 10

Disclaimer:

While the Department of Local Government, Planning, Sport and Recreation (DLGPSR) believes that this information contained on this form and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law DLGPSR expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this form

Proposal ID

Click here to submit your DA

Form 1 Development Application

idas

Part A

Common details

Identification of the premises the subject of the application

1. Can any part of the premises be identified by a street address or lot on plan description?

☐ No - Answer Q1(a)

☒ Yes - Complete Table B and answer Q1(b) and Q1(c)

Table B

Unit number	Street number	Street name	Official suburb /locality name	Post code	Lot on plan description (place each description in a separate row)			Local government area
					Lot number	Plan type (e.g. RP, SP)	Plan number	
		Bruce Highway	Julago	4816	2	EP	679	Townsville
		Bruce Highway	Julago	4816	12	RP	845508	Townsville
		Bruce Highway	Julago	4816	463	E	12493	Townsville
		Bruce Highway	Julago	4816	142	K	124500	Townsville
		Bruce Highway	Julago	4816	182	K	124500	Townsville
		Bruce Highway	Julago	4816	298	K	124940	Townsville
		Bruce Highway	Julago	4816	87	E	124358	Townsville
		Bruce Highway	Julago	4816	199	K	124503	Townsville

1(b). Can the address be further described by shop/tenancy number or storey/level?

☒ No

☐ Yes - Complete Table C

1(c). Is any part of the premises strategic port land under the *Transport Infrastructure Act 1994*?

☒ No

☐ Yes - Complete Table D

2. Can the premises best be identified by coordinates (e.g. for development proposed in waters, or on a site within a large rural lot)?

☐ No

☒ Yes - Complete Table E

Table E

	Coordinates (place each set of coordinates in a separate row)				Zone Reference and Datum	Local government area
	Easting	Northing	Latitude	Longitude		
1	488080	7857080	19d22'49.35"	146d53'11.34"	Zone Reference 55 ☒ GDA94 (preferred) ☐ WGS84 ☐ Other - Specify 	Townsville City Council

3. Are the premises within or adjacent to a water body or watercourse?

☐ No

☒ Yes - Complete Table F and answer Q3(a)

Table F

	Name of water body or watercourse
1	Stuart Creek
2	White's Creek

3(a). Is any part of the development proposed in tidal waters (i.e. below high water mark)?

☒ No

☐ Yes

4. What is the total area of land that makes up the premises (i.e. the area covered by the application)?

Area of land above high water mark/outside watercourse			Area in a water body or watercourse		
1,594.44	☐ m ²	☒ hectares (Tick applicable unit)	0.00	☐ m ²	☐ hectares (Tick applicable unit)

Existing use of the premises

5. Are the premises currently used for any purpose?

☐ No

☒ Yes - Ensure details of any existing use of the premises are provided in plans and documentation submitted with this application, e.g. location and nature of existing uses, buildings, structures and services

6. Are there any existing easements on the premises (e.g. for vehicular access, electricity, overland flow)?

☐ No

☒ Yes - Complete Table H and ensure the location and dimensions of each easement are included in plans, submitted with the application

Table H

	Purpose of each easement	Entity favoured by the easement
1	See attached Schedule 1 and Planning Report	

Proposal details

7. Are new uses proposed on the premises?

☐ No

☒ Yes - Provide details in Table I

Table I

	Each proposed new use
1	See attached Planning Report and Plan of Development

8. Are **new buildings or structures** proposed to be erected on the premises?

☒ No

☐ Yes - *Ensure the nature, location and dimensions of the proposed new buildings, structures or services are included in plans submitted with the application*

Applicant details

9. Who is the applicant for the application?

Company/organisation name (if applicable)		Delfin Townsville Pty Ltd ACN 072 714 688	
Individual/ contact person details			
Title	Mr	First name	Rob
		Last name	Moore
Postal address		PO Box 1689 Aitkenvale 4814	
Contact telephone number		(07) 4728 7200 or (07) 3292 2200	
Mobile phone number		sch4p4(6) Per	
Facsimile number		(07) 4828 7288 or (07) 3871 2810	
e-mail address		rob.moore@lendlease.com.au	

Owner's consent and resource entitlement

10. Does the application involve a State-owned resource prescribed by schedule 10 of the *Integrated Planning Regulation 1998* (IP Reg) or any other regulation?

☒ No

☐ Yes - *Complete a new Table J for each State-owned resource and submit with the application evidence of resource allocation or entitlement*

11. Does the application involve land other than State-owned land (*i.e. privately owned land*) and require owner's consent?

☐ No

☒ Yes - *Complete Table K and submit with the application written documentation of all owner's consent*

Table K

	Owner name/s	Street address or lot on plan description	Date written consent was obtained
1	See attached Schedule 2		

Mandatory attachments and supporting information

12. What are the other parts of IDAS Application Form 1 submitted with this application, and the other mandatory attachments and supporting information accompanying this application, not identified in those other form parts?

	Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James Street Traffic Report)	Date	Method of delivery to assessment manager
1	IDAS Assessment Checklist of Form 1		25-Sep-2007	over the counter
2	Easement Details	Schedule 1	25-Sep-2007	over the counter
3	Owners' Consent	Schedule 2	25-Sep-2007	over the counter
4	Part D of Form 1		25-Sep-2007	over the counter

5	Explanation of the Proposed Use	Schedule 3	25-Sep-2007	over the counter
6	Part G of Form 1		25-Sep-2007	over the counter
7	Part J of Form 1		25-Sep-2007	over the counter
8	Part N of Form 1		25-Sep-2007	over the counter
9	EIS Further Information note	Schedule 4	25-Sep-2007	over the counter
10	Attachment 2 of Form 1		25-Sep-2007	over the counter
11	Planning Report	Rocky Springs Planning Report	25-Sep-2007	over the counter
12	Plan of Development	Rocky Springs Plan of Development	25-Sep-2007	over the counter

Portable Long Service Leave (PLSL) levy for building and construction work

13. Is payment of a Portable Long Service Leave (PLSL) levy required for building and construction work before a development permit for the application can be given?

- ☒ No
☐ Yes

13(a). Indicate the reason PLSL is not applicable

- ☒ The application is not for building and construction work under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, section 3AA (e.g. the application is only for a change of use or for the following types of work **carried out solely for farming purposes**: land clearing, site preparation, earthworks, fences, fodder harvesting, clearing of encroaching vegetation, clearing of regrowth, thinning vegetation or controlling weeds or pests); or
- ☐ All costs, that relate to the work both directly and indirectly, are less than \$80,000, inclusive of GST; or
- ☐ The work is being carried out under an owner-builder permit issued under the *Queensland Building Services Authority Act 1991*- *Complete and submit a QLeave Notification and Payment Form (no payment required if owner-builder permit number stated). The receipted form must be sighted by the assessment manager before a development permit can be given*

OFFICE USE ONLY

Date Received	Reference Numbers
---------------	-------------------

FOR COMPLETION BY ASSESSMENT MANAGER

Is a QLeave Notification and Payment Form required for this application?

- ☐ No
☐ Yes - *Complete Table M*

NOTIFICATION OF ENGAGEMENT OF PRIVATE CERTIFIER

To _____ Council

I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Accreditation number	Name	BSA Certification number	Building classification

Schedule 1 - Easements

Lot Description	Encumbrance Easement	Purpose (and area) of Each Easement		Entity Favoured by the Easement
		Access Easement Area (ha)	Infrastructure Easements Area (ha)	
Lot 2 on EP679	Access Emts A & B on RP850682	3.0000		The registered owner of Lot 463 on E12493 The registered owner of Lot 87 on E124358 The registered owner of Lot 298 on K124940 The registered owner of Lot 142 on K124500 The registered owner of Lot 182 on K124500
Lot 12 on RP845508	None			
Lot 463 on E12493	Access Emt C on RP850683	1.6490		The registered owner of Lot 87 on E124358 The registered owner of Lot 298 on K124940 The registered owner of Lot 142 on K124500 The registered owner of Lot 182 on K124500
Lot 142 on K124500	Power Emt A on RP722420		4.6337	Queensland Electricity Transmission Corp
	Power Emt B on RP725906		4.4060	Queensland Electricity Transmission Corp
	Gas pipeline Emt J on SP175317		2.6290	Enertrade (NQ) Pipeline No 1 Pty Ltd & Enertrade (NQ) Pipeline No 2 Pty Ltd
Lot 182 on K124500	Power Emt B on RP722420		4.6319	Queensland Electricity Transmission Corp
	Access Emt E on RP850684	2.6420		The registered owner of Lot 142 on K124500
Lot 298 on K124940	Power Emt C on RP722420		2.1625	Queensland Electricity Transmission Corp
	Access Emt D on RP850683	0.6978		The registered owner of Lot 142 on K124500 The registered owner of Lot 182 on K124500
Lot 87 on E124358	Power Emt D on RP722420		3.3857	Queensland Electricity Transmission Corp
Lot 199 on K124503	Power Emt A on RP725989		3.6106	Queensland Electricity Transmission Corp
	Gas Pipeline Easement H on SP175316		3.1620	Enertrade (NQ) Pipeline No 1 Pty Ltd & Enertrade (NQ) Pipeline No 2 Pty Ltd
Totals		7.9888	28.8214	

Schedule 2 – Owners' Consent (See attached signed consent letters)

Owner's Name	Lot on Plan Description	Date written consent was obtained
Lancashire General Investment Company Limited (ACN 009 742 741)	Lot 12 on RP845508 Lot 463 on Crown Plan E12493 Lot 2 on Crown Plan EP679	24 September 2007
North Queensland Soft Drinks Pty Ltd ACN 010 025 582 Rangewood Developments Pty Ltd ACN 010 493 919 Rita Agnes Partlett	Lot 142 on CP K124500 Lot 199 on CP K124503 Lot 182 on CP K124500 Lot 298 on CP K124940 Lot 87 on CP E124358	24 September 2007 24 September 2007 20 September 2007

Released by EHP under the RTI Act 2009

LANCASHIRE GENERAL INVESTMENT COMPANY LIMITED

16 St John's Lane
London EC1M 4EY

Our Ref: RTAP/kk

Chief Executive Officer
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Dear Sir

LANDOWNER'S CONSENT TO DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (PRELIMINARY APPROVAL)

Lancashire General Investment Company Limited ACN 009 742 741, as registered owner of:

- Lot 12 on RP845508;
- Lot 463 on Crown Plan E12493; and
- Lot 2 on Crown Plan EP679,

consents to the making of the application for a Material Change of Use (Preliminary Approval) to vary the effect of the Planning Scheme (pursuant to section 3.1.6 of the Integrated Planning Act 1997) by Delfin Lend Lease over land that includes Lot 12 on RP845508, Lot 463 on Crown Plan E12493 and Lot 2 on Crown Plan EP679.

Signed for and on behalf of Lancashire General Investment Company Limited
ACN 009 742 741:

sch4p4(6) Personal Information

Signature of authorised representative of Lancashire General Investment
Company Limited ACN 009 742 741

Company Secretary
Position

24 September 2007
Date

SITE ID : 150-019764 LGA : TOWNSVILLE CITY
OFFICIAL AUTHORISATION FOR CSR SITE: Y
NAME : DEFENCE ESTABLISHMENT TOWNSVILLE
CATEGORY : PRO POS. FILE : 901302 DATE : 25/10/94
LOCATION : BRUCE HIGHWAY ROCKY SPRINGS
JULAGO
4810

LOT 2 ON PLAN EP679 TENURE :
OWNER : LANCASHIRE GENERAL INVESTMENT COMPANY
C/- ANNANDALE DEVELOPMENTS PTY LTD
PO BOX 1363
AITKENVALE
QLD
4814

ZONING : RUR AREA : 0 sq metres
CURRENT USE : 910 PAST USE : 910
CONTAMINANTS : UNK P / PURPOSE: 535
GROUND WATER CONTAMINATED? : U UXO REGION :
ACTION OFFICER : GROVES STATUS : A
VOL : FOLIO : 0

Comments (F11) SCR (F12) Inquire (F13) Field Hist (F14) > :

no ux0 Confirmed by Defence

sch4p4(6) Person

25/6/96

leave cut at PRO

Amend Pp to 431

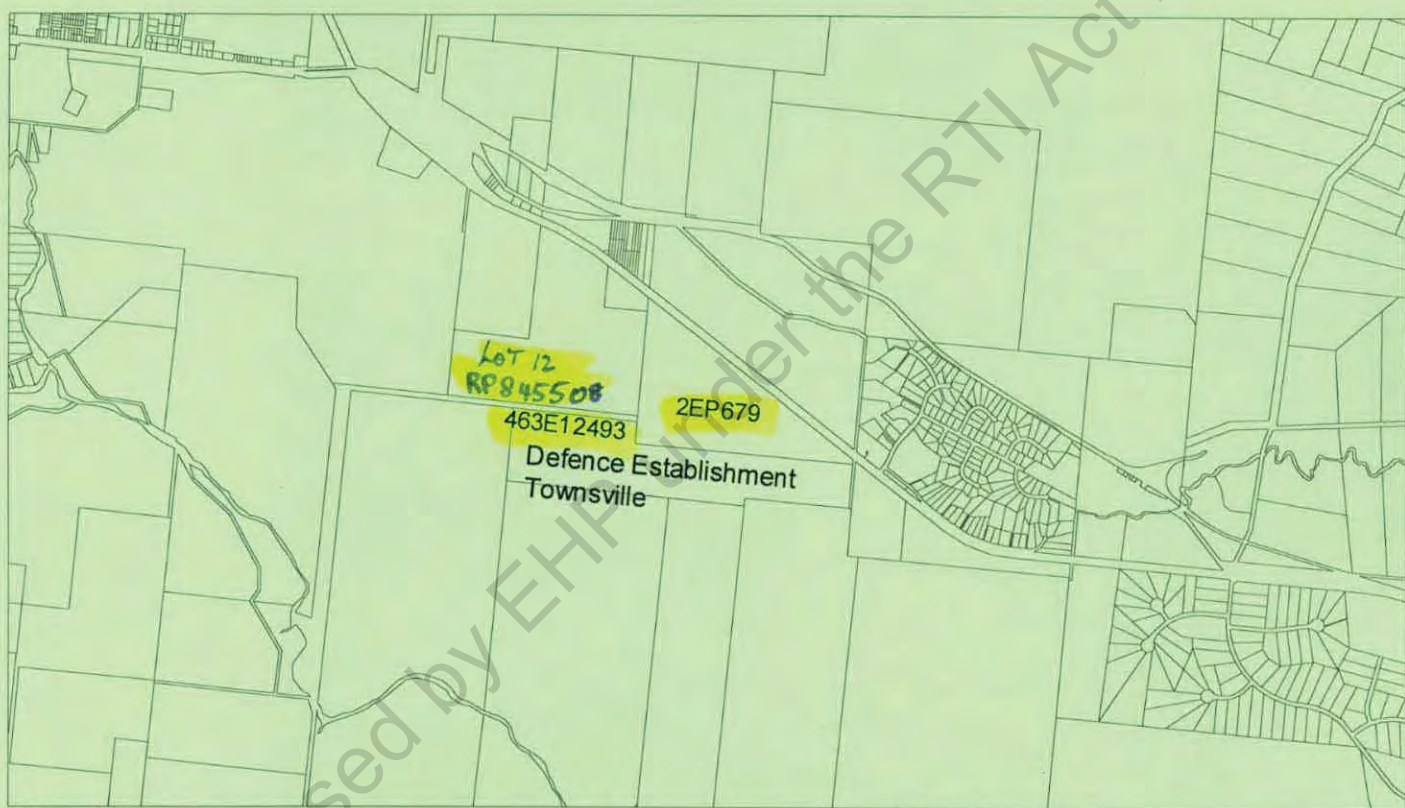
*Comm: PP was 533 due to
former army base on site.
Defence information confirms
no UXO on site. PP
amended to 431, rubbish
dump from Army base is
located on site as in
Golder Associates report April 94.*

PT 2/8/96

chk. File 901302

*before amending classification
as per Defence advice.*

Amended 5/8/96 P.T.



Toni Groves
(07) 227 8580
94670031(E)
901302

3 December 1994

Mr Malcolm Cook
North Queensland Manager
Golder Associates Pty Ltd
PO Box 5823
CAIRNS QLD 4870

Dear Mr Cook

**RE: Contaminated Site Investigation - Rocky Springs, Julago
(Lot 12 on RP845508, Lot 2 on EP679 & Lot 463 on E12493)**

The Contaminated Land Section has reviewed your Preliminary Contamination Assessment Report pertaining to the above property.

To assist with the assessment, please provide:

- . detailed site history information for the entire property
- . area, volume and types of rubbish in each rubbish area
- . more detail about sample locations in relation to each area and the possible contaminating sources at each area

Your recommendation to conduct further sampling is supported. It is also recommended that pesticide analyses be conducted in rubbish tip areas and wherever drums of unknown contents are found. TPH analyses should be carried out, in addition to the heavy metal scan, in the area of wrecked cars and wherever surface staining is evident.

Please note that all drums, rubbish tip areas, cars etc must be removed from the property prior to a Site Contamination Report being issued.

Yours sincerely

sch4p4(6) Pe

Toni Groves
Principal Scientific Advisor
Contaminated Land Section

Memorandum

To

File reference

From T. Groves

Date 5.12.94.

Subject 901302 - review

Notes

lot 12 = 121.7 ha lot 463 E12493 = 260 acres

lot 2 EP679 = 487 acres

lot 11 RP 845508 = 866 m² = Thuringowa city road.

-proposed subdivision

B1 = slabs, broken concrete, bricks, glass, old rusty drums, car pieces
waste pipeline

B3 = 2 car wrecks + 26 x 200L drums

fieldwork ⇒ 8-10/3/94

lab received 17/3/94.

Sample Receipt Advice (?)

0.2-0.4m topsoil then sandy + silty clays to 0.5-1.2m then weak rock 1.4-2.1m

-did not excavate below 2.1m

army area - rubbish piles, waste drain

Golders propose - further sampling in 3 areas

+ sampling of sediments in concrete
lined waste pond

Scale 1cm = 100m

FILE

24/10/94

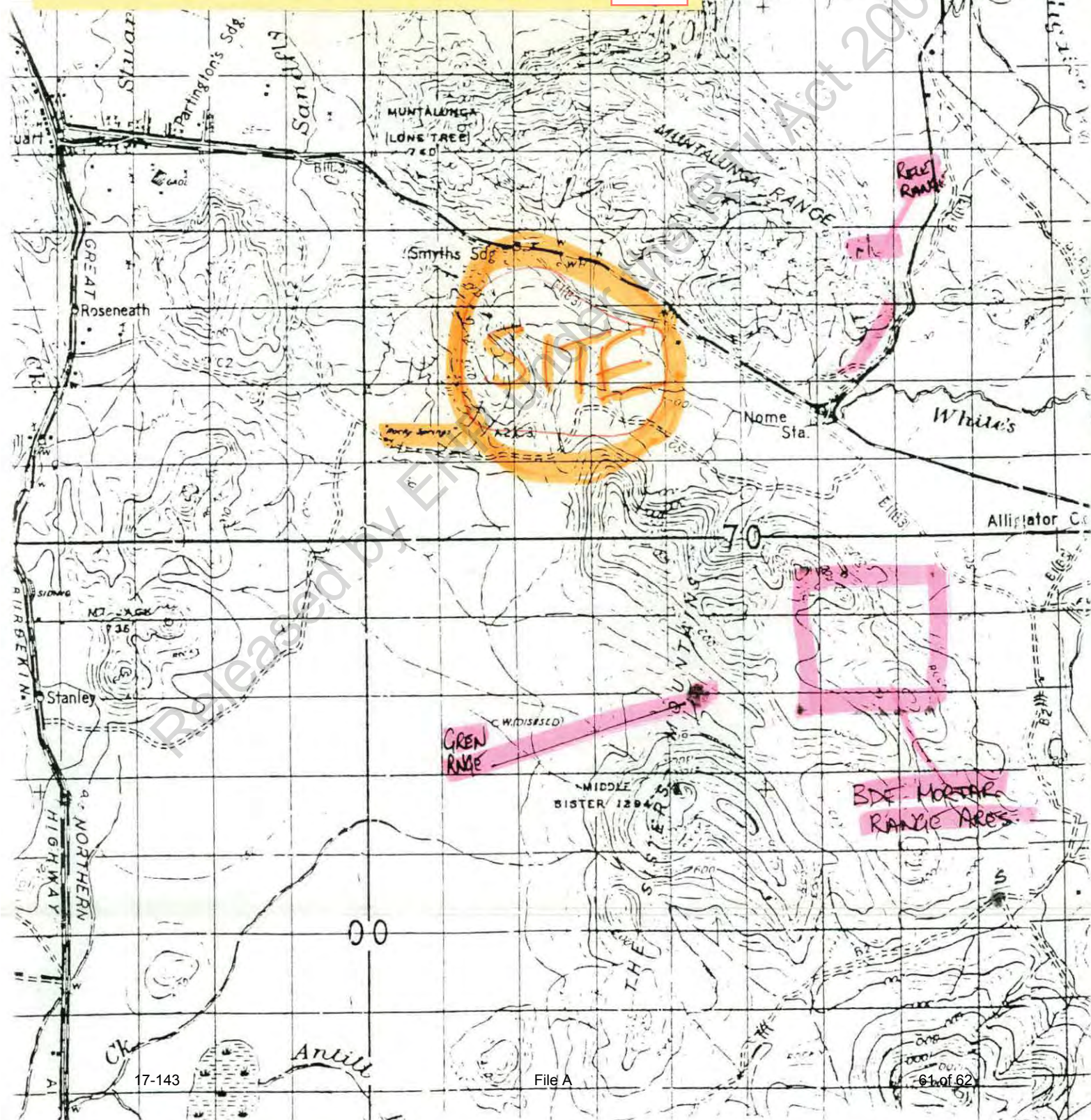
1. NO UXO CONTAM. IN 'SITE' AREA.

* INFORMATION (ATTACHED) FROM
DEFENCE CENTRE - BRISBANE

→ WWII TRAINING AREAS WHICH COULD
PRODUCE UXO ARE HIGHLIGHTED IN
PINK.

2. I AM ALSO AWARE THAT TROOPS WERE
DEPLOYED ON THE HIGH GROUND BOTH SIDES
OF THE HIGHWAY. SMYTH'S RIDING & NOME
STATION WOULD HAVE BEEN USED.

sch4p4(6)



Golder Associates Pty Ltd A.C.N. 006 107 857
CAIRNS OFFICE

216 Draper Street, Cairns, Qld 4870 Australia
(PO Box 5823, Cairns, Qld 4870 Australia)
Telephone (070) 512 033
Fax (070) 521 546



54430

94/15455

94670031(D)

31 May, 1994

Queensland Department of Environment and Heritage
PO Box 155
NORTH QUAY QLD 4002



Attention: Mr David Miles

Re: PROPOSED DEVELOPMENT - ROCKY SPRINGS, JULAGO
TOWNSVILLE, QUEENSLAND

Dear Sir

Golder Associates Pty Ltd has carried out a preliminary contamination assessment at the above project. The site is described as Lot 12, RP 845508; Lot 2, EP 679 and Lot 463, E12493, in the Parish of Beor, County of Elphinstone. The attached report [Ref. No. 94670031(A)] summarises the results of the work and is presented for your assessment. Copies of certificates of title are presented in Appendix D of the report. A cheque for your fee (\$400) is also attached.

Should you require any further information regarding the project please contact either Robert Morphet in our Brisbane office (07 831 3166) or Malcolm Cook in our Cairns office sch4p4(6)
sch4p4

Yours faithfully
GOLDER ASSOCIATES PTY LTD

sch4p4(6) Personal Information

Malcolm S Cook, MIEAust, RPEQ
North Queensland Manager

MSC:klm

Attachments: Report Ref No. 94670031(A)
Cheque

cc Cardino & Davies Queensland Pty Ltd - Mr G W Jensen (w/o attachments)