



Brisbane City

Site ID: 25606 entered as 'U' 4/2/99
RP 891394HAZARDOUS WASTES AND
CONTAMINATED SITES SECTION

03 FEB 1999

Brisbane City Council

added to each lot

TO Department of Environment & Heritage		FACSIMILE NO: 3227 8341	Technical Support Group Development Assessment, Development & Regulatory Services Customer & Community Services Division Team Leader, Denis Verner Legislation & Appeals, Phillip Smith Heritage, Laurie Jones Natural Environment, Bill Manners Public Health, Shane Worley Hazards, Rodney Ringe Transport & Traffic, Rod Mogg Water & Sewerage, Lew Maguire Waterways, Firoz Ahmed Erosion & Sediment, David Stephenson Facsimile 3403 6567
ATTENTION: Ariane Milinovich	Date: 3/2/99	No. Of Pages (incl this one) One	3403 6153 3403 6718 3403 4059 3403 9585 3403 4514 3403 4661 3403 5338 3403 4978 3403 5467 3403 4735
FROM Fan Chen, LCTS	Phone No: 3403 4710	Facsimile No. 3403 9158	
SUBJECT 1289 Gympie Rd Aspley (Lot 1 RP97176)			

now 1 RP 891394

Further to your Department's requests, in October 1997, to review 897 sites notified to DEH previously by Brisbane City Council, above site has been reviewed.

Council notified above property to DEH on 29 September 1994 for Prescribed Purposes - chemical manufacture & formulation undertaken by Northpoint Datsun (Nissan). However, reviewing Council's record revealed that the property was only used for fuel storage instead of chemical manufacture.

Northpoint Datsun used the site (Lot 1 RP90830 and Lot 1 RP97176) for car sale and the site was licensed under the Flammable & Combustible Liquid Regulation since 1970s. The fuel storage was occurring on Lot 1 RP97176 which included one 9200 litre underground tank for Motor Spirit (Flammable Liquid Class 3.1) and one 2300 litre underground tank for Waste Oil (Combustible Liquid Class 3.3).

After the tanks were removed in 1991, the site has been redeveloped to shops and office. No information is available to indicate whether the soils had been sampled during the removal of the tanks.

Lot 1 RP97176 has been subdivided to Lot 1 RP891394.

Should you have any inquiry regarding this matter, please contact me on the number above.

Regards,

sch4p4(6) Personal information

sch4p4(6) Personal information

sch4p4(6) Personal information

sch4p4(6) Personal information

Section 78

Fan Chen
Environmental Officer Land Contamination
Technical Support Group, DRS



DEPARTMENT OF ENVIRONMENT AND HERITAGE
DIVISION OF ENVIRONMENT
PO Box 155, BRISBANE ALBERT STREET QLD 4002, AUSTRALIA
TELEPHONE: +61 07 3227 8422 FACSIMILE: +61 07 3227 7877

FACSIMILE TRANSMISSION

TO: GAYFORD P/L

FAX NO: 3264 4411

FROM: ARIANE MILINOVICH

DATE: 4/3/99

NO. OF PAGES: 3

(includes cover sheet)

SUBJECT:

Letter follows

Re - 1289 Gympie Rd Aspley

NOTE: The information contained in this facsimile message is confidential and is intended only for the use of the addressee. If you receive the facsimile in error, any use, distribution or copying of this facsimile is not permitted and you are requested to immediately inform us by telephone and return the facsimile by mail at the above address.
Thank you.

Ariane Milinovich
(07) 3225 1974

ID25606

4 March 1999

Gayford Investments Pty Ltd

Section 78B(2)

Dear Sir/Madam

**Re: Notification to the Environmental Management Register for Lot 1 RP891394 -
1289 Gympie Road Aspley**

I refer to your letter dated 16 February 1999 regarding the above property.

I can advise you that since the site has been used in the past for underground fuel storage, it must be listed on the Environmental Management Register, as must *all* sites in Queensland used for 'notifiable activities' such as metal treatment or coating, scrapyards, chemical storage etc.

The detailed information you provided concerning the removal of the tanks has been noted in our records. However, since no sampling or investigation has taken place, the site must be recorded on the Environmental Management Register until such time as an investigation conducted by a qualified person, and meeting the requirements of Part 9B of the *Environmental Protection Act 1994*, is submitted to this Department for assessment.

Your advice that Lot 1 RP891394 was formed by an amalgamation of three lots has also been noted. Brisbane City Council advise that the fuel storage in question was located on that part of Lot 1 RP891394 formerly known as Lot 1 RP97176. This Department is not aware of any notifiable activities having occurred on that part of the current lot formerly known as Lot 1 RP90830 and Lot 5 RP110198.

It should be noted that notifiable activity sites are listed on the Environmental Management Register for land use planning purposes. The only requirement for the owner of the land is to inform prospective purchasers of the listing on the Register, and in most cases the property simply remains on the Environmental Management Register and may do so for years without any further action.

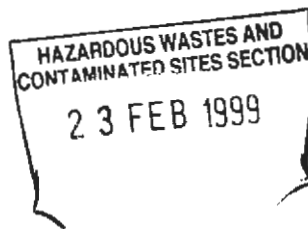
There is no requirement for an investigation, unless a development application is lodged with the local government for a subdivision or material change of use eg from the current use to a more sensitive land use such as residential. In this case, a site investigation, and if necessary, remediation is required so that future use of the land will not be a risk to public health or the environment.

I hope the above information has addressed your concerns. If you have any further queries or would like to meet with an officer of this Department to discuss this matter further, please do not hesitate to contact Chief Scientific Advisor Greg O'Brien on (07) 3227 7000.

Yours sincerely

sch4p4(6) Personal inform

Ariane Milinovich
Acting Registrar
Hazardous Wastes and Contaminated Sites Section



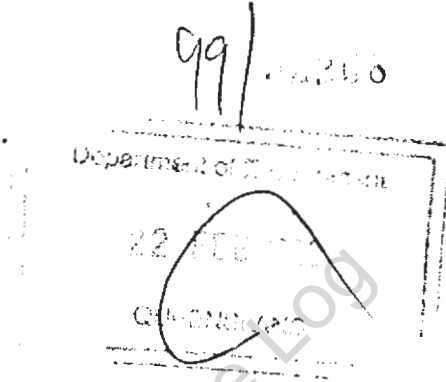
C/SITES

16th February, 1999.

Ariane Milinovich,
Acting Registrar,
Hazardous Waste & Contaminated Sites Section.
Department of Environment,
P.O. Box 155,
Albert Street,
Brisbane. Q.4002.

Dear Sir/Madam,

re: Notice 4.2.1999 Site ID 25606 1289 Gympie Road, Aspley.
Gayford Investments Pty. Ltd. (sch4p4(6) Personal information)



We refer to your letter of 4th instant and our phone conversation with your Miss Kim Denning on 10th instant and set out below details of our strong objection to the site being listed on the register.

Attached plan shows the land as three titles when we purchased it in 1991:

Lot 1 on RP90830 1214m2 Zoned General Business.
Lot 1 on RP97176 1237m2 Zoned General Business → originally notified by council.
Lot 5 on RP110198 1017m2 Zoned Residential A. for 3/2/99 advises USTs on new lot 1 RP891394

Attached Plan B shows the sales and workshop building on Lot 1 RP90830 1214m2.

Attached Plan C shows current lot 1 on Plan RP891394 – representing the amalgamation of the original three lots into one lot with an area of 3474m2.

History.

Prior to our settlement on 20th August, 1991 a 2,270ltr. underground steel tank was removed. This was a result of a letter dated 26th July, 1991 (copy attached) to the vendor from the Brisbane City Council. This tank was removed by Fluid Control Sales & Installations Pty. Ltd. an accredited fuel tank removalist of that time. The tank was undamaged, empty and removed intact and the hole rectified with clean fill at a cost we understand to be \$887.00 plus \$190.00 to locate the tank – a total of \$1,077.00.

A copy of Fluid Control quote dated 9th August, 1991 for this work is attached.

Lot 1 on RP90830 and Lot 1 on RP97176 together with the showroom thereon were leased to Keystar Motors from 16.12.1991 until 15.12.1994 which they used as a showroom for the sale of new and used cars of their Subaru Dealership. They vacated the site 30.12.1994,

Lot 5 was a fenced off vacant lot which remained unused.

Kim, please match up with
notification, thanks AM 23/2/99

Lot 1 RP891394 'U' notice 4/2/99

Reply sent 4/3/99

→ file - Section 7.4/3.

In March 1994 application was made to the Brisbane City Council to rezone Lot 5 on RP110198 from Res.A to General Business and this was granted by Government Gazettal on 2.9.1994 provided that the three lots were amalgamated into one new lot.

From May, 1995 the decision was made to demolish the existing building on Lot 1 RP90830 and build a Minor Shopping Centre on the whole of the amalgamated site. Written approval with conditions was given by the Brisbane City Council on 6th September, 1995. A contract was let in December, 1995, work started in January, 1996 and the project completed July, 1996.

We set out the following argument as to why the site should not be included on the Register.

1. The fuel tank had not been used for many years prior to our purchase of the land in 1991 as the vendor who used the site for sale of new and used cars was not aware of its existence it having been covered over with bitumen.
2. Just prior to our purchase on 20.8.1991 an accredited removalist located the fuel tank. It was empty and was removed undamaged and intact. We took all appropriate steps for its removal applicable at that time.
3. In July, 1996 the new shopping Centre was completed fulfilling all conditions laid down by the Brisbane City Council. No condition was attached relating to Contaminated Site notwithstanding the Environmental Protection Act was in place in 1995. To our knowledge the land was not, and has never been, listed on the Contaminated Site Register.
With this development the whole of Lots 1 on RP90830 and Lot 1 on RP97176 are covered in Concrete – that is the floors of the shops and the walkways and the carparking area. The old Lot 5 area is used as carpark and is covered with bitumen.
4. The old lot 5 portion of this new amalgamated lot 1 RP. 891394 was always Res.A and was fenced off with a locked gate from the Dealership, it being Res.A. it could not be used under the BCC Town Plan for any Commercial Purpose and could never be decreed Contaminated.
5. In the years prior to our ownership in 1991 the site (Lot 1 RP90830 and Lot 1 RP97176) had been used for the sale of new and used motor vehicles and was never used as a service station with retail petrol sales.

This is a long and complex situation so we request an urgent meeting with officers of your department for further discussion before any decision is made.

Yours faithfully,

Gavford Investments Pty Ltd.

sch4p4(6) Personal information

FLUID CONTROL**FLUID CONTROL**

Sales & Installations Pty. Ltd.,
 29 Burke St., Woolloongabba, Brisbane. 4102
 Telephone (07) 393 1288 Fax (07) 393 1253

8 August 1991

Sly, Wiegall, Cannan and Peterson
 Solicitors

ATTN:

[sch4p4(6) Personal information]

Account of [sch4p4(6) Personal information]

RE: Underground Fuel Tank Removal
1289 Gympie Road
ASPLEY

We thank you for the opportunity to be of service to you in this matter. Our notes on the subject and Quotation [sch4p4(6) Per] to carry out the work required follow.

Notes:-

Following our site inspection on Thursday 8 August 1991 with [sch4] [sch4p4(6) Personal information], we believe there is an underground fuel tank at the above site. However, as there is no sign of the normal fill or dip position, we cannot be sure if:-

1. There is a tank in existence.
2. If the tank exists, of its location.

Reason for believing the tank exists:-

1. We understand the Council has issued a notice requiring abandonment of the tank. Had it been previously abandoned, the Council should have been notified to witness such abandonment.
2. The vent pipe and pump are still "on site". Any contractor such as ourselves when abandoning a tank, routinely remove the vent and pump.

TANK ABANDONMENT METHODS

Temporary Abandonment

Tanks can be filled with water and corrosion inhibitor and left for maximum of one year, after which the Council requires this permanent abandonment, unless the tank is brought back into normal service.

Sand Abandonment

Tanks can be cut open in the ground and filled with sand.

Tank Removal

The tank can be totally removed and disposed of as scrap metal.

Both sand abandonment and tank removal are permanent abandonments and must be notified to, and witnessed by Brisbane City Council Health Inspectors.

In the case of a small tank, (we are advised the tank at this site is 2,270 litres), removal is the most economical option and is the best should future site work be planned.

We wish you to note that the following Quote cannot be firm regarding:-

1. Cost of tank location.
2. Cost of removal of fuel from the tank should this be found to be necessary.

QUOTATION

To supply labour, materials and equipment to:-

1. Remove 1 - 2270L underground steel tank.
2. Safe disposal of the above tank.
3. Back fill the tank cavity using spoil removed from the yard behind the premises. (As discussed with sch4p4(6) Personal information)
4. To remove and dispose of existing vent and pumps.

Our Price:

sch4p4(7)(1)(c) Bus

We draw your attention to our standard Contingencies Schedule 4A attached. This forms part of our quotation and is an important reference in the event of unforeseen occurrences.

We thank you for your continued interest in our services and look forward to receipt of your instructions to proceed with the work involved.

Yours faithfully

sch4p4(6) Personal information

Installations Manager

Additionally:-

- A. To locate the tank we anticipate costs of \$ sch4p4(7)(1)(c)
- B. To remove and dispose of fuel should this be found necessary, we anticipate cost of (max.) \$ sch4p4(7)(1)(c) Bu

Please note: Our final charges for these additional, undefinable jobs would be our costs plus 15%. We present a fully itemized account for this work.

Our Quotation includes:-

1. Removal and safe disposal of 1 - UG steel tank of 2270L capacity.
2. Removal and disposal of 1 single salesman pump - making safe electric.
3. Removal of standard saddle bag type anchors.
4. Placing tank anchors and broken bitumen at bottom of excavations.
5. Provide and compact fill for tank cavity to level of the existing bitumen.
6. Removal of vent riser.
7. Removal of existing pump island and back filling this area.

Our Quotation does not include:-

1. Costs associated with location of the tank.
2. Removal of any fuel or water from tank.
3. Any allowance for removal of, or disposal of any contaminated soil, or any delays caused by soil analysis etc.. Should such items be incurred, the added cost would be passed on.
4. Cutting or trimming of bitumen broken out to remove tank and pump island.

100

QUOTE NO. sch4p4(6) Per

QUOTE NO. sch4p4(6) Per

(2) The quoted price is based on normal digging conditions and does not allow for rock conditions including granite, sandstone or shale. Should rock conditions be encountered, an additional price will apply. The additional price for removal of the rock will be our total cost of removing the rock plus 15%. This additional cost may include plant and truck hire, re-establishment of concrete, bitumen or other surrounding surfaces damaged by rockbreaking equipment, or associated works, supervision, labour, accommodation, travelling or any other costs directly or indirectly attributable to the presence of rock conditions.

(3) The quoted price does not include repair of damage to existing services such as telephone, water, fuel, air, gas, underground power, fire services, storm water or sewerage caused during the installation. We exercise due care to locate and avoid these services; however due to the often unknown location, the repair of damaged services will be additional to the quoted price. A full breakdown of repair charges will be provided.

(4) The quoted price is based on a clean dry hole. Should sand or water table conditions be such that pumping equipment is required or additional sand fill is required due to the caving in of the excavation, an additional cost will apply. Our quotation is based on the use of 1 cubic metres of sand for filling the tank cavity. Additional sand will attract an additional cost of \$* per cubic metre. Should sheet piling be required due to excessive caving in or for the protection of building foundations or other structures, the cost of providing installing and removing the piling will be additional to the quoted price. The cost for additional sand covers sand supply, removal of the additional excavated soil and placing and compacting the additional sand.

(b) Should water tube conditions require the tank to be filled with water, in the event of an adequate fuel dry not being available to suit the timing of the project, the cost of providing, removing and flushing the water will be additional to the quoted value.

(6) The quote which is based on existing concrete or other paving to be removed is for an additional 10000. Should the existing paving be thicker than 100mm, an additional cost will apply.

268 2030 (9am to 10am)

sch4p4(6) Persona

225 5230

(9)314/38/86-MU265/1289

26 July 1991

DT:GR

Westmore Care Centre
PO Box 577
INDOOROOPILLY 4068

3787655

Dear Sir/Madam

Flammable and Combustible Liquids Regulations 1990
Premises: 1289 Gympie Road, Aspley

An inspection has been carried out by the Area Health Surveyor of the abovedescribed premises relative to your application for renewal of licence under the provisions of the "Flammable and Combustible Liquids Regulations of 1990".

His report indicates that the following require attention:

1. The disused underground tank/s shall be either:-
 - (a) removed from the premises; or
 - (b) fill the whole tank with an inert solid material and disconnect all pipes from the tank; or
 - (c) gas-free the tank, fill with water containing a suitable corrosion inhibitor and seal any filling, suction, dip or vent pipe with a steel cap or other effective permanent seal.

You are requested to give your early attention to the above so as to avoid the necessity of the Council having to consider revocation of such licence for non-compliance with the provisions of the "Flammable and Combustible Liquids Regulations of 1990".

Yours faithfully

J K. ATTERIDGE
MANAGER
DEPARTMENT OF RECREATION & HEALTH

sch4p4(

248 20
2 follow up

sch4p4(

•
SLY
• AND •
WEIGALL

Cannan and Peterson

Lawyers

Level 20
Riverside Centre
123 Eagle Street
Brisbane Australia
GPO Box 407
Brisbane 4001

Telephone (07)8330444
Internat.+617 8330444
Facsimile (07)8330555
Telex AA41849
DX 114 Brisbane

Facsimile Transmission from (07) 833 0555

Our ref

sch4p4(6) Person

To No

229 0855

Date

13 August 1991

sch4p4(6) Personal information

sch4p4(6) Personal info

RE: PEOPLES INVESTMENTS PTY LTD PURCHASE FROM MECKEN HOLDINGS
PTY LTD

and copy report

Pages sent 7 (including this header) Please telephone or telex immediately if you need more pages

Dear Sirs

We refer to our facsimile message to you of 1 August 1991 and advise that we have now taken our client's instructions in the matter.

Our client had no knowledge, prior to entering into the contract, of the existence of the tanks in question. We understand that the existence or otherwise of the tanks cannot be detected by a mere visual inspection of the premises, and this is confirmed by a recent attendance on site of an expert who has provided us with a report and quotation on removing the tank (this report is attached).

In all the circumstances, we are of the opinion that the tank has not been sold to our client and accordingly is dealt with pursuant to Standard Condition 28. That condition requires your client to remove the tanks from the property prior to settlement, and to reinstate and make good prior to settlement any damage done in removing such property. We hereby require your client to take such action.

Our clients have further instructed that they are prepared to grant a reasonable extension of time for settlement if this is necessary to enable your client to remove the tanks.

[sch4p4]

we await your response.

[sch4p4(6) Personal information]

[sch4p4]

Yours faithfully

SLY & WEIGALL CANNAN & PETERSON

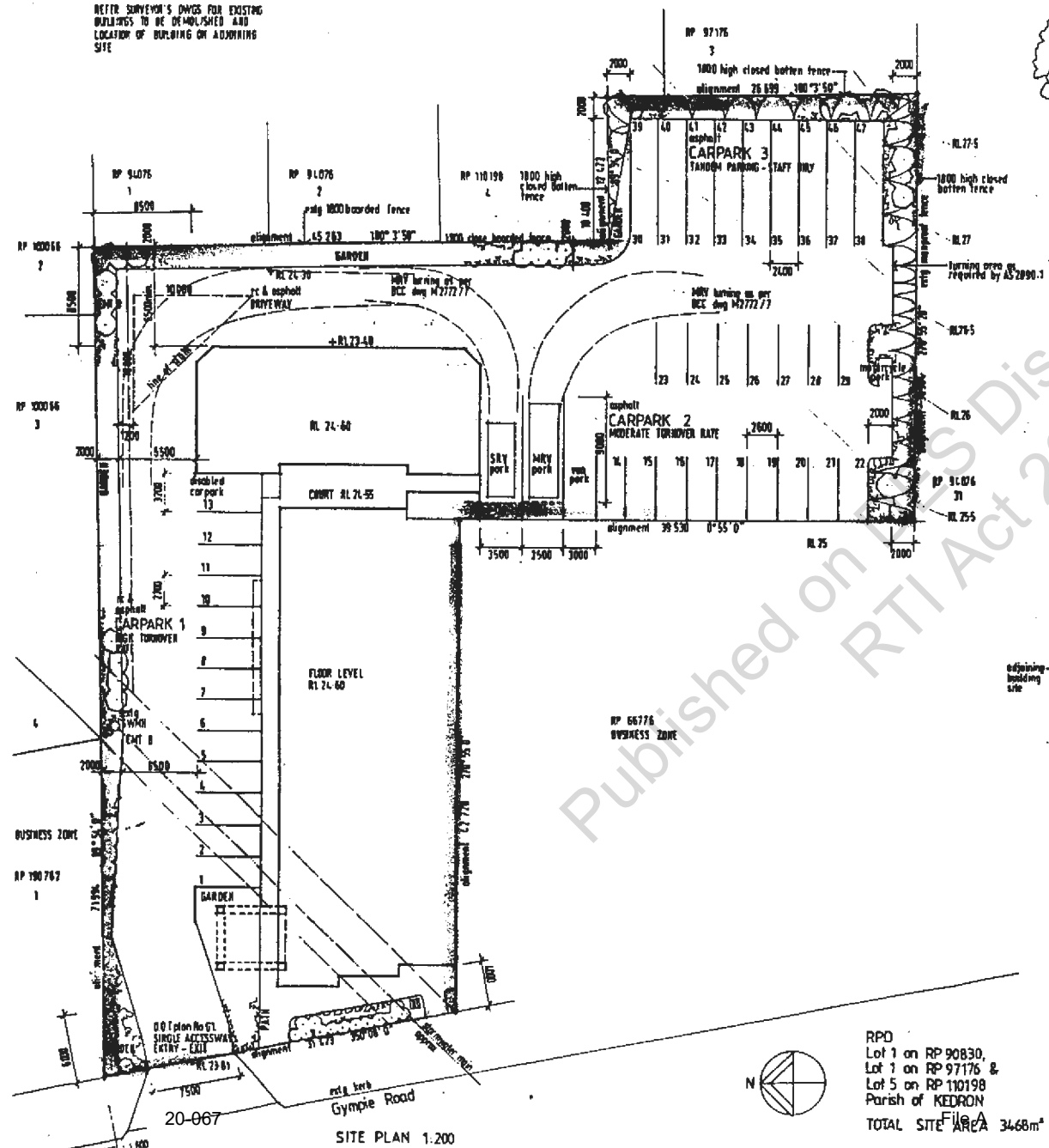
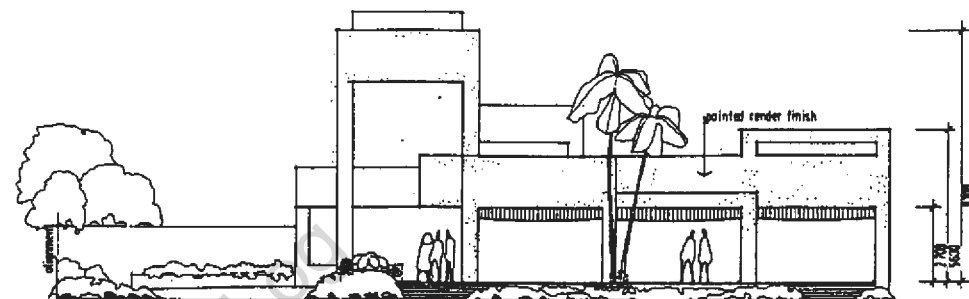
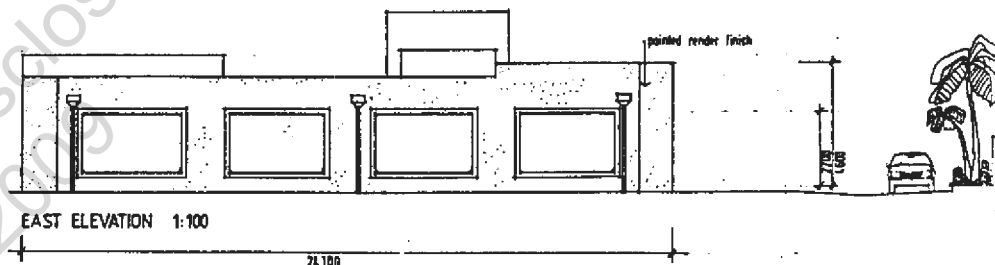
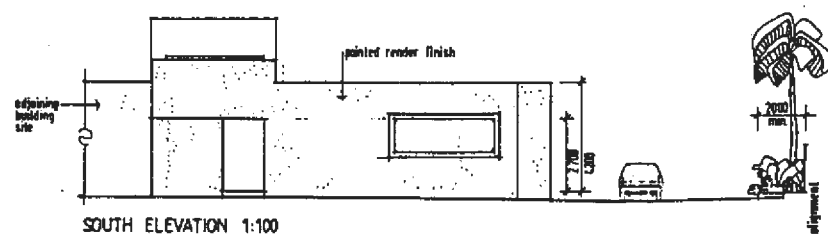
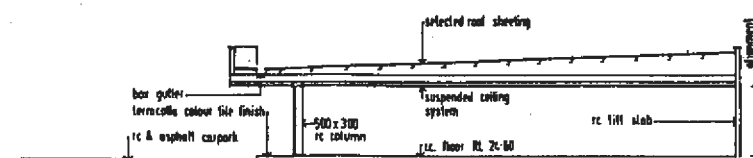
[sch4p4(6) Personal information]

cc :

[sch4p4(6) Personal information]



REFER SURVEYOR'S DWGS FOR EXISTING
BUILDINGS TO BE DEMOLISHED AND
LOCATION OF BUILDING ON ADJOINING
SITE



**CHECK ALL DIMENSIONS
OF THE WORKS ON SITE**

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Date June 95	Drawn by mcl
Scale 1:200	

Scale 1:200

BRIAN SIMPSON & ASSOCIATES
ARCHITECTS Pty Ltd
A.C.N. 819 879 874

Bridgewater, Ohio
Tel. 877-228-2800
Fax 877-228-2541

Project SHOPS
ASPLEY

Principal **GAYFORD INVESTMENTS** Pty Ltd

Location	1289 Gympie Rd ASPLEY
----------	--------------------------

Drawing DEVELOPED SKETCH PLAN

Drawing No	SP 16C
Project No	2199

(Dealing No.)

Lodged by

(Include address, phone number and reference)

Particulars entered in the Register on the Titles listed below,

I/We

Title Reference

Description

18212195 U/M } Lot 1 on RP90830
 18212197 U/M } Lot 1 on RP97176
 18212194 U/M } Lot 5 on RP110198
 18212196 U/M }

(Names in full)

* As Registered Owner of this land * As Lessee/s of Miners Homestead agree to this Plan, # and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

Signature of * Owner/s * Lessee/s

891394

* Rule out whichever is inapplicable

NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land.

*
certifies that all the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990 and all Local Laws, # and the City of Brisbane Act 1924 and all Ordinances thereunder, have been complied with and approves this plan of Subdivision, SUBJECT TO

Dated this day of 19

..... Mayor
Appointed Officer

Chief Executive Officer

* Insert the name of the Local Government

Delete for Local Governments other than the City of Brisbane

SURVEY EXAMINATION

Exam. Fee \$

Receipt No.

Date

Deposited

Examined

Passed
20-067

ORIGINAL GRANT

CHARTING

Charted

LODGEMENT FEES

Survey Exam \$

Lodg, Exam & Ass \$

New Titles \$

Photocopy \$

Postage \$

TOTAL \$

REFERENCES

Lands File

Local Government Reference

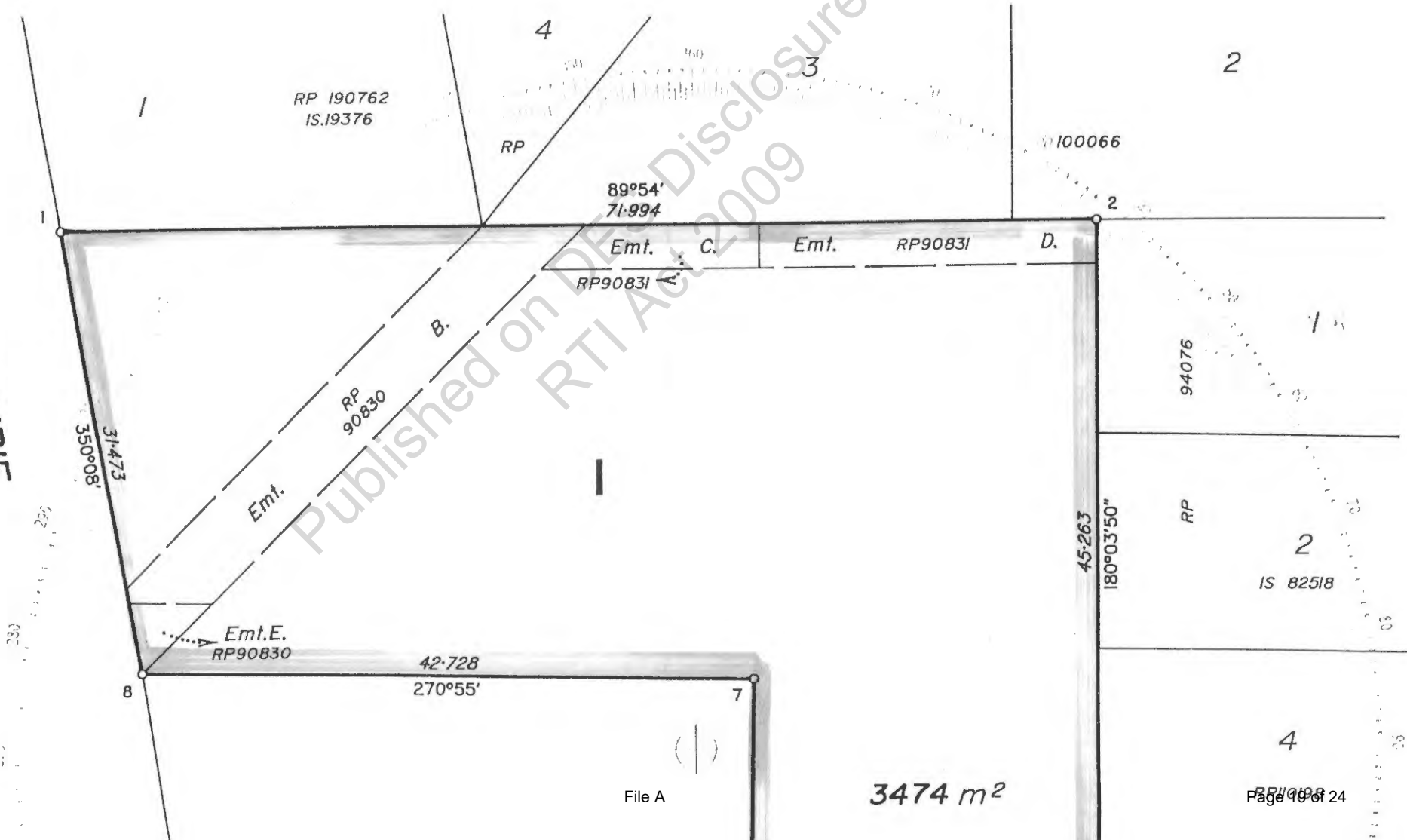
Surveyors Reference

PLAN 891 394

891394

DRAWN WITHIN BLACK LINES

GYMPIE



3474 m²

ROAD

RP 66776
IS 1109480°55'
39.53

Emt.

RP 66776

A.

6

36.904

270°55'20"

5

26.699

180°03'50"

RP 97176

3

RP 94076

NORRIS CLARKE & O'BRIEN PTY LTD ACN 056 870 770
hereby certify that the Company has made this plan
pursuant to Section 25 of the Surveyors Regulation
1992, and that the plan is accurate, and compiled
from RP90830, RP97176 & RP110198 in the Department of
Lands.



Lawrence Anthony O'BRIEN,
Director and Licensed Surveyor

Andrew Ross CLARKE,
Director

Date: 18-4-95

PLAN OF LOT 1

Cancelling Lot 1 on RP90830, Lot 1 on
RP97176 & Lot 5 on RP110198

ORIGINAL Por. 420

NO SURVEY RECORDS DEPOSITED

PARISH **KEDRON**
COUNTY **Stanley**
TOWN/LOCALITY **ASPLEY**
LOCAL GOVERNMENT **BRISBANE C. C.**
LANDS REGION **BRISBANE**
MINING DISTRICT

MERIDIAN
RP
90830

MAP REF
CC.24

SCALE
1:400

File A

ENDORSED

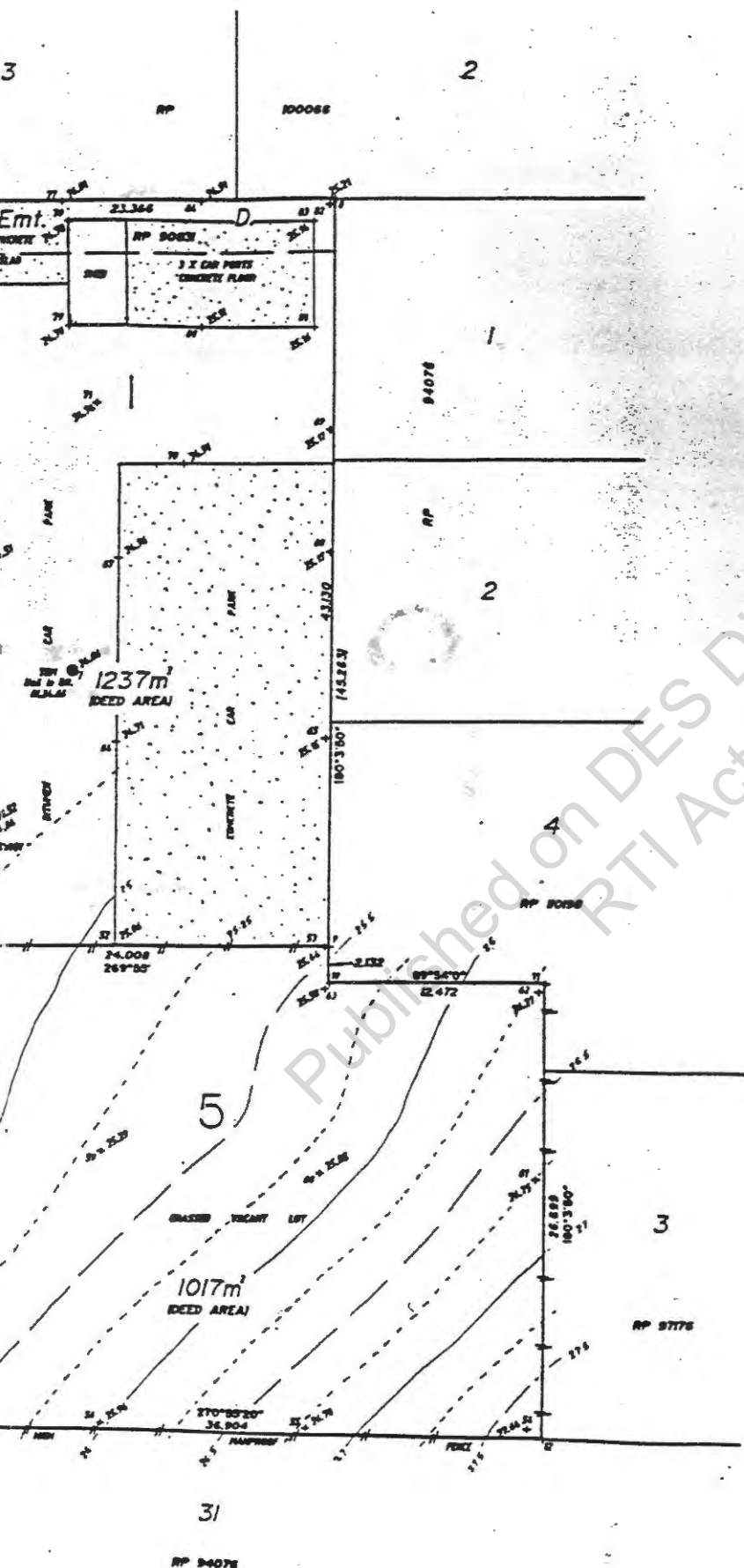
ARCHIVED
BRISBANE

PLAN 891394

Published on DES Disclosure Log
RTI Act 2009

Plan C.

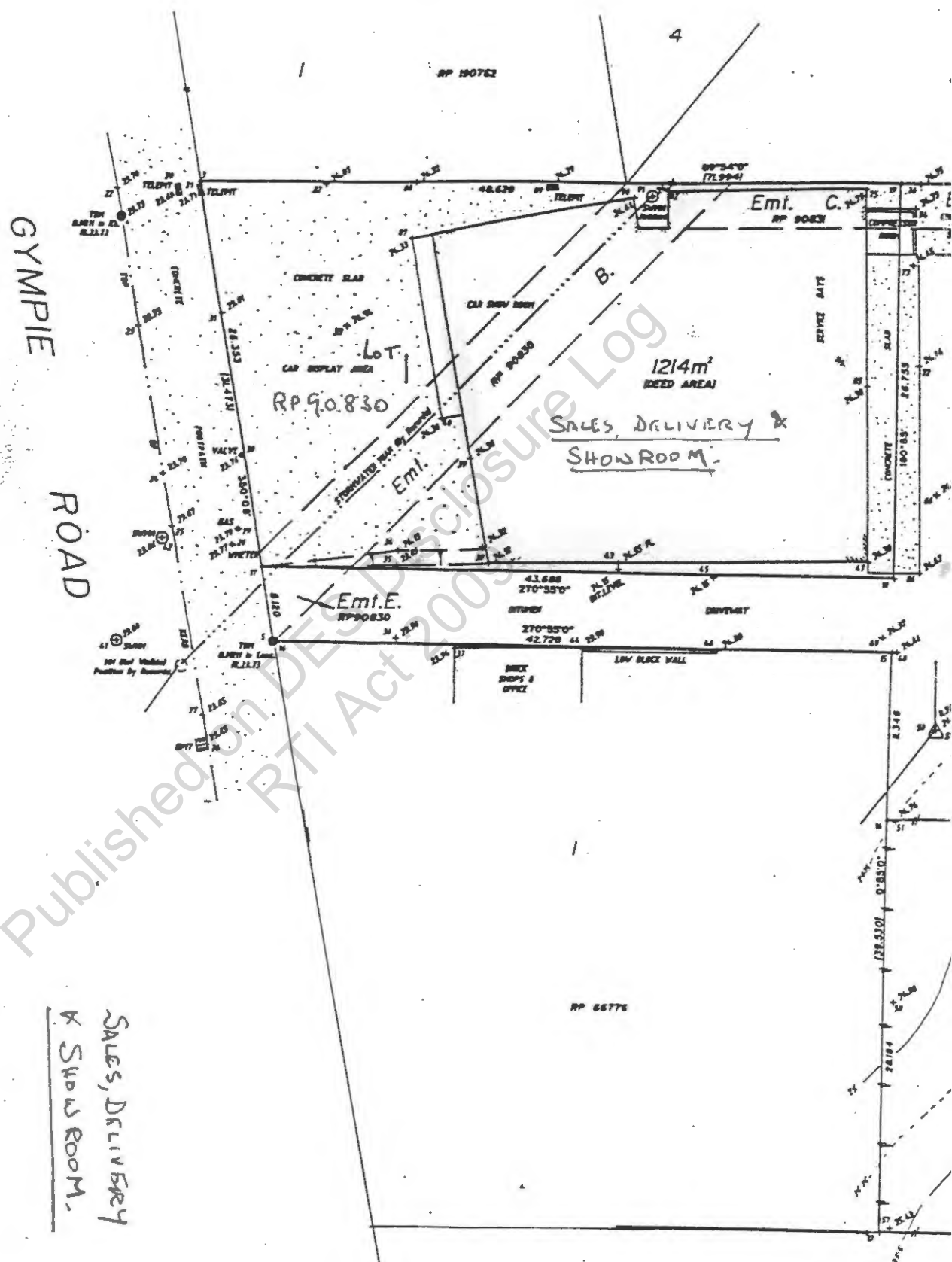
Plan C.



NOTE:
This plan has been prepared from a combination of field survey and existing records for the purpose of depicting the boundaries on the land and should not be used for any other purpose. The title boundaries shown herein were not marked by the author of the line of survey and have been determined by plan dimensions only and not by field measurement. Services shown herein have been located where possible by field survey. If not able to be so located or known, services have been placed from the records of relevant authorities where available and have been marked accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation has been made herein. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and marked locations of all services. This note is an integral part of this plan.

Datum for Levels _____ AHD
Levelled from PSM No.13266 _____ RL24.950m AHD

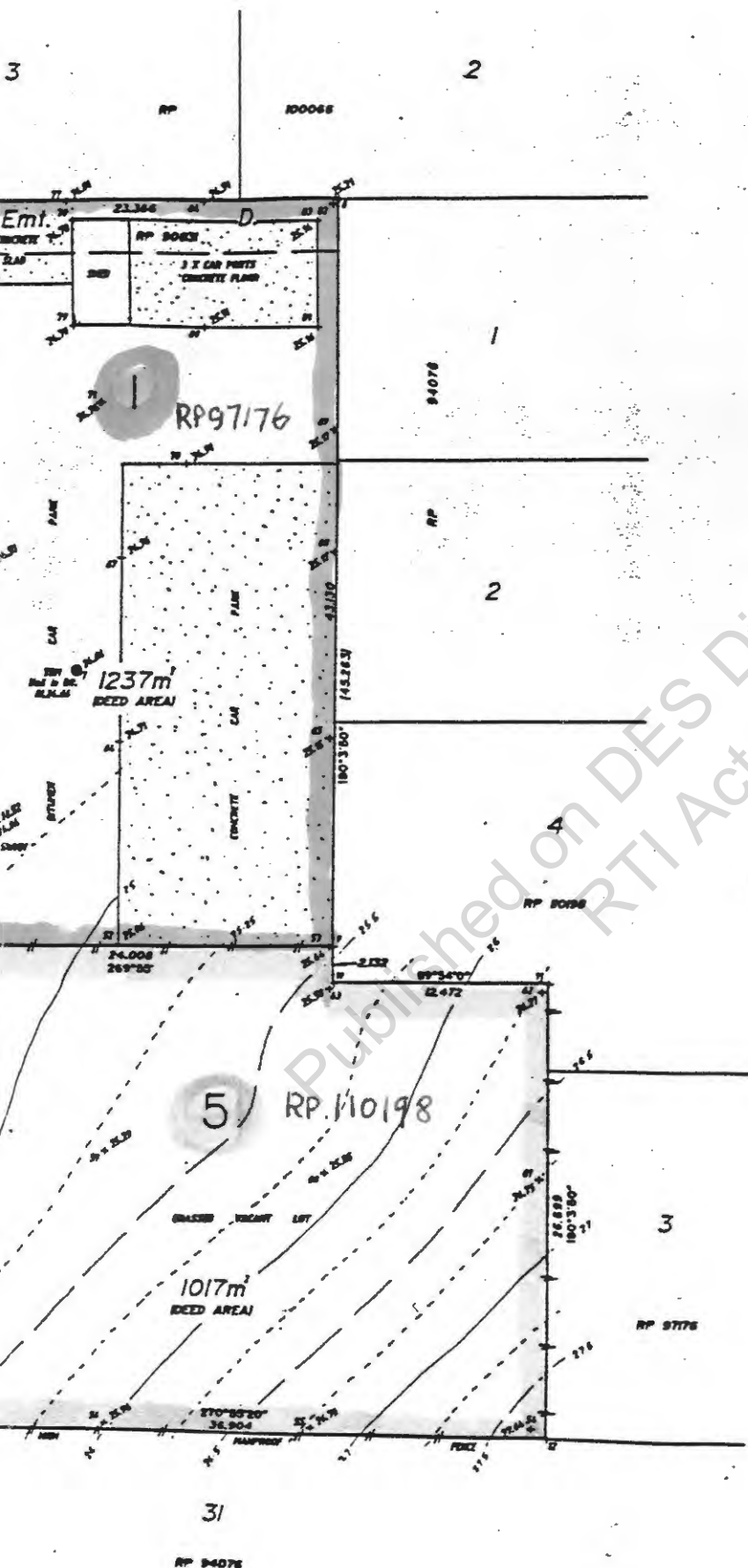
TITLE DETAIL SURVEY GYMPIE RD, ASPLEY LOT 1 on RP90830, LOT 1 on RP97176 & LOT 5 on RP110198 Parish of KEDRON	
NORRIS CLARKE & O'BRIEN PTY. LTD. LICENSED SURVEYORS (ACN 056 876 770) 15 ADELAIDE STREET, BRISBANE 4000 TELEPHONE 221 9649 FAX 221 3391	
SCALE 1:200	DATE 12-9-1994
REF 5152 A	Release



GYMPIE ROAD

SALES, DELIVERY
X STOREROOM.

PLAN B



NOTE:
This plan has been prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown herein were not derived by the author of the title of survey and have been determined by plan dimensions only and not by field measurement. Services shown herein have been located where possible by field survey. If not able to be so located or known, services have been plotted from the records of recent authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation has been made herein. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

Datum for Levels _____ AHD
Levelled from PSM No. J3266 _____ RL 24.950m AHD

TITLE
DETAIL SURVEY
GYMPIE RD, ASPLEY
LOT 1 on RP90830, LOT 1
on RP97176 & LOT 5
on RP110198
Parish of KEDRON

NORRIS CLARKE & O'BRIEN
PTY. LTD.
LICENSED SURVEYORS
(ACH 056 870 770)
15 ADELAIDE STREET, BRISBANE 4000
TELEPHONE 221 9649 FAX 221 3391

SCALE 1:200	LR FL
DATE 12-9-1994	Release 5152 A

GYMPLE ROAD

Plan A.

