

CAMILLERI Adrien

From: COOK David
Sent: Monday, 2 June 2014 1:30 PM
To: LUCKE Gavin; FRANCIS Karen
Cc: MYERS Mark
Subject: FW: Aldi Beerwah Contaminated Land Notification
Attachments: 26052014150105-0001.pdf; 44 Simpson Street OPW13-0477.pdf; 44 Simpson Street.pdf

Hi,

A notification that I received.

Dave

From: Michael Capper [mailto:Michael.Capper@sunshinecoast.qld.gov.au]
Sent: Monday, 26 May 2014 3:45 PM
To: WINZENBERG Joseph; Glenn Maher; Marc Cornell; Michael Henderson
Cc: PERCIVAL Camille; COOK David; RIGBY Deena
Subject: RE: Aldi Beerwah Contaminated Land Notification

Hi David

Please find attached notification. Let me know if the forms need modification or if you would like to talk about the site.

Regards,

Michael Capper | Environment Officer

Engineering and Environment Assessment | Development Services Branch
Regional Strategy and Planning | Sunshine Coast Council

Phone: 07 5475 9904
Mobile: CTPI 49-Sch4
Mailcode: MC31
Email: michael.capper@sunshinecoast.qld.gov.au
Website: www.sunshinecoast.qld.gov.au
Mail: Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

Please consider the environment before printing this email

From: WINZENBERG Joseph [mailto:Joseph.Winzenberg@ehp.qld.gov.au]
Sent: Monday, 26 May 2014 12:43 PM
To: Michael Capper; Glenn Maher
Cc: PERCIVAL Camille; COOK David; RIGBY Deena
Subject: Aldi Beerwah Contaminated Land Notification

Hi Michael / Glenn,

Can you please keep EHP informed on progress of submission of the notification of contaminated land to the EHP contaminated lands branch. As you are aware there are statutory timeframes associated with this notification and we want to ensure that this process is commenced as soon as possible.

Regards

Joe Winzenberg
Senior Environmental Officer (Sunshine Coast, Noosa & Gympie)
Environmental Services & Regulation | Southern Region

Ph: 07 5459 6123 | **Fax:** 07 5459 6190

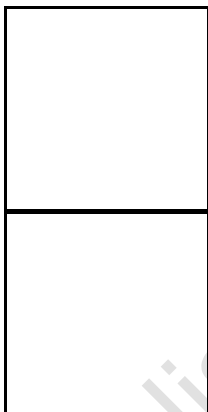
Department of Environment and Heritage Protection
P.O Box 362, Maroochydore, QLD 4558



The information in this email together with any attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. There is no waiver of any confidentiality/privilege by your inadvertent receipt of this material.

Any form of review, disclosure, modification, distribution and/or publication of this email message is prohibited, unless as a necessary part of Departmental business.

If you have received this message in error, you are asked to inform the sender as quickly as possible and delete this message and any copies of this message from your computer and/or your computer system network.



To find out more about the Sunshine Coast Council, visit your local office at Caloundra, Maroochydore or Nambour; or visit us online at www.sunshinecoast.qld.gov.au. If correspondence includes personal information, please refer to [Council's Privacy Policy](#)

This email and any attachments are confidential and only for the use of the addressee. If you have received this email in error you are requested to notify the sender by return email or contact council on 07 5475 7272, and are prohibited from forwarding, printing, copying or using it in anyway, in whole or part. Please note that some council staff utilise mobile devices, which may result in information being transmitted overseas prior to delivery of any communication to the device. In sending an email to Council you are agreeing that the content of your email may be transmitted overseas.

Any views expressed in this email are the author's, except where the email makes it clear otherwise. The unauthorised publication of an email and any attachments generated for the official functions of council is strictly prohibited. Please note that council is subject to the Right to Information Act 2009 (Qld) and Information Privacy Act 2009 (Qld).

Officer: Simon Aalbers
Direct Telephone: (07) 5475 9870
Fax: (07) 5475 9853
Our Reference: SA013:II005:OPW13/0477
Your Reference: S3205(PF-EXT Works)/13

3 October 2013

Village Fair Properties Pty Ltd
C/- Tate Professional Engineers Pty Ltd
PO Box 1092
MOOLOOLABA QLD 4557

Dear Sir/Madam

Decision Notice

Sustainable Planning Act 2009

I refer to your application and advise that on 1 October 2013, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

1. APPLICATION DETAILS

Application No: OPW13/0477
Street Address: Shopping Centre - Beerwah 7 Lodge Lane, 36, 44, 32 & 30 Simpson St BEERWAH
Real Property Description: Lot 271 SP 126351, Lot 1 & Lot 2 RP 906174
Lot 5 RP 55629,
Lot 206 B 4412
Lot 1 RP 176802
Planning Scheme: Caloundra City Plan 2004 (8 August 2011)

2. DECISION DETAILS

The following type of approval has been issued:

Development Permit for Operational Work (Engineering Works - Roadworks, Drainage Works, Stormwater, Water & Sewerage Infrastructure)

3. RELEVANT PERIOD OF APPROVAL

The relevant period for this development approval is 2 years starting the day that this development approval takes effect. (Refer to Section 341 "When approval lapses if development not started" of the *Sustainable Planning Act 2009*.)

4. ASSESSMENT MANAGER CONDITIONS

PRIOR TO COMMENCEMENT OF WORKS

1. A prestart meeting must be organised with council's delegate by calling 5475 9866 (giving at least five business days notice). The prestart meeting must be attended by the responsible persons for:
 - (a) Civil engineering works.
 - (b) Water and sewer reticulation works.
 - (c) Erosion and sediment control works.
2. The applicant must arrange for Unitywater to be present at the prestart meeting. The contact number for Unitywater is 5409 3870.
3. A Construction Management Plan must be submitted to council prior to the prestart meeting and must specifically address the following:
 - (a) Traffic management during all aspects of the construct phase including:
 - (i) A Traffic Management Control Plan in accordance with *Manual of Uniform Traffic Control Devices* (MUTCD) detailing all temporary signage and traffic control measures prior to construction.
 - (ii) Maintenance of safe pedestrian access along both Peachester Road and Simpson Street during daily construction and after daily construction has ceased.
 - (iii) Approval of the Traffic Management Control Plan by DTMR for any works on state controlled roads.
 - (iv) Adequate parking arrangements for construction workers.
 - (b) Maintenance and protection of water quality through the construction site through the implementation of appropriate erosion and sediment control measures.
 - (c) Works programme identifying key components of the works and their respective durations.
 - (d) Establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic and services and other relevant issues.
 - (e) Identification of complaint management procedures including:
 - (i) Contact details for the onsite manager.
 - (ii) Dispute resolution procedures.
4. Pipe layer accreditation must be provided at the prestart meeting, including "Century Plus" accreditation for DICL, "Pipeline Installation" for PVC and "Electrofusion/Butt Welding" for Polyethylene Pipe
5. Any conflict between the development and an existing or proposed service must be referred to the relevant service authority for determination prior to commencement of works.
6. This approval must be coordinated with all other Operational Works approvals relating to this development including OPW13/0478.

DURING CONSTRUCTION

ENGINEERING

General

7. Where damage occurs to any council asset as a result of the development works, it must be repaired immediately where it creates a hazard that presents risk to person or property. Other damage must be repaired prior to completion of works.
8. All works must be supervised by a Registered Professional Engineer of Queensland (RPEQ) who is independent of the Developer and Principal Contractor, and they must certify that all works conform to the Operational Works approval. Where municipal works are involved, such confirmation must be submitted for the respective hold points prior to any site inspection by council officers.
9. All works must be constructed and work procedure undertaken in accordance with:
 - (a) The approved plans/documents and conditions detailed in this Decision Notice.
 - (b) The relevant conditions of the higher order Material Change of Use approval viz. 2008/500078 to which this approval relates.
 - (c) All relevant council Planning Scheme Policies, standard drawings, standard specifications and guidelines.

Roadworks (External Roadworks & Road Widening Works)

10. All pavement widening or construction of new pavement must join neatly to the existing pavement so that there are no irregularities in line or level resulting at or adjacent to the join for the length of the construction. Where necessary the existing pavement must be brought to a satisfactory standard to allow for the above.
11. All street surfacing must consist of a minimum depth of 35mm of an approved hot mixed asphaltic concrete.
12. The installation and/or modification of any traffic signs, street signs, line marking and Raised Reflective Pavement Markings (RRPMs) must be in accordance with the *MUTCD*. New or relocated signage must be installed using the VLoc installation system. All new signage must be Class 1 retroreflective material in accordance with *AS 1906.1, Retroreflective materials and devices for road traffic control purposes – Part 1: Retroreflective sheeting*.
13. The developer must notify council's Traffic Engineer - Integrated Transport for any works involving the removal or modification of existing council traffic signs and/or parking bays prior to such works commencing.
14. Root barriers are required to be installed behind the back of kerb for all new kerbs within 5m of a trunk of a tree.

Pavement Design and Construction

15. The pavement designs shown on the engineering drawings are not approved. To attain approval for the pavement design, the following details must be submitted and certified by an RPEQ with the proposed pavement design:
 - (a) The design CBR must be based on the four day soaked CBR value for the subgrade material.
 - (b) The design subgrade CBR must be representative of each homogenous insitu section of finished subgrade. With respect to each section:
 - (i) For four or less test results, the design CBR must be taken as the least estimated insitu CBR result.
 - (ii) For five or more test results, the design CBR must be taken as the 10th percentile of all estimated insitu CBR results.
 - (c) The samples must be taken generally in the position of the outer wheel path on both sides of the proposed road. A sketch plan showing the location of all tests must be submitted with the test results for pavement design approval.
 - (d) Where imported material has been (or is proposed to be) used for subgrade replacement, and the depth of the imported material is less than 300mm, the pavement design CBR must be based on the testing results of the insitu material and not the imported material.
16. At the time of subgrade inspection, the subgrade must exhibit no visible signs of deformation under proof rolling by a fully loaded water truck. The pavement subgrade will not be passed until this requirement has been achieved.

Traffic Signals

17. As part of necessary alterations to traffic signals, the applicant must arrange with council and the DTMR for all traffic signals to be connected to the STREAMS traffic signal management system. An inspection of the installed traffic signal hardware must be carried out by council's traffic signal maintenance contractor prior to the commencement of operation of installed or modified traffic signals. All costs associated with the connections to STREAMS and inspections of traffic signal hardware are to be met by the applicant.

Works within Road Reserve/Reinstatement

18. Safe pedestrian access on all streets in the vicinity of the development must be maintained at all times. Should footpath/road closures be necessary to carry out construction works, council's Engineering Officer must be notified prior to the proposed closure and all requirements complied with.
19. All frontage works must match neatly with existing road and verge/footpath features. Additional works beyond the frontage may be required to provide an acceptable transition to existing road and verge/footpath profiles.
20. Electrical conduits or other services proposed to be installed under existing sealed carriageways, concrete pathways or concrete/sealed driveways must be installed by boring. Trenching is not permitted, unless specifically approved by council.

Pathways and Access Points

21. All pathways must be constructed in accordance with the following requirements:
 - (a) All footpath/cycleway must comply with council's Standard Drawing SEQ R-065.
 - (b) Provision must be made for disabled access at all kerb crossings associated with pathways, in accordance with council's Standard Drawing SEQ R-090 and SEQ R-091.
 - (c) All paths must have a slip resistant surface.
 - (d) Expansion and contraction joints must provide a flush finish. Installation of joints by saw cutting is preferred to ensure a smooth ride for cyclists.
 - (e) The required work includes any modifications to ensure the footpath finishes flush with all existing service covers and the like, or alternatively these services are raised or altered, so as not to create a pedestrian safety hazard.
22. Pathways must:
 - (a) Terminate in a manner that ensures smooth transition to existing surfaces for public safety.
 - (b) Be designed and constructed to comply with the *Disability Discrimination Act (DDA)*, *Access to Premises Standard*, *Austroroads* and relevant sections of *AS 1428, Design for access and mobility*.

Stormwater Drainage

23. Prior to the completion of the development, all site surfaces must be effectively stabilised using methods which have achieved effective short-term stabilisation and which will continue to achieve effective stabilisation in the medium- to long-term (refer to **E&SC Advisory Note 1**). For the purpose of this condition, an effectively stabilised surface is defined as one that does not, or is not likely to result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation, or lead to water contamination.

UNITYWATER

General

24. A minimum horizontal clearance of 1m must be maintained between stormwater pipes greater than 225mm diameter and Unitywater water supply or sewerage infrastructure
25. Proposed tree plantings must maintain a minimum horizontal clearance of 1m from Unitywater water mains and 1.5m from Unitywater sewerage mains. Landscaping plants within these clearances must be low growing when mature and suitable approved varieties
26. Construction works undertaken in the vicinity of Unitywater's existing water supply or sewerage infrastructure must not adversely affect the integrity of the infrastructure. All costs associated with repair, replacement or alteration to existing infrastructure must be met by the applicant

FOLLOWING CONSTRUCTION

Supervision/Certification

27. Upon completion of the work a certificate must be issued by an RPEQ, to both council and Unitywater, certifying that the works have been constructed in accordance with the Operational Works approval.

Bonds

28. Bonds must:
- (a) Meet the requirements of council's relevant Planning Scheme Policy.
 - (b) Be calculated using a schedule of works and relevant bond equation.
 - (c) Include GST.
 - (d) Have approval of the bond calculations and amount from council prior to lodgement.
 - (e) Be lodged with council and accompanied by the Bond Administration Fee/s.
 - (f) Be requested for release by writing to council, when relevant approval requirements have been met.

As Constructed Plans

29. Prior to acceptance On Maintenance of civil works intended to become council assets, As Constructed records must be submitted to and approved by council. The As Constructed information must include:
- (a) Drawings and data certified by a RPEQ for design intent, and certified by a Licensed Surveyor in regard to the cadastre and the location, level and type of all services and structures.
 - (b) The data must be in accordance with council's Caloundra – Development Design Planning Scheme Policy, Section 12.7 and fully detail levels for all engineering works including, but not limited to, drainage structures, finished ground levels and pavement surface levels. The data must be submitted in hardcopy form and digital format (Asset Design and As Constructed (ADAC)). Guidelines on the use of ADAC are available at www.adac.com.au
30. As Constructed drawings must be lodged with Unitywater in both hardcopy and ADAC digital format in GDA94 Zone 56 coordinate values. As Constructed drawings will be required prior to water infrastructure being accepted On Maintenance.

On Maintenance

31. All municipal works must be accepted On Maintenance by council in accordance with council's relevant Planning Scheme Policy prior to commencement of use. To achieve On Maintenance, the supervising RPEQ must submit to council:
- (a) Certification that all works have been undertaken and completed in accordance with the requirements of this approval.
 - (b) As Constructed details in accordance with council's relevant Planning Scheme Policy.
 - (c) Maintenance and operational manuals for all proprietary devices.
32. During the maintenance period the applicant must carry out necessary repairs to water supply and sewerage reticulation and associated equipment. These repairs include damage and/or alterations caused by third parties carrying out works within the development.

Off Maintenance

33. Prior to requesting an Off Maintenance inspection the developer must provide:
- (a) Confirmation that all municipal land has been transferred to council.
 - (b) Written request of bond release.
34. A re-inspection fee in accordance with council's Fees and Charges Register will be charged where:
- (a) A council inspection reveals works do not comply with approval requirements.
 - (b) Submitted certification falsely states works comply with approval requirements.

5. REFERRAL AGENCIES

Not Applicable

6. APPROVED PLANS

The following plans are Approved plans for the development:

Plan No.	Rev.	Plan Name	Date
S3205/13/EXT02	C	<i>Overall Layout Plan</i> , prepared by Tate Professional Engineers Pty Ltd	16/09/2013
S3205/13/EXT03	C	<i>Detail Plan – Sheet 1 of 3</i> , prepared by Tate Professional Engineers Pty Ltd as annotated in red by Unitywater	16/09/2013
S3205/13/EXT04	C	<i>Detail Plan – Sheet 2 of 3</i> , prepared by Tate Professional Engineers Pty Ltd as annotated in red by Unitywater	16/09/2013
S3205/13/EXT05	C	<i>Detail Plan – Sheet 3 of 3</i> , prepared by Tate Professional Engineers Pty Ltd as annotated in red by Unitywater	16/09/2013
S3205/13/EXT06	B	<i>Control Line Setout Plan</i> , prepared by Tate Professional Engineers Pty Ltd	05/08/2013
S3205/13/EXT07	A	<i>Peachester Road Longitudinal Section</i> , prepared by Tate Professional Engineers Pty Ltd	17/06/2013
S3205/13/EXT08	B	<i>Peachester Road – Road Widening Cross Sections</i> , prepared by Tate Professional Engineers Pty Ltd	05/08/2013
S3205/13/EXT09	B	<i>Entry Road – Longitudinal & Cross Sections</i> , prepared by Tate Professional Engineers Pty Ltd	05/08/2013
S3205/13/EXT10	B	<i>Kerb Return Details Plan</i> , prepared by Tate Professional Engineers Pty Ltd	05/08/2013

Plan No.	Rev.	Plan Name	Date
S3205/13/EXT11	B	<i>Median Setout Details Plan</i> , prepared by Tate Professional Engineers Pty Ltd	05/08/2013
S3205/13/EXT12	C	<i>Linemarking & Signage Plan – Sheet 1 of 3</i> , prepared by Tate Professional Engineers Pty Ltd	16/09/2013
S3205/13/EXT13	C	<i>Linemarking & Signage Plan – Sheet 2 of 3</i> , prepared by Tate Professional Engineers Pty Ltd	16/09/2013
S3205/13/EXT14	C	<i>Linemarking & Signage Plan – Sheet 3 of 3</i> , prepared by Tate Professional Engineers Pty Ltd	16/09/2013
S3205/13/EXT15	B	<i>Watermain Connection Details & Notes</i> , prepared by Tate Professional Engineers Pty Ltd	05/08/2013
S3205/13/EXT16	A	<i>Miscellaneous Detail Plan</i> , prepared by Tate Professional Engineers Pty Ltd	17/06/2013

7. REFERENCED DOCUMENTS

Not Applicable

8. ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

General advisory notes

1. Council has undertaken an audit check of the Operational Works drawings in relations to the proposed works. A detailed check of the calculations and drawings has not been undertaken, as they have been certified by a RPEQ. The RPEQ bears full responsibility for all aspects of the engineering design. Council reserves the right to require further amendments and/or additions at a later date should design errors become apparent.

Prestart, On and Off Maintenance Inspections Request

1. Contact Council on 5475 9866 to arrange a prestart or an inspection giving a minimum of five business days notice of preferred inspection time.
2. If council officers are required to undertake additional inspections of the same works, a re-inspection fee will be applicable in accordance with council's Fees and Charges Register applicable at the time.
3. A minimum maintenance period of 12 months will apply to all municipal works and thereafter until such time as the works are performing in accordance with the approved design unless notifies otherwise.

Civil Engineering Advisory Notes

1. A separate development permit for Operational Works must be obtained prior to commencement of any other works in the road reserve that do not form part of this approval.

E&SC Advisory Notes

1. As a general rule, a site is determined to have achieved effective short-term stabilisation if at the time of the plan sealing inspection:
 - (i) Methods of stabilisation are:
 - Appropriate for slopes and slope lengths.
 - Are consistent with best practice environmental management practices such as in the *Manual for Erosion and Sediment Control* (SCRC) or IECA documents.
 - (ii) Stormwater runoff from the site is not currently, and is not likely to result in visible evidence of sedimentation or erosion, or lead to water contamination.

If at the time of commencement of use, the method of short-term stabilisation has not achieved a level of stability that council's officers believe will have a high probability of achieving long-term stability (ie until house construction has occurred on all lots), council's officers may take the following matters into consideration in determining whether the site is capable of achieving medium- to long-term stability:

- (i) Evidence that the site has been effectively stabilised in the short-term.
- (ii) Evidence that soil has been adequately ameliorated.
- (iii) Evidence that seed of annual and perennial grass species has been applied at an adequate rate.
- (iv) That grass seed has germinated at a density that is likely to achieve an effective grass cover.

For example, while hydromulch can provide an immediate and effective stabilising cover to soils, the protective cover can be relatively short-lived if vegetation fails to establish before the thin layer of mulch decomposes. So if hydromulch is selected as the method of temporary short-term stabilisation, council officers will seek to confirm that perennial as well as annual grasses are well established at the time of plan sealing to reduce the risk of instability of the site in the medium- to long-term. As a general rule, hydromulch will only be accepted as a patch fix and should comprise no more than 20% of the exposed site area due to the high risk of failure. Due to the requirement to progressively stabilise exposed areas, it is not envisioned that this will not present any difficulties for an appropriately managed and compliant site.

Unitywater Advisory Notes

1. Connection of the proposed works to existing water supply reticulation can only be performed by Unitywater. A quotation for such works will be prepared upon request.
2. Where connection to the existing reticulation system is required, the depth of the existing pipework must be determined prior to initiation of works to ensure that the connection can be made without the use of vertical bends. Approval from Unitywater must be obtained where minimum pipe cover cannot be maintained.

3. Unitywater is not responsible for alterations to existing services that may be required when Unitywater is connecting new water mains to the live water network. This may involve negotiations with other service authorities.

Equitable Access and Facilities

1. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the Building Code of Australia – Part D3 as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the Building Code of Australia – Part D3 as they relate to people with disabilities, one or both of the following may impact on the proposed building work:
 - (a) the *Disability Discrimination Act 1992* (Commonwealth); and
 - (b) *Anti-Discrimination Act 1991* (Queensland).

Sunshine Coast Regional Council recommends that the following matters be considered to address equitable access and facilities in the building:

- (a) the building and environs should be designed to meet the requirements of the Human Rights and Equal Opportunity Commission *Advisory Notes on Access to Premises* and AS 1428.2;
- (b) any services and facilities in the building complex should allow independent, dignified and equitable use of the services and facilities for all people.

Aboriginal Cultural Heritage Act 2003

1. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003* (ACH Act)

The *ACH Act* establishes a cultural heritage duty of care which provides that: “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Co-ordination Unit on 07 3405 3050 to discuss any obligations under the *ACH Act*.

9. PROPERTY NOTES

Not Applicable

10. PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

Not Applicable

11. FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Engineering Works – Electrical Reticulation & Alterations to Traffic Signals)

12. SELF ASSESSABLE CODES

Not Applicable

13. SUBMISSIONS

Not Applicable

14. REASONS/GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not Applicable

15. RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Sustainable Planning Act 2009* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to Council about the conditions contained within the development approval. If Council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”. (Refer to Part 8 “Dealing with decision notices and approvals” - Division 1 “Changing decision notices and approvals during applicant’s appeal period” of the *Sustainable Planning Act 2009*.)

16. OTHER DETAILS

If you wish to obtain more information about Council’s decision, electronic copies are available on line at www.sunshinecoast.qld.gov.au, or at Council Offices.

Yours faithfully

BRAD CAREY
COORDINATOR ENGINEERING ASSESSMENT
ENGINEERING AND ENVIRONMENT ASSESSMENT

Cc Unitywater

Enc: Approved Plans/Documents
Appeal Rights

Appeal Rights

SUSTAINABLE PLANNING ACT 2009 & SUSTAINABLE PLANNING REGULATION 2009

The following is an extract from the *Sustainable Planning Act 2009* (Chapter 7).

MATERIAL CHANGE OF USE, RECONFIGURING A LOT & OPERATIONAL WORKS

Division 8 Appeals to court relating to development applications and approvals

461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 Appeals by submitters—general

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

463 Additional and extended appeal rights for submitters for particular development applications

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
 - (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
 - (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 Appeals by advice agency submitters

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
 - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

465 Appeals about decisions relating to extensions for approvals

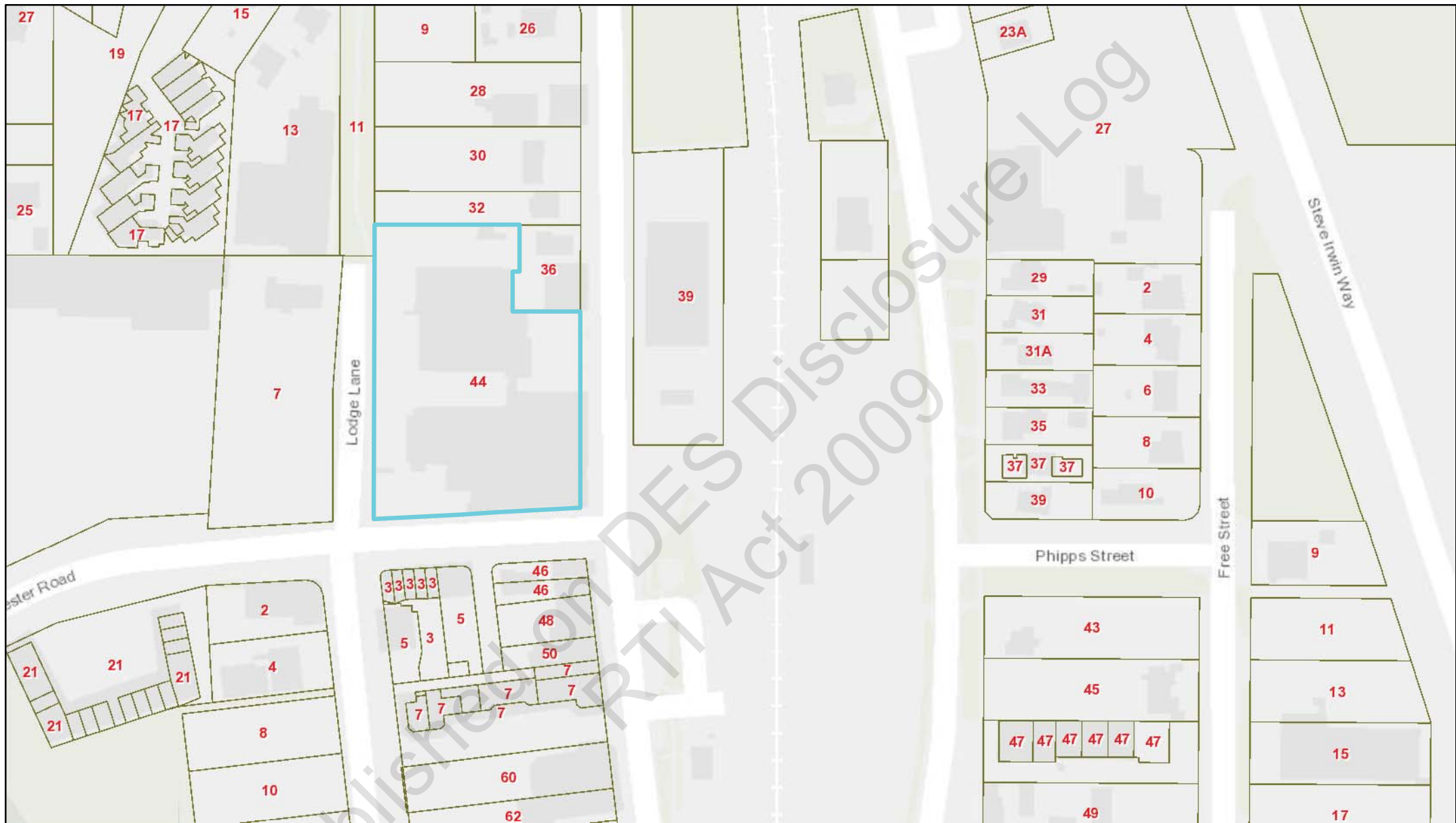
- (1) For a development approval given for a development application, a person to whom a notice is given under section 389, other than a notice for a decision under section 386(2), may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.
- (3) Also, a person who has made a request under section 383 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

466 Appeals about decisions relating to permissible changes

- (1) For a development approval given for a development application, the following persons may appeal to the court against a decision on a request to make a permissible change to the approval—
 - (a) if the responsible entity for making the change is the assessment manager for the application—
 - (i) the person who made the request; or
 - (ii) an entity that gave a notice under section 373 or a pre-request response notice about the request;
 - (b) if the responsible entity for making the change is a concurrence agency for the application—the person who made the request.
- (2) The appeal must be started within 20 business days after the day the person is given notice of the decision on the request under section 376.
- (3) Also, a person who has made a request under section 369 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

467 Appeals about changing or cancelling conditions imposed by assessment manager or concurrence agency

- (1) A person to whom a notice under section 378(9)(b) giving a decision to change or cancel a condition of a development approval has been given may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.



Form

Notifiable Activity/Contaminated Land

Notification of Land

This column contains guidance for using this form and important information about inclusion of land on the Environmental Management Register.

This is the approved form for giving notice to the administering authority that a notifiable activity has been, or is being, carried out on land that has or is being contaminated by a hazardous contaminant, in accordance with section 371 or 372 of the *Environmental Protection Act 1994* (the EP Act).

Note: You must complete all questions below. You may notify of more than one land parcel (if adjacent) or notifiable activity/hazardous contaminant in this form. Where different land parcels or multiple notifiable activities are being notified, please ensure it is clear to which land parcel or activity the information provided relates.

1. Applicant details

1.1 Person making notification

I am the **owner** of the land giving notice under s. 371 of the EP Act ☐

I am the **occupier** (e.g. lessor or tenant) of the land giving notice under s. 371 of the EP Act ☐

I am a representative of a **local government** giving notice under s. 372 of the EP Act ☒

1.2 Please ensure that all information is current and correct.

1.2 Details of person making this notification

NAME	Michael Capper - Environment Officer
COMPANY/ORGANISATION/LOCAL GOVERNMENT	Sunshine Coast Council
POSTAL ADDRESS	Locked Bag 72 Sunshine Coast Mail Centre QLD 4560
EMAIL	michael.capper@sunshinecoast.qld.gov.au

PHONE <div style="border: 1px solid black; padding: 2px; display: inline-block;">CTPI 49-Sch4</div>	FAX nil
--	------------

2. Site location

2.1 Lot on Plan

Department of Environment and Heritage Protection (EHP) records the notification of land on the Environmental Management Register (EMR) and the Contaminated Land Register (CLR). These registers both use the Lot on Plan system.

The Lot and Plan can be obtained from the land title certificate, rates notice or your local government

If you do not know the Lot and Plan, please provide sufficient information for EHP to locate the property.

The local government is your local council.

2.1 Please provide the address and Lot on Plan of the land parcel to which the notification applies

FULL STREET ADDRESS OF THE LAND PARCEL 44 Simpson Street, Beerwah Including road reserve	
LOT NUMBER Lot 2	PLAN REFERENCE RP906174
LOCAL GOVERNMENT Sunshine Coast Council	

2.2 Does the land parcel have a local name?

This information will help the administering authority locate the land parcel, e.g. properties located along un-named roads.

2.2 Does the land parcel have a local name, e.g. property name?

If yes, please provide here.

Part - Beerwah shopping centre development site - Operational works approval # OPW13/0477

2.3 An estimate of the area in square metres can be calculated by multiplying the length by the width of the land.

This information is used to verify the Lot on Plan details.

2.3 Please provide an estimate of the area of the land parcel in square metres

8206m²

2.4 Map, locality plan or map reference?

This could be a map or figure showing the actual location of the activity or potential contamination on the property, or a map reference can be provided (e.g. MGA-Easting/Northing or GDA-Latitude/Longitude). This information assists EHP to provide location details of potential contaminated sites for future site management.

2.4 Map, locality plan or map reference

Please provide a map or locality plan, showing the location of the notifiable activity or contamination.

Map or locality plan has been attached

- ☒ Yes
☐ No

Please list any maps or map references attached to this form:
 44 Simpson Street PDF

3. Notification details

A notifiable activity **has been** carried out on the land ☒
 Complete **Part 4** of this form

A notifiable activity **is being** carried out on the land ☐

Complete **Part 4** of this form

The land is **contaminated** with a hazardous contaminant ☒

Complete **Part 5** of this form

1. Notifiable activities

Notifiable activities are defined in Schedule 3 of the EP Act. More information about notifiable activities can be found on the EHP website www.ehp.qld.gov.au.

1.1 Example

Environmental Protection Act 1994
Schedule 3

14 Engine reconditioning works—carrying out engine reconditioning work at a place where more than 500 litre (L) of any of the following are stored—

- (a) halogenated and non-halogenated hydrocarbon solvents
- (b) dangerous goods in class 6.1 under the dangerous goods code
- (c) industrial degreasing solutions.

4.3 Example

An example is provided below for engine reconditioning works where 600L of a dangerous good is being stored.

Actual volume/s: 600L is being stored

Other details: dangerous good being stored is halogenated hydrocarbon solvents.

4. Notifiable activity details

If notifying of more than one notifiable activity in this form, provide separate answers to each of the questions below for each notifiable activity and include this information in an attachment.

Multiple notifiable activities, attachment/s provided ☐

4.1 Which notifiable activity is being or has been carried out?

State the number and, where relevant, subtype of activity listed in Schedule 3 of the EP Act. 29 Petroleum Product Storage

4.2 When was the notifiable activity carried out?

If a notifiable activity is currently being carried out when did the activity commence? (month, year)

If the activity has ceased, during which period did the activity occur? (month, year) to (month, year)

Unknown

4.3 Activity details, including threshold amounts

Provide details of the notifiable activity being undertaken and where relevant state the subtype(s), the actual volume being stored/used/manufactured/disposed etc., and other specifics that make the activity a notifiable activity under Schedule 3 of the EP Act.

Actual volume(s):

Unknown - investigation required to determine full extent

Other details: state type(s) of chemicals of dangerous goods being stored.

Development site has discovered and removed in ground tanks which smell of hydrocarbon. Extent of leachate migration unknown.

5. Contamination

5.1 Hazardous contaminants

Hazardous contaminant is defined in Schedule 4 of the EP Act and is a contaminant likely to cause serious or material environmental harm. More information about what this means can be found on the EHP website www.ehp.qld.gov.au.

5.1 What is the name or type of hazardous contaminant/s that has caused contamination of the land?

5.2 Contamination incident.

How did the contamination occur?

When did the contamination occur, on what date or over what period?

5.3 What was the estimated quantity of the hazardous contaminant(s) involved?

5.4 Provide any other information relevant to the contamination.

5.4 Example

Potential risks to human health or the environment, investigations undertaken, current land use, site characteristics (e.g. presence of groundwater or environmental features).

6. Evidence and supporting information

Please provide as much information as possible to support the notification. Provide attachments where necessary. Examples of the types of evidence that could be provided include (but are not limited to):

- If any investigation of the nature and extent of contamination has been undertaken on the site, provide details of the method used, sampling results and any recommendations about future management of the contamination. If a written report about the contamination is available, please provide a copy of the report.
- Any licences or approvals issued relevant to the activity being notified, for example licence or approvals under the EP Act or the Flammable and Combustible Liquids Regulation 1994.
- Evidence of relevant notifiable activities that are being or have been carried out on the land, e.g. business documentation outlining the activities being undertaken on the site or photographs of industrial activities.
- The results of any compliance monitoring done in relation to notifiable activities or possible contamination of the site.

Please list any attachments provided.

44 Simpson Street OPW13-0477

6. Land owner details

Please provide the details of the owner of the property if known, ensuring this information is current and correct. This will help the administering authority with contacting the land owner in relation to the notification.

7. Details of land owner

NAME	
Allotment = Village Fair Investments Pty Ltd Road Reserve = Sunshine Coast Council	
COMPANY/ORGANISATION/LOCAL GOVERNMENT	
Development care of Tate Professional Engineers	
POSTAL ADDRESS	
PO Box 1092, Mooloolaba QLD 4557	
EMAIL	
Engineer@Tate.net.au	
PHONE	FAX
5457 5300 Stephen Roberts	5477 6100

8. Declaration

Please read the certification below before signing.

- I understand that all Information on or in this application form may be disclosed publicly in accordance with the *Right to Information Act 2009* and the *Evidence Act 1977*.

NOTIFYING PERSONS SIGNATURE	DATE
 CTPI 49-Sch4	26.05.2014

9. Applicant's checklist

- ☒ Details of person giving notice are correct
- ☒ All relevant sections of notification form completed
- ☒ Certification is signed
- ☒ Evidence and supporting information attached

Forward this form to:

The Registrar
EMR/CLR Registry
Department of Environment and Heritage Protection
GPO Box 2454
Brisbane Queensland 4001
Phone 13 QGOV (13 74 68)

Email: emr.clr.registry@ehp.qld.gov.au



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

03 June 2014

Site ID: 128631
File Number: 101/0010264
Enquiries to: emr.clr.registry@ehp.qld.gov.au

VILLAGE FAIR INVESTMENTS PTY LTD AS TTE
THE GAP VILLAGE
14/1000 WATERWORKS ROAD
THE GAP QLD 4061

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: 2 Plan: RP906174
Sunshine Coast Regional Council

44 SIMPSON STREET
BEERWAH QLD 4519

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.

PETROLEUM PRODUCT OR OIL STORAGE - storing petroleum products or oil -

- (a) in underground tanks with more than 200L capacity; or
- (b) in above ground tanks with -

- (i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2,500L capacity; or
 - (ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5,000L capacity; or
 - (iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25,000L capacity.

Underground tanks smelling of hydrocarbon discovered and removed during development of site quantity and extent of leachate migration unknown.

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 Tuesday, 08 July 2014.

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/>

CTPI 49-Sch4

Gavin Lucke
Acting Senior Administration Officer – Registrar
Environmental Services and Regulation
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994



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

16 July 2014

Site ID: 128631
File Number: 101/0010264
Enquiries to: emr.clr.registry@ehp.qld.gov.au

Duke Environmental
PO Box 78
WURTULLA QLD 4575

NOTICE OF REMOVAL OF LAND FROM THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with Part 8 of the *Environmental Protection Act 1994*, notice is given that the parcel of land described below has been removed from the Environmental Management Register (EMR).

Lot: 2 Plan: RP906174
Sunshine Coast Regional Council

44 SIMPSON STREET
BEERWAH QLD 4519

PETROLEUM PRODUCT OR OIL STORAGE - storing petroleum products or oil -

(a) in underground tanks with more than 200L capacity; or

(b) in above ground tanks with -

(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or

(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or

(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

The parcel of land has been investigated and relevant reports have been assessed by the administering authority and it has been determined that this land is not contaminated land and the land has therefore been removed from the EMR.

Following removal from the EMR any information relating to this site will NOT be available to the public via a search of the EMR or the Contaminated Land Register (CLR).

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

CTPI 49-Sch4

David Cook
Manager – Environmental Services and Regulation
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994



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.cfr.registry@ehp.qld.gov.au

SUITABILITY STATEMENT

APPLICANT

Duke Environmental
PO Box 78
WURTULLA QLD 4575

DATE OF ISSUE : 11/07/2014

PROPERTY DESCRIPTION

LOT: 2 PLAN: RP906174
44 SIMPSON STREET
BEERWAH QLD 4519

Sunshine Coast Regional Council
EMR Site ID: 128631 FILE REFERENCE: 101/0010264

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Submission from Duke Environmental dated 10 June 2014 reference AC1200L. Investigation was undertaken in accordance with the NEPM 1999 (2013 as amended).

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: 2 PLAN: RP906174

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

CTPI 49-Sch4

David Cook
Manager – Environmental Services and Regulation
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994



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

16 July 2014

Site ID: 128631
File Number: 101/0010264
Enquiries to: emr.clr.registry@ehp.qld.gov.au

The Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
SUNSHINE COAST MAIL CENTRE QLD 4560

NOTICE OF REMOVAL OF LAND FROM THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with Part 8 of the *Environmental Protection Act 1994*, notice is given that the parcel of land described below has been removed from the Environmental Management Register (EMR).

Lot: 2 Plan: RP906174
Sunshine Coast Regional Council

44 SIMPSON STREET
BEERWAH QLD 4519

PETROLEUM PRODUCT OR OIL STORAGE

Underground tanks smelling of hydrocarbon discovered and removed during development of site quantity and extent of leachate migration unknown.

The parcel of land has been investigated and relevant reports have been assessed by the administering authority and it has been determined that this land is not contaminated land and the land has therefore been removed from the EMR.

Following removal from the EMR any information relating to this site will NOT be available to the public via a search of the EMR or the Contaminated Land Register (CLR).

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

CTPI 49-Sch4

David Cook
Manager – Environmental Services and Regulation
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994



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

SUITABILITY STATEMENT

LOCAL GOVERNMENT AUTHORITY

The Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
SUNSHINE COAST MAIL CENTRE QLD 4560

DATE OF ISSUE : 11/07/2014

PROPERTY DESCRIPTION

LOT: 2 PLAN: RP906174
44 SIMPSON STREET
BEERWAH QLD 4519

Sunshine Coast Regional Council
EMR Site ID: 128631 FILE REFERENCE: 101/0010264

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Submission from Duke Environmental dated 10 June 2014 reference AC1200L. Investigation was undertaken in accordance with the NEPM 1999 (2013 as amended).

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: 2 PLAN: RP906174

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

CTPI 49-Sch4

David Cook
Manager – Environmental Services and Regulation
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994



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

16 July 2014

Site ID: 128631
File Number: 101/0010264
Enquiries to: emr.clr.registry@ehp.qld.gov.au

VILLAGE FAIR INVESTMENTS PTY LTD AS TTE
THE GAP VILLAGE
14/1000 WATERWORKS ROAD
THE GAP QLD 4061

NOTICE OF REMOVAL OF LAND FROM THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with Part 8 of the *Environmental Protection Act 1994*, notice is given that the parcel of land described below has been removed from the Environmental Management Register (EMR).

Lot: 2 Plan: RP906174
Sunshine Coast Regional Council

44 SIMPSON STREET
BEERWAH QLD 4519

PETROLEUM PRODUCT OR OIL STORAGE - storing petroleum products or oil -

(a) in underground tanks with more than 200L capacity; or

(b) in above ground tanks with -

(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or

(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or

(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

Underground tanks smelling of hydrocarbon discovered and removed during development of site quantity and extent of leachate migration unknown.

The parcel of land has been investigated and relevant reports have been assessed by the administering authority and it has been determined that this land is not contaminated land and the land has therefore been removed from the EMR.

Following removal from the EMR any information relating to this site will NOT be available to the public via a search of the EMR or the Contaminated Land Register (CLR).

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

CTPI 49-Sch4

David Cook
Manager – Environmental Services and Regulation
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994



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

SUITABILITY STATEMENT

OWNER

VILLAGE FAIR INVESTMENTS PTY LTD AS TTE
THE GAP VILLAGE
14/1000 WATERWORKS ROAD
THE GAP QLD 4061

DATE OF ISSUE : 11/07/2014

PROPERTY DESCRIPTION

LOT: 2 PLAN: RP906174
44 SIMPSON STREET
BEERWAH QLD 4519

Sunshine Coast Regional Council
EMR Site ID: 128631 FILE REFERENCE: 101/0010264

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Submission from Duke Environmental dated 10 June 2014 reference AC1200L. Investigation was undertaken in accordance with the NEPM 1999 (2013 as amended).

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: 2 PLAN: RP906174

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

CTPI 49-Sch4

David Cook
Manager – Environmental Services and Regulation
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.des.qld.gov.au

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

Transaction ID: 50522943 EMR Site Id: 133559 03 April 2019

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

Lot: 7 Plan: SP268780

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

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

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority