

Rayna, Please update
EMR & return to me.
Thanks, Louise
+ info request

sch4p40

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

Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference
Our reference 901373 Appln No: 5386

19 January 2000

Lot 1 CP 896 162

The Chief Executive Officer
Maroochy Shire Council 1300 366 695
PO Box 76
NAMBOUR QLD 4560

Dear Sir / Madam

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

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

application lapsed with
local gov. 14/9/01

Application information:

Concurrence agency office: Contaminated Land Unit

Responsible officer: Karen Hopper

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

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

EPA no.: 5386

Application no.: Rec99/8086

Street address of subject land: 16/18 Coleman's Road

Suburb/locality: Yandina Lot no.: 1 Registered Plan: CP896162
Lot no.: 6 Registered Plan: RP858535

Signed

sch4p4(6)
015

Greg O'Brien
Chief Scientific Advisor (Contaminated Land Unit)

Notification of information request
Integrated Planning Act 1997 ss3.3.6 and 3.3.14

EPA no.: 5386
Applicant: Morroy Budfield Tickle Joint Venture
c/- Downes Survey Group Pty Ltd
Application no.: REC99/8086
Date received by EPA: 5 January 2000
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence
Description: Reconfiguration of a Lot - Coleman's Road, Yandina
(Lot 1 on CP986162 and Lot 6 on RP858535)

The Environmental Protection Agency, acting as a concurrence agency, has requested further information from the applicant. The Agency sent the request by post/facsimile on 19 January 2000.

A copy of the information request is attached.

This Agency's assessment period will recommence on receiving the applicant's response.

End of Notification

Published on DES Disclosure Log
RTI Act 2009

Information request
Integrated Planning Act 1997 ss3.3.6 and 3.3.7

EPA no.: 5386
Applicant: Morroy Budfield Tickle Joint Venture
c/- Downes Survey Group Pty Ltd
Application no.: REC99/8086
Date received by EPA: 5 January 2000
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence
Description: Reconfiguration of a Lot - Coleman's Road, Yandina
(Lot 1 on CP986162 and Lot 6 on RP858535)

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

1. Sufficient information provided in accordance with the *Environmental Protection Act 1994* and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) to enable a Suitability Statement to be issued for Lot 6 on RP858535, specifying that the land is suitable for the intended use.

The following information is required to enable the Suitability Statement to be issued.

- A site history detailing uses of the site from January 1996 to present (addressing uses of site since the last site investigation report).
- Information addressing illegal dumping on the site which was an issue in 1996. For example, advise the EPA if all rubbish has been removed and advise of what types of material were dumped (if car bodies, etc then it is preferable that underlying surface soil are scraped and removed or sampled).

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

- (a) all of the information requested; or
- (b) part of the information requested together with a notice asking the requesting authority to proceed with the assessment of the application; or
- (c) **a notice-**
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the requesting authority to proceed with the assessment of the application.

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

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

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

Ms Karen Hopper
Contaminated Land Unit
Environmental Protection Agency
PO Box 155
BRISBANE ALBERT STREET QLD 4002

End of information request

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

Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference
Our reference 901373 Appln No: 5386

19 January 2000

Morroy Budfield Tickle Joint Venture
c/- Downes Survey Group Pty Ltd
PO Box 39
NAMBOUR QLD 4560

Dear Sir / Madam

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Application information:

Concurrence agency office: Contaminated Land Unit

Responsible officer: Karen Hopper

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

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

EPA no.: 5386

Application no.: Rec99/8086

Street address of subject land: 16/18 Coleman's Road

Suburb/locality: Yandina Lot no.: 1 Registered Plan: CP896162
Lot no.: 6 Registered Plan: RP858535

Signed

sch4p4(
012.

Greg O'Brien
Chief Scientific Advisor (Contaminated Land Unit)

Memorandum

To File File Reference 901373.

From T. Groves.

Subject File Status for IPA Application. Date 18.1.00.

Notes

700L VST satisfactorily remediated.

Shed area was excavated ($155m^2$) + removed to landfill.

Outstanding issues prior to issuing Suitability Statement -

- need site history from Jan. 1996 to present (to address uses of site since last consultant report)
- need to address problem of illegally dumping which was an issue in 1996. eg: advise us that all rubbish has been removed + advise of what types of material was dumped (if car bodies etc then preferable if underlying surface ie soils are scraped + removed (or sampled)).

Clause,

pls send info request → ① std clause s/s.

Then pls add addit paras

The EPA requires the following info to enable S/S to be issued

Thanks

sch404(6) Per



18/1/00.

Rayna,
Please update EMR
and return to me.
Thanks, Louise
@ Toni's file

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Telephone 3227 6422 • Facsimile 3227 7677 • www.env.qld.gov.au

Sch4
12/1/00

Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference
Our reference 901373 Appln No: 5386

10 January 2000

The Chief Executive Officer
Maroochy Shire Council
PO Box 76
NAMBOUR QLD 4560

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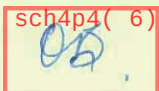
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Application no.: Rec99/8086

Street address of subject land: 16/18 Coleman's Road

Suburb/locality: Yandina Lot no.: 1 Registered Plan: CP896162
Lot no.: 6 Registered Plan: RP858535

Signed

sch4p4(6)


Greg O'Brien
Chief Scientific Advisor (Contaminated Land Unit)

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
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Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference
Our reference 901373 Appln No: 5386

10 January 2000

Morroy Budfield Tickle Joint Venture
c/- Downes Survey Group Pty Ltd
PO Box 39
NAMBOUR QLD 4560

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

EPA no.: 5386

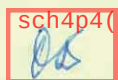
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Street address of subject land: 16/18 Coleman's Road

Suburb/locality: Yandina Lot no.: 1 Registered Plan: CP896162
Lot no.: 6 Registered Plan: RP858535

Signed

sch4p4(



Greg O'Brien
Chief Scientific Advisor (Contaminated Land Unit)

Extension of information request/assessment period

Integrated Planning Act 1997 ss3.3.6 and 3.3.14

Applicant: Morroy Budfield Tickle Joint Venture
Application no.: Rec99/8086
Date received by EPA: 5 January 2000
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence

Description: Reconfiguration of a Lot
Coleman's Road, Yandina
(Lot 1 on CP986162, & Lot 6 on RP858535)

The Environmental Protection Agency, acting as a concurrence agency, has extended the

- ☒ information request period by 10 business days.
☐ assessment period by 20 business days.

The new date that this period will end is now 3 February 2000.

Published on DES Disclosure Log
RTI Act 2009



OUR REF :990903
DATE :02-11-99
Reply to NAMBOUR Office

The Chief Executive Officer
Maroochy Shire Council
P O Box 76
NAMBOUR QLD 4560

Dear Sir

Re: Development Permit - Reconfiguring of a Lot
Lot 1 CP 986162 & Lot 6 RP 858535 - Coleman's Road, Yandina

A development application is hereby made on behalf of Morroy Budfield Tickle Joint Venture to subdivide the above land into 41 residential lots with parkland. This proposal is consistent with the Subdivision Permit 41023 issued on March 20, 1995, for the same property. This permit subsequently lapsed and a new application is now being made.

To assist in the assessment of this application the following documentation is enclosed:-

- Development Application forms 1A and 5
- Proposal Plan 77-03 B
- Cheque payable to Maroochy Shire Council for \$5,358 being the required application fee as follows
Code assessable - Complying application (fee multiplier x1)
greater than 20 lots base fee = \$ 3,111
per lot over 20 = \$ 107
\$3111 + (21 x 107) = \$ 5,358

The proposed residential estate, as shown on Plan 77-03 B, covers a total area of 4.689 ha and will include 1.359 ha of parkland. The subdivision is proposed to be constructed in two stages, also indicated on the plan. Stage 1 consists of lots 1- 10 and 27 - 38, and Stage 2 includes lots 11 - 26 and 39 - 41. Every lot has a minimum area of 600 m² including adequate road frontages, setbacks and house site areas.

All of the major services will be supplied to the estate, including water, sewerage, power and telephone lines. The existing dams located in the designated parkland are proposed to be filled to create a leveled grassed recreation area. The forest to the West of this parkland will be preserved and all existing trees in the park will be retained. This area will connect through to the 1 ha park in the adjoining Emerald Views Estate.

**CONSULTING
SURVEYORS &
TOWN PLANNERS**

SUBDIVISION
DEVELOPMENT
LAND INFORMATION

NAMBOUR

6 Mitchell Street
PO Box 39
Nambour Qld 4560
Telephone (07) 5441 6455
Facsimile (07) 5441 6307
Email:
spasslow@downes.com.au

TEWANTIN

Telephone (07) 5449 9566

BEERWAH

Telephone (07) 5494 6855

DIRECTORS

Greg Downes
B Surv, LS, MLS (Aust).
Peter Fowler
C Surv, LS, MLS (Aust), MIEMS, JP
Simon Passlow
B App Sc (Surv), LS, MLS (Aust),
Grad Dip Surv. Prac.

ASSOCIATES

David Eagle
B Surv, Dip SS, LS (Aust, NZ).
Darren Holmes
Assoc Dip Cartography (Distinction)
Scott Sobey
B App Sc (Surv), LS, MLS (Aust)

Downes Survey Group Pty Ltd
ACN 010841639

Member of Consulting Surveyors
Queensland

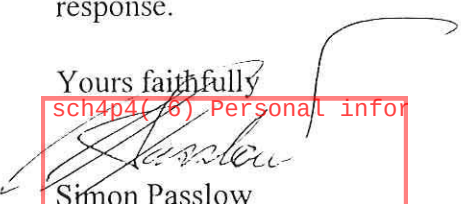
Release

The existing house on Lot 1 CP 986162 is proposed to be demolished to enable the most effective estate layout. This dwelling is considered structurally unsound. The existing shed in the vicinity of proposed lots 3 and 4 will be removed as will the tennis court in the vicinity of proposed lot 18.

Please refer to the previous application and accompanying reports for more details of this proposal.

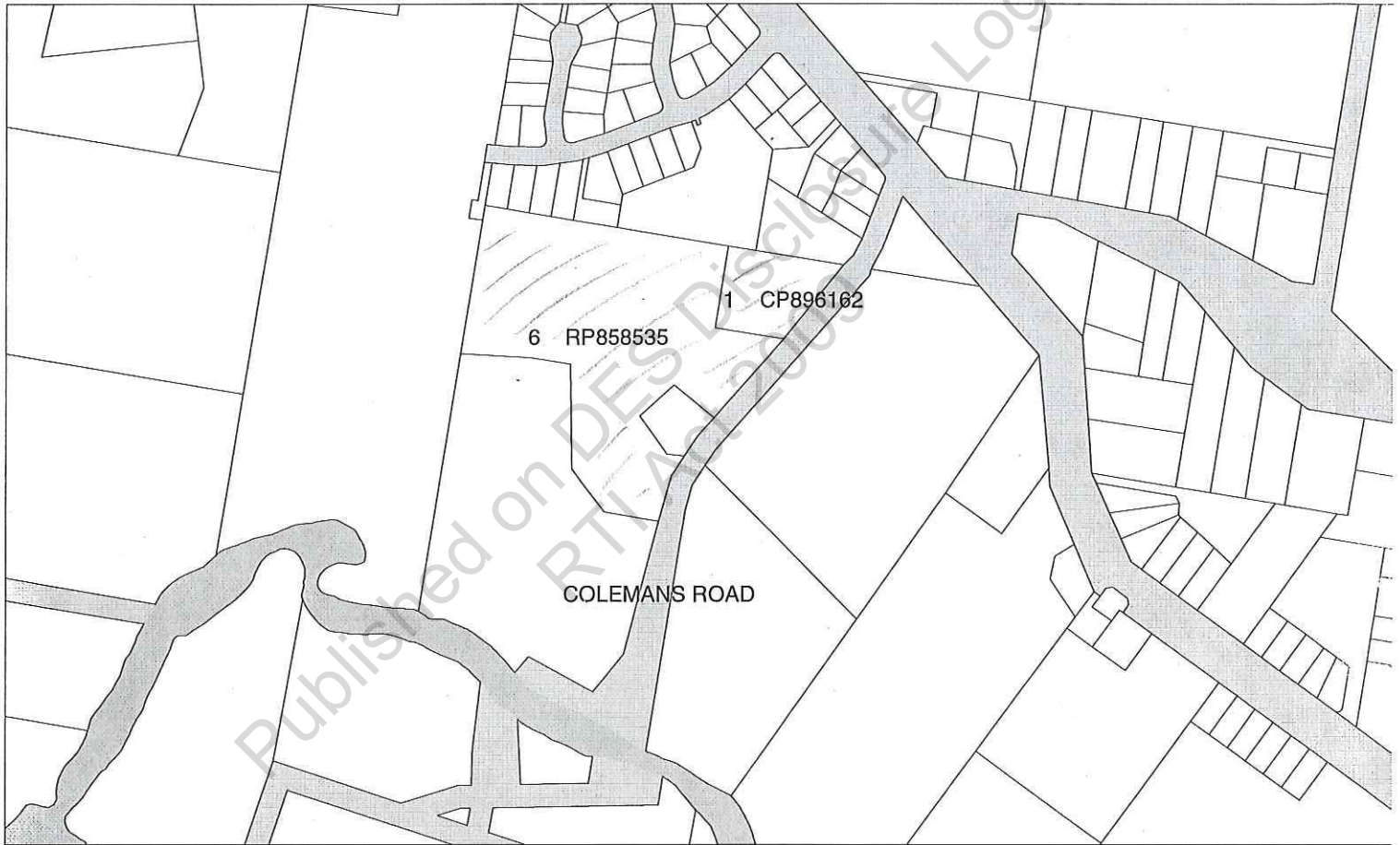
We look forward to Council's assessment of this application and favourable response.

Yours faithfully


sch4p4(76) Personal infor

Simon Passlow

Downes Survey Group



IPA APPLICATION - 16 Coleman's Road, Yandina
(Lot 1 on CP896162 and Lot 6 on RP858535)

Applicant: Morroy Budfield Tickle Joint Venture
App'n No: 5386
File No: 901373

On EMR for: Lot 6 is listed for Chemical Storage

Proposal: Reconfiguration of a Lot - staged subdivision of Lots 1 and 6 into 41 residential allotments.

Recommendation:

Information Request

Sufficient information provided in accordance with the *Environmental Protection Act 1994* and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) to enable a Suitability Statement to be issued for Lot 6 on RP858535, specifying that the land is suitable for the intended use.

sch4p4(6) Personal info

10.01.00

Is LI on EMR?

If not, agree to recommendation, however, advise that prev work has been submitted

Louise,

pls send an extension of info request period. Toni has prev peer reviewed this file, so our info request may be specific → pls return this file to me + I will ask TG if she can look @ this her first week back - may be able to be dealt with quickly.

thanks

sch4p4(6) Perso

Diaper



OUR REF :990903
DATE :22/12/99
Reply to NAMBOUR Office

Environment Protection Agency
PO Box 155
BRISBANE ALBERT STREET 4002

Attention: Adele Cooper

Dear Adele

Re: Contaminated Land

In accordance with Section 3.3.3 (1) of the Integrated Planning Act, we advise that a development application for Reconfiguration of a Lot (41 residential allotments) has been submitted to Maroochy Shire Council. The application is in respect of land at 16 Coleman's Road, Yandina (Lot 1 on CP896162 and Lot 6 on RP858535), and is made by the Morroy Budfield Tickle Joint Venture.

A copy of the Development Application and Acknowledgement Notice is attached.

Please advise if you have any further requirements in relation to this matter at your earliest convenience.

Yours faithfully

sch4p4(6) Personal information

Simon Passlow

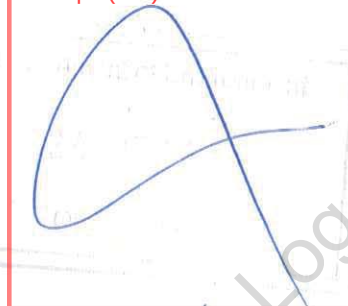
Downes Survey Group Pty Ltd

Enc



App'n No: 5386
File No: 901373

sch4p4(6) Personal info



99/2/115

CONT. SPITES

**CONSULTING
SURVEYORS &
TOWN PLANNERS**

SUBDIVISION
DEVELOPMENT
LAND INFORMATION

NAMBOUR

6 Mitchell Street
PO Box 39
Nambour Qld 4560
Telephone (07) 5441 6455
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TEWANTIN

Telephone (07) 5449 9566

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Telephone (07) 5494 6855

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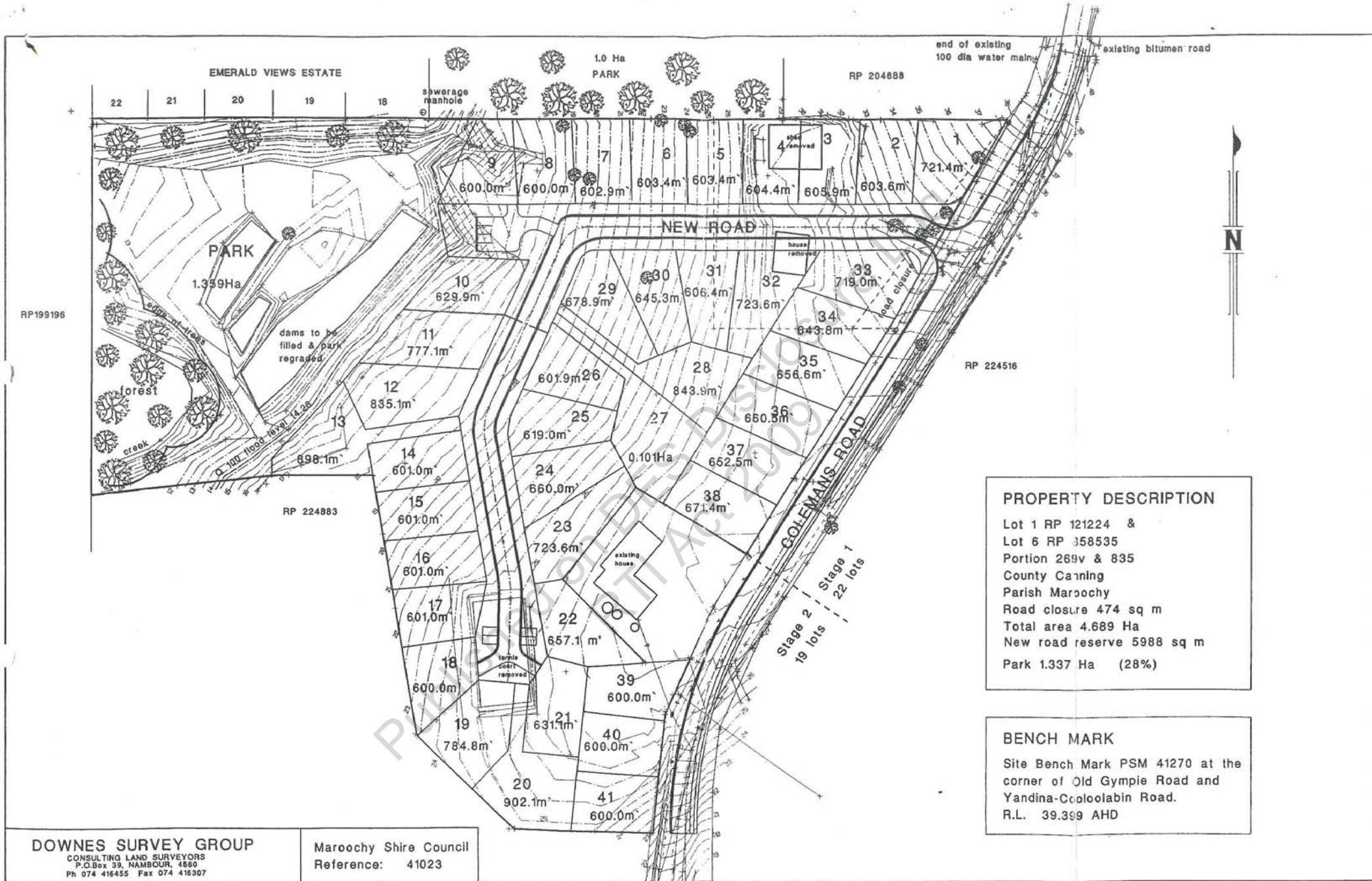
ASSOCIATES

David Eagle
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Assoc Dip Cartography (Distinction)
Scott Sobey
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Not On
EMR

sch4p4

App'n No: 5386
File No: 901373
Due by: 19 Jan 00



PROPERTY DESCRIPTION

Lot 1 RP 121224 &
 Lot 6 RP 358535
 Portion 269v & 835
 County Canning
 Parish Maroochy
 Road closure 474 sq m
 Total area 4.689 Ha
 New road reserve 5988 sq m
 Park 1.337 Ha (28%)

BENCH MARK

Site Bench Mark PSM 41270 at the
 corner of Old Gympie Road and
 Yandina-Colloolabin Road.
 R.L. 39.399 AHD

DOWNES SURVEY GROUP
 CONSULTING LAND SURVEYORS
 P.O. Box 39, NAMBOUR, 4560
 Ph 074 416455 Fax 074 416307

Maroochy Shire Council
 Reference: 41023

B	29.1.96	new lot layout minor changes minor adjustments	Scale 0 20 40 60 80m 1 : 1250	Original A3
	29.11.94			
Ref	Date	Details	Date	Drawn
	19.3.01	Amendments	26.11.94	A J Tuck
			Approved	

Principal
MBT JOINT VENTURE
TUCK & ASSOCIATES
 CIVIL ENGINEERING CONSULTANTS & PROJECT MANAGERS
 39 WOODLAND PLACE, DULAC (Nambour) 4560 Ph 762929 Fax 762911

Job
YANDINA PARK ESTATE
COLEMANS ROAD, YANDINA

Title
ESTATE LAYOUT

Drawing
 Number
77-03
B



Integrated Planning Act 1997 (IPA) s.3.2.1

This form **MUST** be used for all development applications under IPA, including those involving assessment under the Building Act 1975 and under the Environmental Protection Act 1994. It may also be used for plumbing and drainage work under the Sewerage and Water Supply Act 1949

Mandatory Information items 1-13 : Refer to Explanatory Notes attached

IDAS DEVELOPMENT APPLICATION - FORM 1A (Incorporating Building Application information)

To: THE CHIEF EXECUTIVE OFFICER, MAROOCHY SHIRE COUNCIL
PO BOX 76, NAMBOUR 4560

Building & Plumbing Branch
Telephone: (07) 5441 8249
Fax: (07) 5441 8424

Planning & Subdivisions Branch
Telephone: (07) 5441 8271
Fax: (07) 5441 8392

1. APPLICANT DETAILS (Please use block letters)

NAME OF APPLICANT (not consultant)	MORROY BUDFIELD TICKLE JOINT VENTURE
NAME OF COMPANY (if applicable)	N/A
CONTACT PERSON	
POSTAL ADDRESS OF APPLICANT/COMPANY	% DOWNES SURVEY GROUP PTY LTD PO BOX 39, NAMBOUR Postcode 4560 Phone (w) 5441 6455 (a/h) - Fax 5441 6307 Email address: spasslow@downes.com.au
SIGNATURE/S	<div><div>sch4p4(6) Personal information</div><div><div>☒ [Signature 1]</div><div>☒ [Signature 2]</div><div>☒ [Signature 3]</div></div><div>ACN 009954429 ACN 011 034012 ACN 010 330 651 Date 2/11/99</div></div>

NAME OF AUTHORISED CONSULTANT and POSTAL ADDRESS	DOWNES SURVEY GROUP PTY LTD PO BOX 39, NAMBOUR Postcode 4560 Phone 5441 6455 Fax 5441 6307 Email Address: spasslow@downes.com.au
--	---

OFFICE USE ONLY	RECEIPT NO. 6343	FILE
Property No:	DATE 02/11/99	
Signed by Receiving Officer	FEE 5358 CODE	FILM/FRAME
Date: 2/11/99	FEE CODE	FOLIO ATTN
	FEE CODE	
	FEE CODE	

IPA NO. REC99/P086
MSC/A/1/20/10/98/DPD-AB-09-FM68

Form 1A

Page 1 of 9

2. PROPERTY DESCRIPTION (Please use block letters)

Street No. 16/18 Street/Road COLEMAN'S ROAD
 Suburb/Locality YANDINA
 Shop/Tenancy No. N/A Level (if applicable) N/A
 Current Lot No. 1 A 6 RP/GTP/BUP/CP/SP No. CP 896162 & RP 858535
 If plan not sealed supply previous Lot No. RP/GTP/BUP/CP/SP No.

3. OWNER'S CONSENT (Please use block letters)

NAME OF OWNER/S	<u>ST TICKLE & SON PTY LTD; MORROY PTY LTD (Trustee); BUDFIELD PTY LTD.</u>
OWNER'S POSTAL ADDRESS	<u>39 WOODLAND PLACE</u> <u>DULONG</u> Postcode <u>4560</u> Phone Fax Email Address
BASIS OF OWNERSHIP (Freehold/Leasehold)	<u>FREEHOLD</u>
SIGNATURE/S OF OWNER (Company Seal or A.C.N)	<div style="border: 1px solid red; padding: 2px; display: inline-block;"> sch4p4(6) Personal </div> <u>[Signature]</u> ACN <u>009954429</u> <u>[Signature]</u> ACN <u>011034012</u> <u>[Signature]</u> ACN <u>010 350 651</u> Date <u>2/11/09</u>

4. APPLICATION AND APPROVAL TYPE

What do you consider best describes the aspect/s of development applied for and the approval/s sought

	Development Permit	Preliminary Approval	
Carrying out building works	☐	☐	If yes complete Form 2
Carrying out plumbing or drainage	☐	☐	If yes complete Form 2
Carrying out operational works	☐	☐	If yes complete Form 3
Making a material change of use of premises	☐	☐	If yes complete Form 4
Reconfiguring a lot (subdivision)	☒	☐	If yes complete Form 5

5. SUPERSEDED PLANNING SCHEME

Only applicable if assessment of the application is required under a Planning Scheme. Tick "no" if not applicable.

Do you wish the application to be assessed under a superseded Planning Scheme?



No Go to 6



Yes Provide details which will identify the Superseded Planning Scheme under which assessment is sought or development is proposed

Planning Scheme

Date adoption notified in Gazette.....

6. COPYRIGHT CONSENT

Copyright Consent no longer required - IPA amendment - 12 October, 1998 - Go to 7.

7. EXISTING USE OF PREMISES AND DESCRIPTION OF PROPOSED DEVELOPMENT
(Please use block letters)

To assist the Assessment Manager understand and process this application, please complete proposal description. If insufficient room attach additional information.

RESIDENTIAL SUBDIVISION (STAGED)

PROPOSAL : 41 LOTS + PARKLAND.

(See attached report).

8. REFERRAL TRIGGER

Do you consider this application triggers referral co-ordination of information requests?



No



Yes

8. REFERRAL TRIGGER (Continued)

Do you consider this application triggers referral to a referral agency ?

☒ No Go to 9

☐ Yes

Specify each trigger eg. *ERA, special fire services*

Specify each referral agency indicating whether a concurrence or advice agency eg. *Department of Environment (concurrence), Qld Fire & Rescue Authority (advice)*

If a referral response has already been received from a referral agency, indicate the agency, indicate the agency and attach the response

9. PLANS AND SUPPORTING INFORMATION

Plans and supporting information are required to illustrate the intent of the proposal.

Are plans and supporting information attached?

☐ No

☒ Yes

If plans and supporting information are attached, do they include any plans or supporting information recommended by a referral agency?

☐ No

☐ Yes

☒ No supporting information recommended

Note:

1. For building work that is to be assessed under the Building Act, plans and supporting information must be submitted that comply with schedule 1 of this form.
2. If the Queensland Fire and Rescue Authority is a referral agency for the application, and plans and supporting information are supplied that comply with schedule 1, applicants should answer "yes" to the second part of the question, as schedule 1 includes the Authority's requirements.

10. RECONFIGURING A LOT

Is this application for reconfiguring a lot?

☐ No Go to 11

☒ Yes Specify the total area of land involved in this application

4.689

ha

IPA NO.....

Form 1A

TOTAL P.06



IDAS DEVELOPMENT APPLICATION

Integrated Planning Act 1997

1. DEVELOPMENT ASSESSMENT REPORT

A. Is there an accompanying Development Assessment Report which addresses the information requests below and/or checklists provided by the relevant agency?



Yes



No

2. RECONFIGURING A LOT

B. What is this application for?

1.	☒	CONVENTIONAL SUBDIVISION	Creating lots by subdividing another lot (standard format subdivision - no common property)	(Pages 3 & 4)
2.	☐	AMALGAMATION	Amalgamating 2 or more lots	(Page 5)
3.	☐	BOUNDARY REALIGNMENT	Rearranging the boundaries of a lot by registering a plan of subdivision	(Page 6)
4.	☐	COMMUNITY TITLE	Standard format Community Title Subdivision (includes common property)	(Page 7)
5.	☐	EASEMENT	Creating an easement giving access to a lot from a constructed road	(Page 8)
6.	☐	VOLUMETRIC FORMAT SUBDIVISION	Volumetric format subdivision (create 3 dimensional lot/s)	(Page 9)
7.	☐	LEASE/S OF LAND	Dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding ten years) rendering different parts of a lot immediately available for separate disposition or separate occupation	(Page 10)

3. SITE DETAILS

C.	Number of existing lots	TWO (2)
D.	Number of proposed lots	FORTY-ONE (41)
E.	Does the development proposal include land for contribution to local community purpose?	
	☒ Yes (go to F)	☐ No (go to G)
F.	What is the intended area of land to be contributed?	1.359 ha
G.	What existing structures/buildings exist on the subject land?	
	ONE DWELLING	

IPA NO REC 99/8086

Form 5

Page 1 of 11

H.	Are there any existing easements over the subject land?	
	☐ Yes Attach plan identifying easement location and purpose	☒ No
I.	Is there an accompanying plan of subdivision attached to this application?	
	☒ Yes	☐ No
J.	What is the approximate length of new constructed road proposed?	<u>approx 300 m</u> metre

4. ADDITIONAL/SUPPORTING INFORMATION

Is there any additional information or as identified as supporting information by Local Government?
<u>SEE ATTACHED REPORT</u>

Area of the subject land	<u>4.689</u> Ha	Current zone of land	<u>RESIDENTIAL A</u>
Current use of the subject land	<u>RESIDENTIAL / VACANT</u>		

Area of new roads	<u>approx 5000</u> m ²	Area of proposed parks	<u>1.337</u> Ha
Details of any proposed filling <u>EXISTING DAMS TO BE FILLED</u>			
Details of any encumbrances which affect the land <u>N/A</u>			

5 SETS OF PROPOSAL PLANS IDENTIFIED AS DATED..... (include at least 1 plan at A3 size) AND DOCUMENTS..... ARE PART OF THIS APPLICATION (covering letter, reports, other information as required) (The applicant must substantiate the grounds for the application)
ENVIRONMENT AND COMMUNITY SERVICES CHECKLIST PAGE 11

FOR (B) 1. CONVENTIONAL SUBDIVISION, FILL IN THE FOLLOWING DETAILS

Type of subdivision application: RESIDENTIAL A (STAGED)
(ie Family Transfer, Rural Residential, Residential A)

The proposed subdivision consists of: 41 Lots

This section to be completed by person making application under Council's policies for:

1.	<p>A. Rural homesite subdivision in special circumstances</p> <p>B. Family transfer/retirement subdivision</p> <p><i>Delete policy which is not applicable</i></p>		
2.	Date of purchase of property by current owner		
3.	Previous subdivision history of property		
	A.	Policy under which subdivision took place	
	B.	Permit to Subdivide No.	Date:
4.	If previous subdivision was Family Transfer:		
	A.	Name of recipient of excision lot	
	B.	Relationship to current owner	
	C.	Has a dwelling been constructed on previous excision lot?:	
		☐ Yes	☐ No
5.	If current application is for a family transfer excision lot		
	A.	Name of recipient of lot	
	B.	Is recipient married?	
		☐ Yes	☐ No

Your reference: 990903
Our reference: MQA:D61501
Enquiries: Mr Marco Alberti
Direct Telephone: (07) 54 418 018
Direct Fax No: (07) 54 418 392
2 December, 1999

SJ TICKLE & SON PTY LTD, MORROY PTY LTD (TRUSTEE), BUDFIELD PTY LTD
C/DOWNES SURVEY GROUP PTY LTD
PO BOX 39
NAMBOUR QLD 4560

Dear Sir

**APPLICATION FOR RECONFIGURATION OF A LOT (41 RESIDENTIAL A ALLOTMENTS) -
APPLICATION NO. REC99/8086 - PROPERTY NO. 33915, LOT 1 CP 896162 POR 268V- 16
COLEMANS RD YANDINA QLD 4561 FOR SJ TICKLE & SON PTY LTD**

With reference to the abovementioned proposal, as the subject site is included on the Contaminated Land Registry, the Environment Protection Agency is a Concurrence Agency and therefore in accordance with the Integrated Planning Act 1997, an Acknowledgement Notice must be issued. Therefore please disregard the letter dated 17 November 1999 extending the information request period as the application was within the Acknowledgement period.

Council, as Assessment Manager has completed the first phase of the Integrated Development Assessment System (IDAS) on 2 December 1999. Therefore the attached Acknowledgment Notice has been prepared in accordance with section 3.2.3 of the Integrated Planning Act, 1997.

To further assist the applicant to understand this document and requirements of the IDAS process, please find enclosed a brief overview of IDAS and a supporting flowchart.

The application has been referred to Mr Marco Alberti who is the Planning Officer responsible for the assessment of the proposal. This officer may be contacted on the above telephone number should you have any further enquiries.

Yours faithfully

sch4p4(6) Personal in



BARRY HEWITT
ACTING TEAM LEADER - DEVELOPMENT ASSESSMENT

Please quote our file reference number on your reply for fast tracking within Council.

Address: Maroochy Shire Council
Council Chambers
Cnr Bury and Currie Sts, Nambour, Qld. Aust.

Postal: The Chief Executive Officer
Maroochy Shire Council
PO Box 76, Nambour, Qld. Aust. 4560

19-301
MSD/MO/17/07/1998/DPD/AB-09-FM56

File A
Printed on recycled paper

Page 26 of 141
Page 1 of 1 8338

ACKNOWLEDGMENT NOTICE OF APPLICATION

PROPERTY NO.: 33915 - LOT 1 CP 896162 AND LOT 6 RP 858535 - 16 COLEMANS RD
YANDINA - RECONFIGURATION OF A LOT (41 RESIDENTIAL A ALLOTMENTS) - MORROY
BUDFIELD TICKLE JOINT VENTURE - FILE NO.: D61501

1. Applicant Details

MORROY BUDFIELD TICKLE JOINT VENTURE
C/ DOWNES SURVEY GROUP
PO BOX 39
NAMBOUR 4560

Telephone: 5441 6455

Mobile No:

Fax. No: 5441 6307

2. Property Description

16 COLEMANS RD
YANDINA 4561

LOT 1 CP 896162 and Lot 6 RP 858535

3. Owner's Details

SJ TICKLE AND SON PTY LTD; MORROY PTY LTD (TRUSTEE); BUDFIELD PTY LTD
39 WOODLAND PLACE
DULONG 4560

Basis of Ownership: FREEHOLD

4. Copyright Holders

NOT REQUIRED

5. Development Approval

What approval is being sought?

	Development Permit	Preliminary Approval
Carrying out building work	—	—
Carrying out plumbing or drainage work	—	—
Carrying out operational work	—	✓
Making a material change of use of premises	—	—
Reconfiguring a lot	✓	—

6. **Development Application (Superseded Planning Scheme)**

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

No ☒ **Go to 7** Yes ☐ **Give details**

7. **Code Assessment**

Will Code Assessment be required?

No ☐ Yes ☒

List Codes:

Maroochy Shire Town Planning Scheme

Policies

- ☐ Contaminated Land Issues
- ☐ Development in Bushfire Prone Areas
- ☐ Development Manual
- ☐ Driveways
- ☐ Erosion and Sediment Control
- ☐ Landscaping
- ☐ Monetary Contributions in Lieu of Park Dedication
- ☐ Park Provision for Subdivision of Land
- ☐ Parkland and Tree Preservation Associated with Developments
- ☐ Preservation of Trees - Subdivision and Development Applications
- ☐ Removal of Soil or Fill - Town Planning Consents, Subdivisions, Building Projects and Rezoning Approvals
- ☐ Retention and Rehabilitation of Roadside Vegetation
- ☐ Truck Haulage Routes - Condition of Subdivision Approvals
- ☐ Weed Management, Subdivisions and Development

8. **Impact Assessment**

Will Impact Assessment be required?

No ☒ Yes ☐

9. **Public Notification Details**

NOT APPLICABLE

10. **Referral Agencies**

Concurrence Agency

ENVIRONMENT PROTECTION AGENCY
PO BOX 155
BRISBANE 4002
Attn: Adele Cooper

Re: Contaminated Lands

11. Information Request

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

No ☐

Yes ☒

12. Referral co-ordination

NOT APPLICABLE

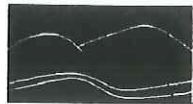
- 13.** If this application is approved, then the following other Development Permits will be necessary to allow the development to be carried out:

DEVELOPMENT PERMIT FOR OPERATIONAL WORKS

sch4p4(6) Personal inform



BARRY HEWITT
ACTING TEAM LEADER – DEVELOPMENT ASSESSMENT

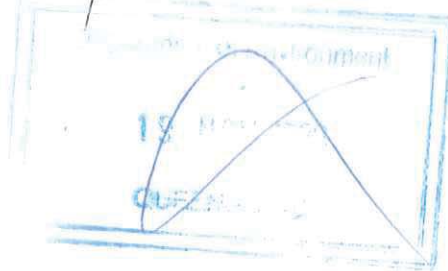


Napier & Associates
Environmental Management Consultants

901373.

C/SITES

96 / 18563



Mr Mark Paton
Department of Environment & Heritage
Contaminated Land Section
P.O. Box 155
Brisbane Albert Street Qld 4002

18 November 1996

**RE: SITE CONTAMINATION ASSESSMENT - COLEMAN'S ROAD,
YANDINA**

Mark

In response to your letter of 15 February 1996, I am able to provide the following information:

1. A copy of the current certificate of title showing Morroy Pty Ltd, Budfield Pty Ltd and S.J. Tickle & Son Pty Ltd (i.e. MBT Joint Venture) as the joint owners, is enclosed herewith;
2. I confirm that the request for "Former" classification relates only to Lot 6 on RP858535;
3. No evidence was found of a bowser associated with the underground fuel tank. A hand pump was present and may be seen in Photo's 3 and 4 of the Remediation Report, attached to the tank.
4. Samples 2a, 2b, 3a and 3b were located in areas which are currently cleared and used for grazing horses. It is believed that sugar cane may have been grown on these areas in the past.

The topography of these areas consists of gentle to moderate slopes to the northwest (10-15%) with very little microrelief.

5. During the initial inspection of the property the site was visually checked for possible sources of contaminants. no evidence of rubbish disposal areas, imported fill, car bodies, fuel storage areas (with the exception of the documented area) or any other possible sources of contamination was found.

6. A certificate of title is enclosed showing the Paoletto's as owners of the land (Orig. Por's. 268v and 269v) since 11 October 1976. As they have owned the land until recently it seems unlikely that there would be any more reliable sources of site history during that time.

10/12/96 Requested B. Napier to inspect site

re:
He said that site has been vacant for
past 2yrs. i.e. only waste is illegal
dumping.
He will chk
+ send Pat.

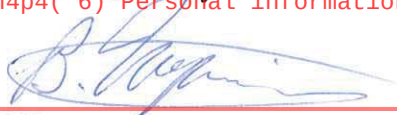
Environmental Impact Assessment Site Contamination Assessment & Remediation Agricultural Suitability
Wastewater Management Ecological Studies Land Use Studies Environmental Auditing

According to the Paoletto's, few chemicals were used on their property due to family health problems and the shed was used for storing fertilisers and for housing and servicing machinery (see initial report - September 1994). No other possible sources of contamination of the site were known to the Paoletto's.

I trust that this information will be sufficient for your Department to be able to issue a Site Contamination Report.

Yours faithfully

sch4p4(6) Personal information



NAPIER & ASSOCIATES

Bruce Napier

sch4p4(6) Personal information

Published on DES Disclosure Log
RTI Act 2009

CURRENT TITLE SEARCH

DEPT. OF NATURAL RESOURCES, QUEENSLAND

Request No: 349775

Search Date: 16/09/1996 10:23 am

Title Reference: 18557133

Date Created: 02/07/1993

Previous Title: 17369210
17369211

REGISTERED OWNER

Interest

Dealing No: 700648005 12/05/1995

MORROY PTY LTD ACN 010 350 651	1/3
BUDFIELD PTY LTD ACN 011 034 012	1/3
S.J. TICKLE & SON PTY LTD ACN 009 954 429	1/3

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 6	REGISTERED PLAN 858535	
	County of CANNING	Parish of MAROOCHY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11275123 (POR 269V)
Deed of Grant No. 11512182 (POR 835)
2. MORTGAGE No 700648019 12/05/1995 at 15:54
to
WESTPAC BANKING CORPORATION

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
AS1570E	ROAD CLOSURE	25/06/1987 00:00	CURRENT
	L A C		
	RC 43937		

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Requested By: External Token

JL: 6317 FOLIO:248



16317248

QUEENSLAND Deed of Grant of Land

Under the Provisions of Section 9 of the Land Act 1962-1982

Elizabeth the Second, by the Grace of God, Queen of Australia, and Her other Realms and Territories, Head of the Commonwealth:—

To all to whom these Presents shall come, Greeting:

Whereas in pursuance of the provisions of Section 9 of the Land Act 1962-1982

BRUNO PAOLETTO and MARY PAOLETTO, his wife, as joint tenants

the Owner of the Land hereinafter mentioned, have surrendered to Us All that Parcel of Land in Our State of Queensland containing by admeasurement

Twenty-two acres thirty perches

be the same more or less, situated in the County of CANNING Parish of MAROOCHY

PORTION 269V

being the whole of the land contained in Certificate of Title No. 543393

which was

surrendered on the Twenty-second day of March 1982 in consideration that a new Deed of Grant with the description hereinafter contained should issue: NOW KNOW YE that for the considerations aforesaid, and in further consideration of the

Quit-Rent hereinafter reserved, WE, with the advice of the Executive Council of Our said State, have granted, and for Us, Our Heirs and Successors, do hereby grant unto the said

BRUNO PAOLETTO and MARY PAOLETTO, his wife, as joint tenants, their Administrators

and Assigns, subject to the several and respective Reservations hereinafter mentioned

All That Parcel of Land in Our said State,

containing by admeasurement

8.0066 HECTARES

be the same more or less, situated in the County of CANNING Parish of MAROOCHY

PORTION TWO HUNDRED AND SIXTY-NINE V

as delineated on plan of Survey catalogue No. Cg. 4384 deposited in the Department of Mapping and Surveying and as shown edged red on diagram hereon with all the Rights and Appurtenances whatsoever thereto belonging. To Hold unto the said

BRUNO PAOLETTO and MARY PAOLETTO, his wife, as joint tenants, their Administrators

and Assigns for ever, Yielding and paying therefor Yearly unto Us, Our Heirs and Successors, the Quit-Rent of One Peppercorn for ever, if demanded: But Subject Nevertheless to the several Conditions and Reservations contained in and declared by the Laws of Our said State in that behalf, and to the Reservations and Conditions set forth in the original Deed of Grant No. 103363 to the Land so surrendered:

IN TESTIMONY WHEREOF, We have caused this Our Grant to be Sealed with the Seal of Our said State.

WITNESS Our Trusty and Well-beloved His Excellency Commodore SIR JAMES MAXWELL RAMSEY, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Commander of the Most Excellent Order of the British Empire, upon whom has been conferred the Decoration of the Distinguished Service Cross, and Commodore in the Royal Australian Navy (Retired), Governor in and over the State of Queensland and its Dependencies in the Commonwealth of Australia, at Government House, Brisbane, in Queensland aforesaid, this

July

in the thirty-first year of Our Reign and in the year of Our Lord One thousand nine hundred and eighty-two.

sch4p4(6) Personal

ENTERED as Country Land in the Register Book, Vol. 474, Folio 381
 7MB this Fourteenth day of July, 1982.

in the Department of Mapping and Surveying Queensland,

2
 R.P. 121687 POR. 277V
 90°09'

2
 R.P. 158309
 POR. 270V



SURVEYOR-GENERAL.

sch4p4(6) Person

Plan Cat. No. Cg. 4384

Scale

6317 248

ENTERED in the Register Book, Vol. 9444-11133, Folio 26th, this 26th day of July, 1982.

9444-11133

93045/9/80-500-Govt. Printer, Qld.

FIRST SCHEDULE (REGISTERED PROPRIETOR)

[illegible]

SECOND SCHEDULE (EASEMENTS, ENCUMBRANCES AND INTERESTS)

[illegible]

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

* Dealings with this Lease will be Registered on the Original Lease only instead of on this Deed of Grant.

CERTIFICATE OF TITLE

11051

Dealing No.: J976381X

Vol. 7369 Fol. 211

QUEENSLAND

VOL: 7369 FOLIO: 211



17369211

Previous Titles:

Vol. 6317 Fol. 248 and 249



Issued: 8 August, 1989

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

Witness:

sch4p4(6) Personal information

sch4p4(6) Personal

Registrar of Titles.



ESTATE AND LAND

Estate in Fee Simple in Lot 4 on RP224883 County of Canning Parish of Maroochy
Containing 4.099 hectares

FIRST SCHEDULE

Bruno PAOLETTO and Mary PAOLETTO as joint tenants

SECOND SCHEDULE

1. Rights and interests reserved to the Crown by Deeds of Grant Nos. 103363 (Por 269V) and 110172 (Por 835).
2. Mortgage No. J903702D to Citibank Savings Limited Produced 8 May 1989 - Registered 11 May 1989.

RELEASED VIDE No. L 516525 G

29 JUN 1993



NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR OF TITLES ARE CANCELLED
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
FOR DETAILS OF DESCRIPTION, DIMENSIONS AND MARKING OF BOUNDARIES REFER TO
SURVEY PLAN REFERRED TO ABOVE.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT			RECORDED
NATURE	NUMBER	PRODUCED			
By Plan Cat No. 858535 the within land is subdivided into Lots 5 and 6 Cancelled vide Vol. 8557 Fol. 132, 133	Plan	L516527M	4JUN1993	29 JUN 1993	

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	RECORDED	CANCELLATION INSTRUMENT		
NATURE	NUMBER	PRODUCED			NUMBER	PRODUCED	RECORDED

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

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

Published on DEPR Disclosure Log
RTI Act 2009



**CONSULTING
SURVEYORS &
PLANNERS**

**SUBDIVISION
DEVELOPMENT
LAND INFORMATION**

YOUR REF :
OUR REF : 931053
DATE : 19.09.96
Reply NAMBOUR Office

Tuck & Associates
39 Woodland Place
DULONG, QLD 4560

Attention: Arthur Tuck

Dear sch4p4 Arthur,

Re: Historical Search over Lot 6 on RP 858535

Further to your telephone instructions, please find enclosed the following certificates of title you required to track the Paoletto's ownership of the aforementioned property.

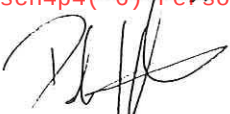
1. **Re: Portion 835**
 - (i) Volume 8557 Folio 133
 - (ii) Volume 7369 Folio 210
 - (iii) Volume 6317 Folio 249
 - (iv) Volume 4313 Folio 131
2. **Re: Portion 269V**
 - (i) Volume 7369 Folio 211
 - (ii) Volume 6317 Folio 248
 - (iii) Volume 2701 Folio 133

As you will note on the certificates of title the Paoletto family have appeared to own the property since 1976 as shown on certificate of Volume 2701 Folio 133 on the second page.

Also enclosed is our account for professional services.

Should you require anything further, please do not hesitate to contact our office.

Yours faithfully,

sch4p4 (8) Person

Peter Hickey

Enc - Account
- Certificate of titles

NAMBOUR
6 Mitchell Street
PO Box 39
Nambour Qld 4560
Telephone (074) 41 6455
Facsimile (074) 41 6307

TEWANTIN
Telephone (074) 49 9566

BEERWAH
Telephone (074) 94 6855

DIRECTORS
Greg Downes
B Surv, LS, MIS (Aust), ARAPI
Peter Fowler
C Surv (QUT), AIS (Aust), MIEMS, JP

Simon Passlow
B App Sc (Surv), LS, MIS (Aust),
Grad Dip Surv Prac

ASSOCIATE
Derek Deane
Dip CE, GDURP, MRAPI, LGTP (Q)

Certificate of Title.

VOL. 5 2701 FOL. 133



12701133

(C)

QUEENSLAND



No. 543393

Reference to Previous Volume	Folio
1275	123

Register Book, Vol. 2701 Folio 133

BILLY GOODRICH

Widow

pursuant to Memorandum

of Conveyance No. B59636 produced the eleventh day of October 19 51
 registered the seventh day of August 1952, is now seized of an
 Estate in Fee-simple, subject nevertheless to such encumbrances, liens, and interests as are by memorandum notified hereon,
 in All that piece of Land situated in the County of Canning Parish of Maroochy
 City of containing Twenty two acres thirty perches

more or less, as shown on the Plan hereon, and therein edged red,
 Being Portion 269V

on Plan Cat. No. deposited in the Office of the Registrar of Titles, Brisbane,
 which said piece of Land is the whole of the portion marked 269V
 delineated in the Public Map of the said parish deposited in the Office of the Surveyor-General, originally
 granted by Deed of Grant No. 103363

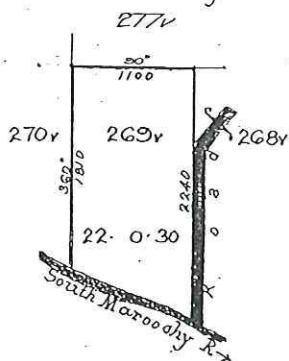
Saving Always to the Crown all the rights and interests reserved to it by the said Deed of Grant.

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

Signed, Sealed, and Delivered, the 18th
 day of November 1952, in presence of

sch4p4(6) Personal 1

Parish of Maroochy



REGISTRAR OF TITLES

No. B768011 TRANSMISSION BY DEATH. In consequence of the
 death of the above-named sch4p4(6) Personal 1
 on 9th May 1952 an estate in fee-simple, in the within
 land became transmitted to Ellen Elizabeth Wendt
 wife of Richard Henry Wendt
 as Administratrix as appears by Letters
 of Administration and documentary evidence. Produced
 25 Aug 1960 at 12.45 PM Entered 1 Nov 1960

sch4p4(6) Pers

File A

REGISTRAR OF TITLES



OFFICE

WARRANT to Memo. of TRANSFER No 8701015 produced
Sec 99.60 at 12.14 p.m., registered 11 Apr 1961.
Salmai Alice Coleman
his wife — are now SEISED of an Estate IN FEE
SIMPLE in the WHOLE of the within Land, as joint
tenants.

sch4p4(6) Perso

Thomson
REGISTRAR OF TITLES



sch4p4

along 17-3-61

F244975
mtgl
F244977
P

NIR
5544

Marsden, Dore, Smith
78/12790

5-9-78
mtgl G.9.1306

for 6639476

Mary Paschke and
his wife
are now seized of an Estate in fee-simple in the within land
TRANSFER No 1244975 PRODUCED 11 Oct 1976
at 10.35 A.m. REGD.

15 OCT 1976

sch4p4(6) Perso

Remond
REGISTRAR OF TITLES



BILL OF MORTGAGE to Commonwealth Trading Bank of Australia
No. 244972 PRODUCED 11 Oct 1976
at 10.35 A.m. REGD. 15 OCT 1976

sch4p4(6) P

Remond
REGISTRAR OF TITLES



BILL OF MORTGAGE to Commonwealth Development Bank of Australia
No. 191906 PRODUCED 22 Oct 1980
at 9.44 a.m. REGD. 4 NOV 1980

sch4p4(6) P

Spaldon
REGISTRAR OF TITLES



Her Sovereign Majesty Queen Elizabeth the Second is seized of an
Estate in fee-simple in the within land under Section 9 of "The
Land Acts, 1962 to 1981" pursuant to Memo. of Transfer produced
No. 244972 at 11.32 a.m.
No. 6639476 Reference to New Deed, Vol. 6317

For
248
Charged to Bill of Mortgage
MS 1 F244977 sub G191906

22 MAR 1982

sch4p4(6) Per

Spaldon
REGISTRAR OF TITLES



FULLY CANCELLED

VOL: 6317 Fol. 248



16317248



QUEENSLAND Deed of Grant of Land

Under the Provisions of Section 9 of the Land Act 1962-1982

Elizabeth the Second, by the Grace of God, Queen of Australia, and Her other Realms and Territories, Head of the Commonwealth:—

To all to whom these Presents shall come, Greeting:

Whereas in pursuance of the provisions of Section 9 of the Land Act 1962-1982

sch4p4(6) Personal Info
BRUNO PAOLETTO and MARY PAOLETTO, his wife, as joint tenants

the Owner of the Land hereinafter mentioned, have surrendered to Us All that Parcel of land in Our State of Queensland containing by admeasurement

Twenty-two acres thirty perches

be the same more or less, situated in the County of CANNING Parish of MAROOCHY
PORTION 269Vbeing the whole of the land contained in Certificate of Title No. 543393 which was
surrendered on the Twenty-second day of March 1982 in consideration that a new Deed of Grant
with the description hereinafter contained should issue: NOW KNOW YE that for the considerations aforesaid, and in further consideration of theQuit-Rent hereinafter reserved, WE, with the advice of the Executive Council of Our said State, have granted, and for Us, Our Heirs and Successors, do hereby grant unto the said
sch4p4(6) Personal Info
BRUNO PAOLETTO and MARY PAOLETTO, his wife, as joint tenants, their Administrators

and Assigns, subject to the several and respective Reservations hereinafter mentioned

All That Parcel of Land in Our said State,

containing by admeasurement 8.0066 HECTARES

be the same more or less, situated in the County of CANNING Parish of MAROOCHY
PORTION TWO HUNDRED AND SIXTY-NINE Vas delineated on plan of Survey catalogue No. Cg.4384 deposited in the Department of Mapping and Surveying and as shown edged red on diagram hereon with all the
Rights and Appurtenances whatsoever thereto belonging. To Hold unto the saidsch4p4(6) Personal Info
BRUNO PAOLETTO and MARY PAOLETTO, his wife, as joint tenants, their Administratorsand Assigns for ever, Yielding and paying therefor Yearly unto Us, Our Heirs and Successors, the Quit-Rent of One Peppercorn for ever, if demanded: But subject Nevertheless
to the several Conditions and Reservations, contained in and declared by the Laws of Our said State in that behalf, and to the Reservations and Covenants set forth in
the original Deed of Grant No. 103363 to the Land so surrendered:

IN TESTIMONY WHEREOF, We have caused this Our Grant to be Sealed with the Seal of Our said State.

WITNESS Our Trusty and Well-beloved His Excellency Commodore Sir JAMES MAXWELL RAMSAY, Knight Commander of the Most Distinguished Order of Saint
Michael and Saint George, Commander of the Most Excellent Order of the British Empire, upon whom has been conferred the Decoration of the
Distinguished Service Cross, and Commodore in the Royal Australian Navy (Retired), Governor in and over the State of Queensland and its Dependencies
in the Commonwealth of Australia, at Government House, Brisbane, in Queensland aforesaid, this Eighth day of
July, in the twenty-third year of Our Right and in the year of Our Lord One thousand nine
hundred and eighty-two.

sch4p4(6) Personal Info

James Ramsay

ENTERED at Country Land in the Register Book, Vol. 474, Folio 381
TMB this Fourteenth day of July, 1982.

in the Department of Mapping and Surveying Queensland,

sch4p4(6) Personal Info

J. H. H. H.

SURVEYOR-GENERAL



FIRST SCHEDULE (REGISTERED PROPRIETOR)

[illegible]

SECOND SCHEDULE (EASEMENTS, ENCUMBRANCES AND INTERESTS)

[illegible]

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

* Dealings with this Lease will be Registered on the Original Lease only instead of on this Deed of Grant.

CERTIFICATE OF TITLE

(Page 1)

11051

Dealing No.: J976381X

Vol. 7369 Fol. 211

QUEENSLAND

VOL: 7369 FOLIO: 211



17369211

Previous Titles:

Vol. 6317 Fol. 248 and 249



Issued: 8 August, 1989

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

Witness:

sch4p4(6) Personal information

Registrar of Titles.



ESTATE AND LAND

Estate in Fee Simple in Lot 4 on RP224883 County of Canning Parish of Maroochy Containing 4.099 hectares

FIRST SCHEDULE

Bruno PAOLETTO and Mary PAOLETTO as joint tenants

SECOND SCHEDULE

1. Rights and interests reserved to the Crown by Deeds of Grant Nos. 103363 (Por 269V) and 110172 (Por 835).
2. Mortgage No. J903702D to Citibank Savings Limited Produced 8 May 1989 Registered 11 May 1989.

RELEASED VIDEOS L 516525 G

29 JUN 1993



NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR OF TITLES ARE CANCELLED
 PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
 FOR DETAILS OF DESCRIPTION, DIMENSIONS AND MARKING OF BOUNDARIES REFER TO
 SURVEY PLAN REFERRED TO ABOVE.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			RECORDED
	NATURE	NUMBER	PRODUCED	
By Plan Cat No. 858535 the within land is subdivided into Lots 5 and 6 Cancelled vide Vol. 8557 Fol. 132, 133	Plan	L516527M	4JUN1993	29 JUN 1993 

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	RECORDED	CANCELLATION INSTRUMENT		
NATURE	NUMBER	PRODUCED			NUMBER	PRODUCED	RECORDED

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR OF TITLES ARE CANCELLED.
 * Dealings with this Lease will be Recorded on the Original Lease only instead of on this Certificate of Title.

(Page 2 of 2 Pages) Vol. 7369 Fol. 211

A 5976

Dealing No. D707065

Reference to previous

Volume Folio

1512 182

QUEENSLAND



CERTIFICATE OF TITLE

REGISTER BOOK

VOL. 4313 FOLIO 131

VOL: 4313 FOLIO: 131



14313131

THOMAS WILLIAM COLEMAN and VALMAI ALICE COLEMAN his wife

as joint tenants are now seised
of an Estate in Fee-simple, subject nevertheless to such encumbrances, liens, and interests
as are by memorandum notified hereon, in All that piece of Land situated in the County
of Canning Parish of Maroochy City of
Containing 1 rood 23.6 perches

more or less, as shown on the Plan hereon, and therein edged red, Being Lot 2 on
registered Plan No. 121224

SAVING ALWAYS to the Crown all the rights and interests reserved to it by the
original Deed of Grant No. 110172 for portion 268V

IN WITNESS whereof, I have hereunto signed my name and affixed my seal,
this 12th day of June One thousand nine hundred and sixty nine

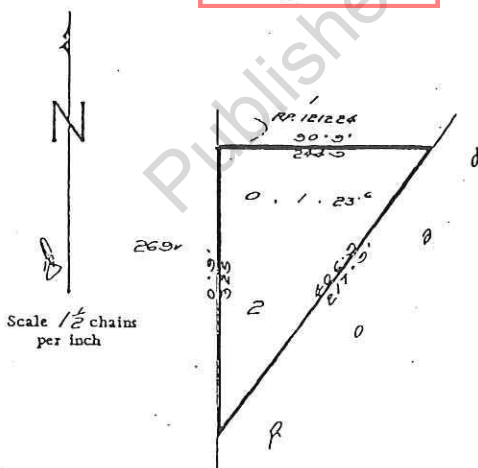
Signed, Sealed, and Delivered,
in presence of

[Signature]

sch4p4(6) Personal information

[Signature]

ACTING REGISTRAR OF TITLES.



Her Majesty Queen Elizabeth the Second is seised of an
Estate in fee-simple in the within land under Section of "The
Land Acts, 1962 to 1981" pursuant to Memo. of Transfer produced
8 Feb 1969 at 11:37am
No. 6639476 Reference to New Deed, Vol. 6317
Fol. 274
Subject to Bur of Mortgage
No. 1244978 22 MAR 1982
sch4p4(6) Personal information
[Signature]
ACTING REGISTRAR OF TITLES

Bruno Paoletto and
Mary Paoletto his wife
joint tenants
are now seised of an Estate in fee-simple in the within land
TRANSFER No. F244978 PRODUCED 11 OCT 1976
at 10:35 A.m. REGD. 15 OCT 1976

[Signature]
REGISTRAR OF TITLES

BILL OF MORTGAGE to Commonwealth Trading Bank of Australia
No. F244978 PRODUCED 11 OCT 1976
at 10:36 A.m. REGD. 15 OCT 1976

19-301

[Signature]
REGISTRAR OF TITLES

FULLY CANCELLED

VOL: 6317 FOLIO: 249



16317249

QUEENSLAND
Deed of Grant of Land

Under the Provisions of Section 9 of the Land Act 1962-1982

Elizabeth the Second, by the Grace of God, Queen of Australia, and Her other Realms and Territories, Head of the Commonwealth:—

To all to whom these Presents shall come, Greeting:

Whereas in pursuance of the provisions of Section 9 of the Land Act 1962-1982.

BRUNO PAOLETTO and MARY PAOLETTO, his wife, as joint tenants

the Owners of the Land hereinafter mentioned, have surrendered to Us All that Parcel of land in Our State of Queensland containing by admeasurement

1 rood 23.6 perches

be the same more or less, situated in the County of

CANNING Parish of MAROOCHY

LOT 2 ON REGISTERED PLAN NO.121224

being the whole of the land contained in
surrendered on the Twenty-second day of
with the description hereinafter

Certificate of Title Volume 4313 Folio 131

March 1982 in consideration that a new Deed of Grant

which was

contained should issue: NOW KNOW YE that for the considerations aforesaid, and in further consideration of the
Quit-Rent hereinafter reserved, WE, with the advice of the Executive Council of Our said State, have granted, and for Us, Our Heirs and Successors, do hereby grant unto the said

BRUNO PAOLETTO and MARY PAOLETTO, his wife, as joint tenants, their Administrators

and Assigns, subject to the several and respective Reservations hereinafter mentioned

All That Parcel of Land in Our said State,

containing by admeasurement

3048 SQUARE METRES

be the same more or less, situated in the County of

CANNING Parish of MAROOCHY
PORTION EIGHT HUNDRED AND THIRTY-FIVEas delineated on plan of Survey catalogue No. Cg.4384 deposited in the Department of Mapping and Surveying and as shown edged red on diagram hereon with all the
Rights and Appurtenances whatsoever thereto belonging. To Hold unto the said

BRUNO PAOLETTO and MARY PAOLETTO, his wife, as joint tenants, their Administrators

and Assigns for ever, Yielding and paying therefor Yearly unto Us, Our Heirs and Successors, the Quit-Rent of One Penny per acre for ever, if demanded: But Subject Nevertheless
to the several Conditions and Reservations contained in and declared by the Laws of Our said State in that behalf, and to the Reservations and Conditions set forth in
the original Deed of Grant No. 110172 (Portion 268V) to the Land so surrendered:

IN TESTIMONY WHEREOF We have caused this Our Grant to be Sealed with the Seal of Our said State.

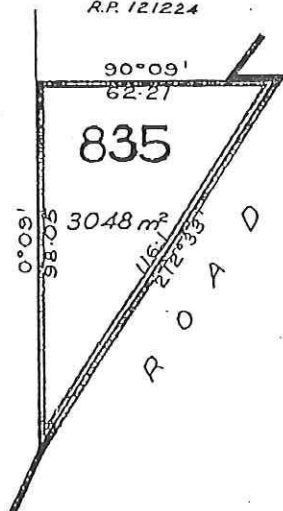
WITNESS Our Trusty and Well-beloved His Excellency Commander Sir JAMES MAXWELL RAMSAY, Knight Commander of the Most Distinguished Order of Saint
Michael and Saint George, Commander of the Most Excellent Order of the British Empire, upon whom has been conferred the Decoration of the
Distinguished Service Cross, and Commander in the Royal Australian Navy (Retired), Governor in and over the State of Queensland and its Dependencies
by the Commonwealth of Australia, at Government House, Brisbane, in Queensland aforesaid, this Eighth
day of July, in the twenty-third year of Our said Majesty, One thousand nine hundred and eighty-two.ENTERED as Country Land in the Register Book, Vol. 474, Folio 382
this Fourteenth day of July, 1982.

In the Department of Mapping and Surveying Queensland.

POR. 268V

1
R.P. 121224

POR. 269V



Plan Cat. No. Cg.4384

Scale

6317

249

ENTERED in the Register Book, Vol. 6317, Folio 249, this 26th day of July

9444-11/33

93045/9/80-500-Govt. Printer, Qld.

19-301

File A

SURVEYOR-GENERAL.

sch4p4(6) Personal info

sch4p4(6) Personal info

sch4p4(8) Personal info

Page 45 of 141

FIRST SCHEDULE (REGISTERED PROPRIETOR)

[illegible]

App Road Closure LAC RC 43937 84/2358 1/2/84. AS1570E

SECOND SCHEDULE (EASEMENTS, ENCUMBRANCES AND INTERESTS)

[illegible]

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

* Dealings with this Lease will be Registered on the Original Lease only instead of on this Deed of Grant.

CERTIFICATE OF TITLE

 931053
 1267

(Page 1)

Vol. 8557 Fol. 133

29138

Dealing No.: L516527M

QUEENSLAND

VOL: 8557 FOLIO: 133



18557133



Previous Titles:

Vol. 7369 Fol. 210 and 211

Issued: 2 July, 1993

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

Witness:

sch4p4(6) Personal information

sch4p4(6)



Registrar of Titles.

sch4

ESTATE AND LAND

Estate in Fee Simple in Lot 6 on RP858535 County of Canning Parish of Maroochy
Containing 4.079 hectares

FIRST SCHEDULE

sch4p4(6) Personal information

Bruno PAOLETTO and Mary PAOLETTO as joint tenants

SECOND SCHEDULE

1. Rights and interests reserved to the Crown by Deeds of Grant Nos. 103363 (Por 269V) and 110172 (Por 835).

FOR DETAILS OF DESCRIPTION, DIMENSIONS AND MARKING OF BOUNDARIES REFER TO
SURVEY PLAN REFERRED TO ABOVE.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR OF TITLES ARE CANCELLED
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			RECORDED
	NATURE	NUMBER	PRODUCED	

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	RECORDED	CANCELLATION INSTRUMENT		
NATURE	NUMBER	PRODUCED			NUMBER	PRODUCED	RECORDED

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

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

CERTIFICATE OF TITLE

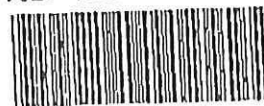
11045

Dealing No.: J976381X

Vol. 7369 Fol. 210

QUEENSLAND

VOL: 7369 FOLIO: 210



17369210

Previous Title:

Vol. 6317 Fol. 249



Issued: 8 August, 1989

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

Witness:

sch4p4(6) Personal information

sch4p4(6) Personal information

Registrar of Titles.



ESTATE AND LAND

Estate in Fee Simple in Lot 3 on RP224883 County of Canning Parish of Maroochy
Containing 2127 square metres

FIRST SCHEDULE

Bruno PAOLETTO and Mary PAOLETTO as joint tenants

SECOND SCHEDULE

1. Rights and interests reserved to the Crown by Deed of Grant No. 110172 (Por 835).
2. Mortgage No. J903702D to Citibank Savings Limited Produced 8 May 1989
Registered 11 May 1989.

RELEASED VICE No. L 516525 G

29 JUN 1993



NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR OF TITLES ARE CANCELLED
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
FOR DETAILS OF DESCRIPTION, DIMENSIONS AND MARKING OF BOUNDARIES REFER TO
SURVEY PLAN REFERRED TO ABOVE.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

By Plan Cat No. 858535 the within land is subdivided into Lot 6
Cancelled vide Vol. 8557 Fol. 133

INSTRUMENT

NATURE

NUMBER

PRODUCED

RECORDED

Plan

L516527M

4JUN1993

29 JUN 1993

90b4p4



SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

PRODUCED

PARTICULARS

RECORDED

CANCELLATION INSTRUMENT

NUMBER

PRODUCED

RECORDED

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

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

Mark Paton
(07) 227 7000

901373

15 February 1996

sch4p4(6)
Mr B Napier
Napier & Associates
19 Waterfall Road
NAMBOUR QLD 4560

Dear Mr Napier

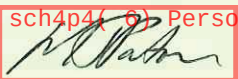
SITE CONTAMINATION - COLEMANS ROAD, YANDINA

In order to assist in assessment of the above site could you please provide the following:

1. A copy of the current certificate of title confirming MBT Joint Venture as the owner;
2. Confirmation that your request for "former" classification is only in relation to Lot 6 on RP858535 and not to the other lots mentioned in the report;
3. Details of the position of the bowser in relation to the underground tank;
4. Were samples 2a & 2b and 3a & 3b taken in cropping areas? If so please describe the topography of the area sampled.
5. Was the site checked for any other possible sources of contamination such as rubbish disposal areas, imported fill, car bodies or other fuel storage areas etc.?
6. The historical information requires clarification as the source of information appears to be predominantly confined to the Paoletto's. The certificate of title shows them as owning the property from 1993 but your report mentions that the shed was constructed in 1979? A more comprehensive site history is required.

Should you have any queries on the above please contact me on (07) 227 7000.

Yours sincerely

sch4p4(6) Perso


15/2/96

Mark Paton
Chief Scientific Advisor
Contaminated Land Section

Memorandum

To

File reference

From

Subject

Peer review (cont.)

Date

Notes

Queries

1. Seems that history only based on Paoletto's era.
Don't know how long they've owned - CofT ^{would} shows 1993
but 1/95 Report indicates they built shed in 1979.
Only other history is 1958 aerial photo - vague.
2. 10 sampling covers lots 5+b RP858535 + lot 1 RP121224
+ another lot between lots 5 + lot 1.
Are all involved? if so, need history for all
3. ~~Do~~ shed @ Nth (in lot 1 RP121224) have concrete floor? (sampling need if not)
Were 4x4s taken outside door ways?
4. Where was bowser in relation to UST? - sampling?
5. sch4p4 ^{Napier} should be advised that tank pit sampling should
be done when ex cav. - not 1 or 2 mths later.
(Further sampling not necessary in this instance since
only 700L capacity + lots of soil ex cav.)
6. Was tank pit backfilled with same soil?
7. Were 2a+b + 3a+b taken in cropping areas
in downgrad. areas (i.e. most likely areas to show contaminⁿ if present)
8. Walkover needed to determine if Nbbish areas, fill, carbodico, .
other fuel storage etc present.
9. Looks like Paoletto's still own?

Memorandum

To File File reference
From T. Groves
Subject 901373 - Peer Review Date 15.2.96.
Notes

11/94 Report

4.08 ha - on ridge near ck.

shed - store + service agric. equip + store fertilizer + chemicals

- 11m x 28m - pt concrete floor + pt gravel

- no removed, floor remains

- ~~pt~~ some 20L chem. containers

- stains on gravel

- cattle yards adjoin shed - no dip

- 700L UST.

- 3 lab samples from general areas $\Rightarrow$ As, Co, Hg, OC, OP $<$ EIT.

$\Rightarrow$ IB = 370 ppm As

No history given

1/95 Report

- shed built 1979

- sugar farm on other property (not on lot 6).

- no ~~chem. drum~~ tips. (owners disposed offsite)

- cattle yards for calves - no spray race or dip

1955 aerial photo $\rightarrow$ "no cropping, no evidence of poss. contam. used".

Propose excav. shed floor to 200mm $\rightarrow$ landfill $\approx 60m^3$

12/95 Report

- previously used for grazing + sugar cane.

- shed @ Nth $\Rightarrow$ house + service harvesters

" SE $\Rightarrow$ store machinery, fuel + fertilizer

- UST + hand pump

- sheds $\Rightarrow$ 6 valid samples $\rightarrow$ Zn, Hg, TPH, As $<$ EIT.

- UST $\Rightarrow$ base of pit TPH = 230 ppm, As, Zn, Pb $<$ EIT.

$\Rightarrow$ extra excav. bulk later.

$\Rightarrow$ walls + floor sampled extra bulk later. - TPH $>$ EIT.

$\Rightarrow$ further excav. to rock at base.

$\Rightarrow$ samples from excav + stockpile taken 1mth later

actually removed
155m³

Memorandum

To Filenote

File reference 901373

From Mark Paton

Subject SITE CONTAMINATION REPORT ASSESSMENT

Date 7.2.96

LOT 6 RP 858535,

Notes

Coleman's Road, Yandina.

LOCALITY

- Area ~ 4.6 Ha.
- situated on Coleman's Road, Yandina.

Situated on a low ridge
150 m from a small creek
and ~ 200 m from the
upper reaches of the
South Maroochy River.

BACKGROUND

Maroochy Shire Council requested an SCA due
to an application for rezoning & subdivision.

grazing
sugar cane

SITE FACILITIES

constructed 1979

- Large steel shed (11m x 28m) used to store
and service of agricultural equipment and storage
of fertilisers and some chemicals. Concrete floor + gravel floor
- no waste disposed of on site
- Shed now removed.
- Cattle yards but no dip.

1958 aerial photo -
no cropping no evidence
of present purpose.

CONTAMINANT SOURCES

- Initial inspection of the shed showed several
empty 20L chemical containers.
 - AMICIDE Ls 500 (214D)
 - WEEDKILLER
 - Cresote.
- Cattle yards used for calves not for spraying.
- Stained areas on gravel - oil spills.

Installed prior to 1979.

- UST at western end of shed + pump + filler +

Soils

SHED

fine gravel

coarse gravel + cobble sized

Memorandum

To SOIL PROFILE.

File reference

From

Subject SURE.

Date _____

Notes

fine gravel.

Geology -

Volcani

- andesite or
tonalite

- no bones in the immediate area.

coarse gravel & cobble sized river stones
with a fine gravel & clay matrix

grey loamy clay

yellow / brown loamy clay.

END

SAMPLING

cattle yards adjacent
to shed.

inside sheet

16 August 1994. SAMPLES 1A, 1B1, 1B2, & 1B3.

SIXED

16 0-5 cm $A_s = 370$ (sampled 161, 162, 163)

c 0-10 As 6.2 (C1 + C2)

c 10-20 As 7.3 (C1 + C2)

D 0-10 As 6.3 (D1 + D2)

$$E \quad 0-10 \quad 173 \quad 1.8 \quad (E1 + E2)$$

2A, 2B, 3A, 3B, 4A o 4B

Analysis As, Cu, Hg
O/C, O/P

REMEDIATION

A second round of sampling was taken from the shed floor - samples taken at 2 sites (3 depths) + 4 composites outside the shed floor area. 10 of 14 samples analyzed As < 15 mg/kg.

Memorandum

To Director

File reference

From

Subject Contamination appear irregular + in hotspots.

Date

Notes

Remediation - Removal of ^{gravel} floor area to Maroochy landfill. S-14 issued 28/3/95 for 60m³.

DEH should have been issued
↓
Actual removed 155 m³

- Shed floor removed to 300 mm below natural.
- 6 validation samples for Zn, Hg, TPH, AS.
- Concrete slab left.

TCLP AS < LOR.

- 6 samples

Zn	x 6	} all < LOR.
Hg	x 2	
TPH	x 2	
AS	x 6	

Fuel Tank

700 litres - petrol.

8/6/95 Tank removed; < 1 litre spillage of fuel.
No signs of leakage.
Water under tank - no TPH signs.

2 m x 3 m x 1.5

19/6/95 Samples AS, Zn, Pb < E.I.T.
TPH > 230 mg/kg.

28/7/95 Further excavations.

3.5 x 3.0 x 1.2 m

7/8/95 Sampled - not stored on ice
TPH > E.I.T.

31/8/95 Further excavation

5.0 x 4.0 x 1.5 m

2/10/95 Excavation + stockpile.

1 35 m³.

2 composites

2 samples

Sampling OK

Memorandum

To Discussion

File reference

From SHED

Subject As detected only in one sample all others
for Pb, Hg & TPH on.

Date

Notes

- Shed floor removed & validated.

Fuel Tanks

Small tank 700L minor contamination 35mg³ - low level. (< 1000 mg/kg).

Note: letter to Napier & Associates re S. 14
Only approval for 60m³ and 155m³ removed.

- Fuel storage the only prescribed purpose.

- Slightly elevated Cu in shed on lot 1 on RP 121224
not the subject of sec.

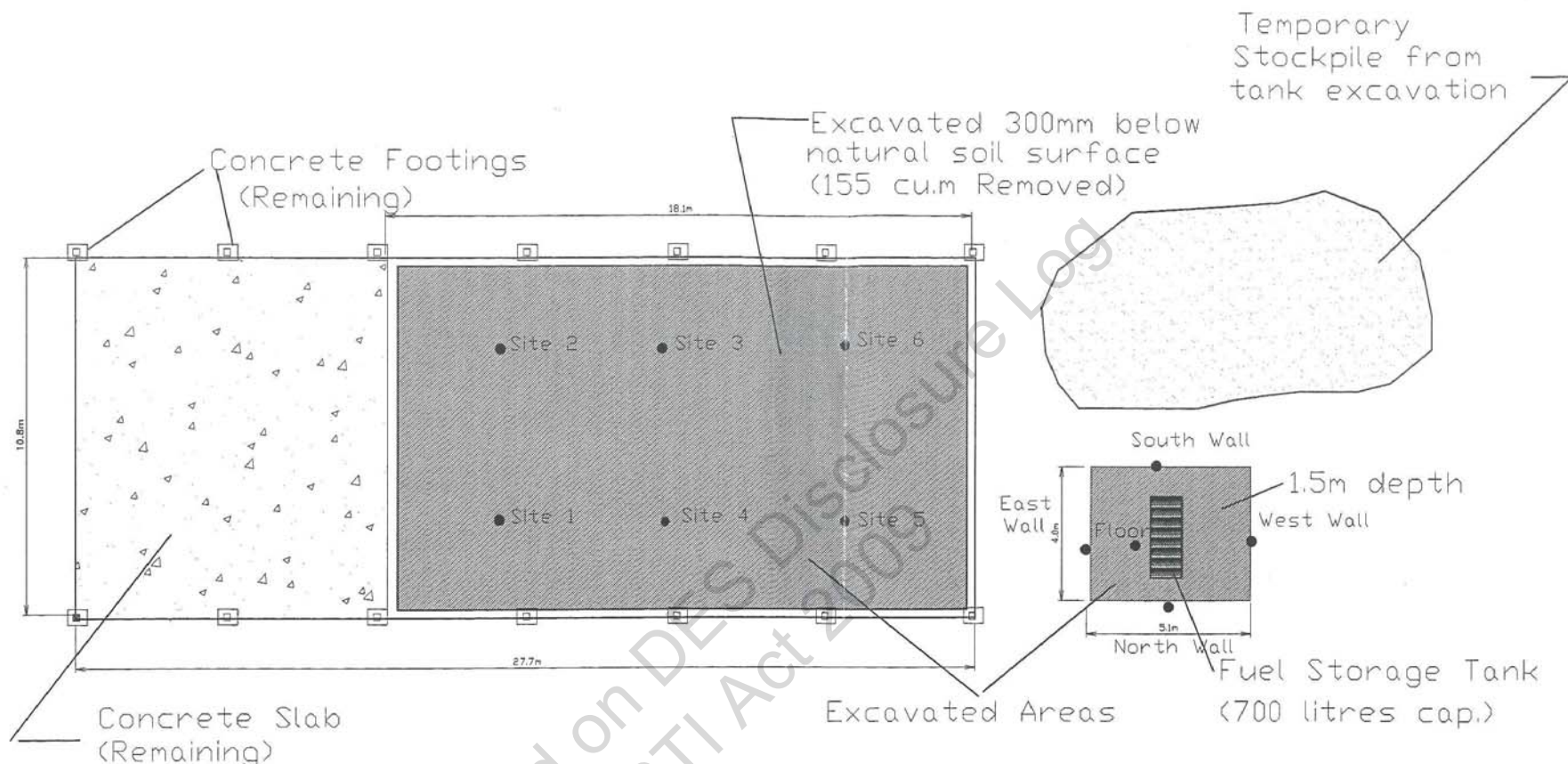
Recommendations

Issue see 'former'

sch4p4(6) Personal info

N.B.

Certificate of title to be sent, 12.6.96



SHED FLOOR SITE

FUEL TANK SITE

KEY

- Sample Sites
- Excavated Areas

TABLE I. Lab Results for Shed Floor Site

Lab. Reg. No.	Sample Site	Date Sampled	Lab. Results (mg/kg)	Comments
104511	Excavation Floor (Site 1)	19/6/95	Arsenic 16, Zinc 200, TPH <40	Satisfactory
104512	Excavation Floor (Site 2)	19/6/95	Arsenic 15, Zinc 170, Mercury <0.05	Satisfactory
104513	Excavation Floor (Site 3)	19/6/95	Arsenic 16, Zinc 180	Satisfactory
104514	Excavation Floor (Site 4)	19/6/95	Arsenic 17, Zinc 160	Satisfactory
104515	Excavation Floor (Site 5)	19/6/95	Arsenic 20, Zinc 120, Mercury 0.19	Satisfactory
104516	Excavation Floor (Site 6)	19/6/95	Arsenic 15, Zinc 130	Satisfactory

TABLE II. Laboratory Results - Tank Site

Lab. Reg. No.	Sample Site	Date Sampled	Results	Comments
104517	Floor - Tank Site (composite)	19/6/95	Total Petroleum Hydrocarbons (TPH)=230mg/kg, Arsenic=20, Zinc=150, Lead=20	Hydrocarbons apparently excessive (100mg/kg adopted as threshold). As, Zn & Pb satisfactory
108885	S & W Walls - Tank Site (composite)	7/8/95	TPH 720mg/kg	Apparently excessive (Indicative only)
108886	N & E Walls - Tank site (composite)	7/8/95	TPH = 35mg/kg	Satisfactory (Indicative only)
108887	Floor - Tank Site	7/8/95	TPH = 190 mg/kg	Apparently excessive (Indicative only)
108871	N & E Walls - Tank Site (composite)	2/10/95	TPH < LOR for all fractions, BTEX < LOR for all components	Satisfactory
108872	S & W Walls - Tank Site (composite)	2/10/95	TPH < LOR for all fractions, BTEX < LOR for all components	Satisfactory
108869	E end of spread material (composite)	2/10/95	TPH < LOR for all fractions, BTEX < LOR for all components	Satisfactory
108870	W end of spread material (composite)	2/10/95	TPH < LOR for all fractions, BTEX < LOR for all components	Satisfactory

Figure 2. Site Detail and

Approximate Only.

Associates

ND. / FILE NAME

4014.skd

1995 SHEET

1 of 1

Napier & Associates

19 Waterfall Rd, Nambour Qld 4560 Tel/Fax 415263



FAX TRANSMISSION

ATTENTION: Mark Paton

TO: DEH Waste Management Branch

FROM: Bruce Napier

DATE: 8 February 1996

FAX. No.: (07) 32278341

No. of PAGES: 1

015-760 485
Mobile

901373

MESSAGE

RE: COLEMAN'S ROAD, YANDINA

Mark,

My client has advised that the above property is now owned by

**MBT Joint Venture
39 Woodland Place
Dulong Qld 4560**

The land was purchased from Mr & Mrs Paoletto in April of last year.

8/2/96

Please let me know if you require any further information.

Regards

Bruce Napier

Certificate of Title
with
MBT Joint Venture
as owners.

Please confirm who
the applicant is.

Mark

DEPARTMENT OF ENVIRONMENT AND HERITAGE

WASTE MANAGEMENT BRANCH

Sender: MARK PATON
Facsimile no: 07-227 8341
Telephone no: 07-227 7000
Address: 12th floor, 160 Ann Street, Brisbane, Queensland
Postal Address: PO Box 155
BRISBANE ALBERT STREET QLD 4002

Receiver: sch4p4(6) Personal info
BRUCE NAPIER
Facsimile no: (074) 41 52 63
Business/Section: NAPIER & ASSOCIATES
Date: 5.2.96
Number of pages: ① (including cover sheet)

COLEMAN'S ROAD YANDINA

Bruce

Could you please provide an address
for Bruno Paoletto and Mary Paoletto.

C/- of Tuck & Associates is not acceptable.

Thanks

Mark

DEH - WASTE MGMT (07 2278341)

(AUTO)

THE FOLLOWING FILE(S) ERASED

FILE	FILE TYPE	OPTION	TEL NO.	PAGE	RESULT
057	MEMORY TX	CONTAMINATED LAND	0074415263	01/01	OK

ERRORS

1) HANG UP OR LINE FAIL 2) BUSY 3) NO ANSWER 4) NO FACSIMILE CONNECTION

DEPARTMENT OF ENVIRONMENT AND HERITAGE
WASTE MANAGEMENT BRANCH

Sender: MARK PATON
Facsimile no: 07-227 8341
Telephone no: 07-227 7000
Address: 12th floor, 160 Ann Street, Brisbane, Queensland
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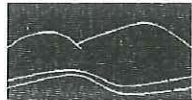
Receiver: s54p4(6) Personal int
BRUCE NAPIER

Facsimile no: (074) 41 52 63**Business/Section:** NAPIER & ASSOCIATES**Date:** 19-301 5.2.96

File A

Page 61 of 141

Number of pages: ① (including cover sheet)



Napier & Associates

Environmental Management Consultants

19 Waterfall Road, Nambour, Qld. 4560. Tel/Fax (074) 41 5263

901373

HAZARDOUS WASTES AND
CONTAMINATED SITES SECTION
20 DEC 1995

Ref:901373

Mr Mark Paton

Hazardous Waste and Contaminated Sites Section

Queensland Department of Environment and Heritage

P.O. Box 155

Brisbane Albert St Qld 4002

13 December 1995

**RE: SITE CONTAMINATION ASSESSMENT -
COLEMAN'S ROAD, YANDINA.**

Dear Mark

The remediation and validation report for the above site has been completed and is enclosed.

Following your verbal comments on the draft version of this report, I have provided a summary of the investigation stages in addition to details of the remediation and validation stages.

Should you require any further information concerning this matter, please do not hesitate to contact this office.

Yours faithfully


NAPIER & ASSOCIATES
Bruce Napier B.Nat.Res.



Napier & Associates

Environmental Management Consultants

19 Waterfall Road, Nambour, Qld. 4560. Tel/Fax (074) 41 5263



Report No C94/014-2

(DEH Ref. No 901373)

REMEDIATION REPORT for CONTAMINATED SITE

**Lot 6, RP 858535, Parish of Maroochy
(Coleman's Rd, Yandina)**

for

MBT Joint Venture

December 1995

Environmental Impact Assessment Site Contamination Assessment & Remediation Agricultural Suitability
Wastewater Management Ecological Studies Land Use Studies Environmental Auditing

REMEDATION REPORT for CONTAMINATED SITE
Lot 6, RP 858535, Parish of Maroochy
(Coleman's Rd, Yandina)
for MBT Joint Venture
(Ref. No 901373)

1. INTRODUCTION.

This report describes the background, investigation and remediation measures undertaken on the above site for the purpose of removing contamination.

The remediation works undertaken are consistent with those approved by the DE & H Hazardous Waste and Contaminates Sites Section in correspondence dated 28 March 1995, however additional work has been required to eliminate hydrocarbon contamination from a small underground fuel tank on the site.

2. BACKGROUND.

Contamination on the site was initially discovered after Maroochy Shire Council requested a preliminary assessment prior to a subdivision approval. The preliminary investigation consisted of four composite samples from the subject land (approximately 4.7 hectares) in two adjacent titles as shown in Figure 1.

The subject land was cleared and was used for grazing but had previously been used for growing sugar cane. A shed near the northern boundary had been used for housing and servicing cane harvesters and a second shed near the south eastern corner was known to have been used for storing other machinery, fuel and fertilisers. An underground fuel storage tank was located beside the second shed and the hand-pump and filler pipe from the tank were clearly visible.

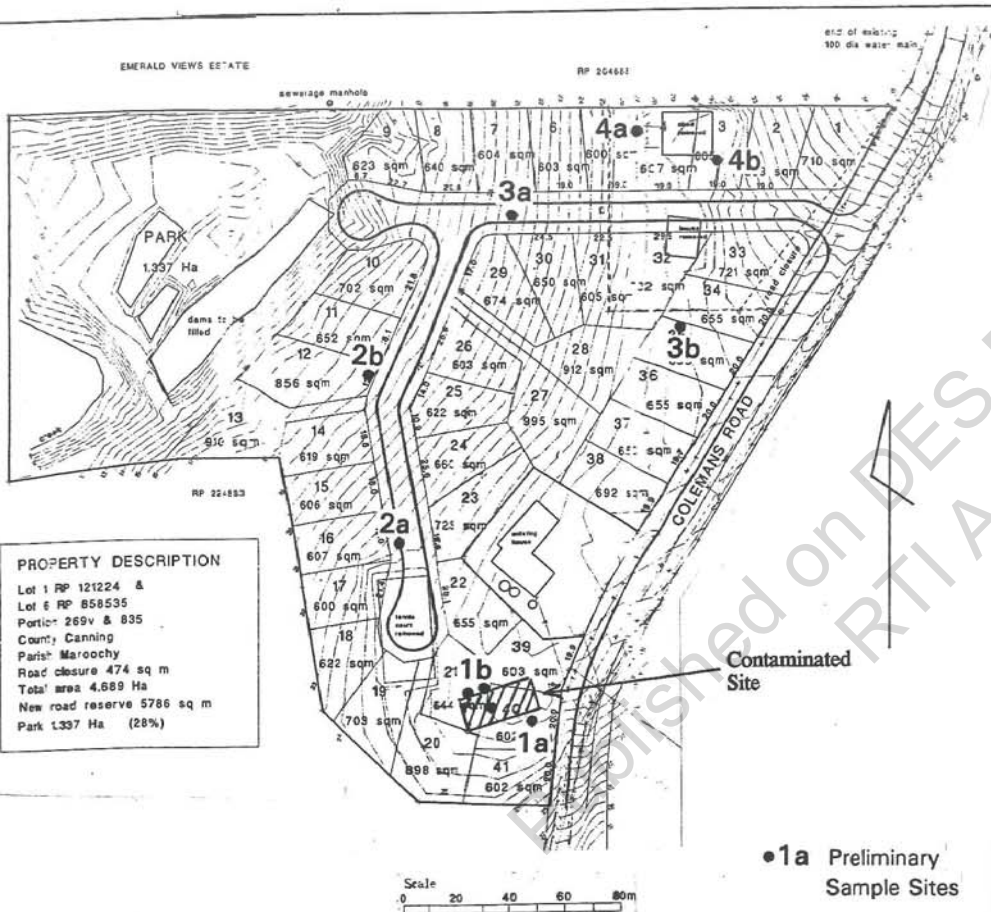
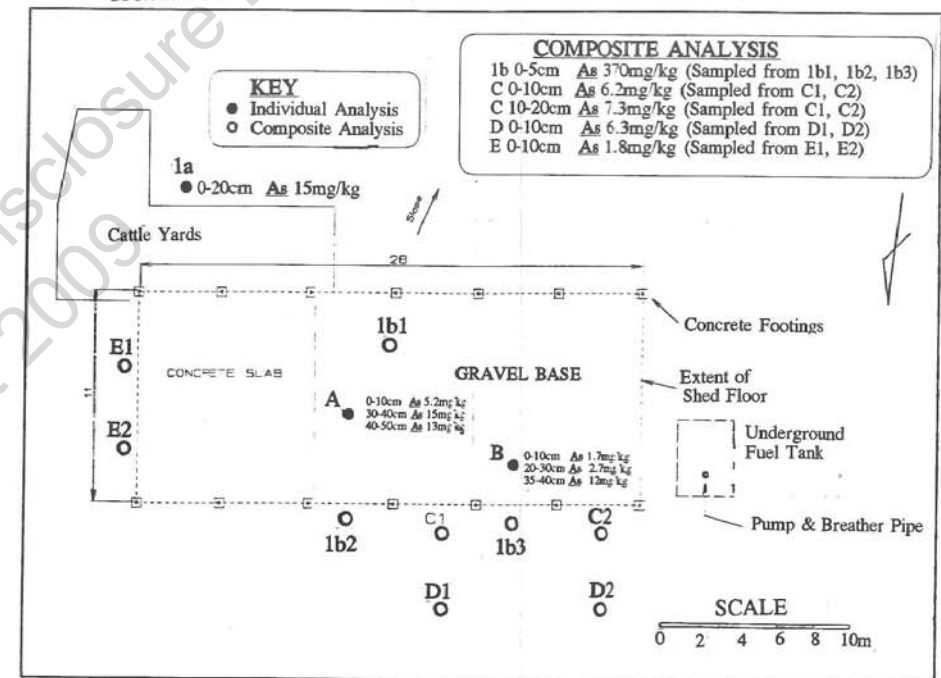
With the exception of slightly elevated copper levels at Sites 4a and 4b, the only excessive level of contamination was in Sample_1 (100mg/kg). The two sub-samples from this area were then analysed separately. This showed that the elevated level was due to the sample from the shed floor (370mg/kg).

The shed floor consisted of a concrete slab on the eastern end (as shown) and compacted river-gravel over road-base on the remainder. The thickness of the floor material increased to the south due to the slight slope of the natural ground surface. The natural soil beneath the gravel floor material was a low-permeability loamy clay. Photos 1 and 2 show the shed floor area viewing from the north and south after the shed structure had been removed.

The shed was constructed of steel and corrugated iron and was open along its northern side. No obvious indications of contamination were present, however several 20 litre herbicide drums were found in the shed.



LOCATION MAP



Client:
MBT Joint Venture

Title:
Figure 1.
Contaminated Site Locality and Detail
(Investigation Sampling)

Job No.:
C94/014

Property:
Lot 6, RP 858535
Parish of Maroochy

sch4p4(6) Pers
BRUCE NAPIER B.Nat.Res.
 Environmental and Natural Resource Management
 19 Waterfall Rd Nambour Q 4560
 Tel/Fax 654 1411



Photo 1. Shed Floor Area (Looking South)



Photo 2. Shed Floor Area (Looking North)

A second round of sampling from the shed floor was then undertaken with sample sites located as shown in Figure 1 (Detail). Samples were taken from three depths at two sites on the shed floor area and four composite samples were taken outside the shed floor area to determine whether the contamination extended beyond the shed floor area. Of the ten samples analysed from a total of fourteen sub-samples, none showed excessive arsenic, with the highest level being 15mg/kg. In addition, arsenic TCLP analysis of the six samples from Sites A and B showed no detectable contamination.

It was therefore concluded that the contamination was irregular in nature rather than widespread, and probably due to small isolated spillages of agricultural chemicals.

Two options for remediation were considered. Firstly, further sampling of the shed floor could be undertaken to determine the location of any spillage areas. As these areas may have been very small it was considered that further sampling may still have failed to locate them. Secondly, the shed floor material could be excavated and disposed of at the Maroochy Shire Council Landfill Site to ensure all contamination was removed.

The latter option was selected due to the greater likelihood of removing all contamination. It was not considered necessary to remove the concrete flooring as the mode of contamination would only have resulted in relatively small quantities of contaminant which would have been insufficient to permeate through the depth of concrete (approx 30cm).

A more detailed description of the initial site investigation and complete laboratory results are provided in Report No. C94/014 dated 29 November 1994, submitted as part of the original assessment.

3. GENERAL ASPECTS OF REMEDIATION.

3.1. Sample Management

All samples were collected by the consultant and remained under the consultant's supervision prior to dispatch to the laboratory by either postage or courier. Samples were received at the laboratory within 24 hours if sent by post, or within 8 hours if sent by courier.

Samples to be analysed for either Total Petroleum Hydrocarbons (TPH), Hydrocarbon Banding or BTEX were immediately placed on ice in an esky. They were sent by courier to the laboratory either the same day or the following day. In the case of dispatch the following day, samples were refrigerated overnight at temperatures below 4 degrees Celsius. The only exception to this was the samples collected from the fuel tank excavation on 7/8/95. As these were not stored on ice, the results were considered indicative only.

4. REMEDIATION PROCEDURE.

4.1. Shed Site

4.1.1. General.

As the proposed remediation plan specified that material would be removed to 300mm below natural ground surface, the exact volume to be removed could only be estimated. Due to the slope of the site and the presence of additional gravel fill it was necessary to remove approximately 155m³ of material to achieve the necessary depth below the natural soil surface.

Validation sampling of the site was carried out at 6 locations on the floor of the excavated area as shown in Figure 2. At the request of the DE & H Hazardous Waste and Contaminated Sites Section, samples were analysed for Zinc, Mercury and Total Petroleum Hydrocarbons, in addition to Arsenic which was the only known contaminant of the area.

The concrete slab section of the shed floor was left intact as there was no indication of contamination in this area.

4.1.2. Remediation Works.

8/6/95

Removal of gravel floor material to a depth of 300mm below natural ground surface. Total Volume removed = 155m³ (unconsolidated).

Material transported by truck to Maroochy Shire Council Landfill Site at Nambour and stockpiled.

14/6/95

Material stockpiled at tip site re-sampled at the request of Maroochy Shire Council and analysed for Arsenic (TCLP). Three composite samples were taken.

Results of TCLP analysis were all below detection thresholds at both pH levels (pH=4.9 and pH=7.0) Material was therefore deemed satisfactory for disposal at landfill (see Results Table I).

19/6/95

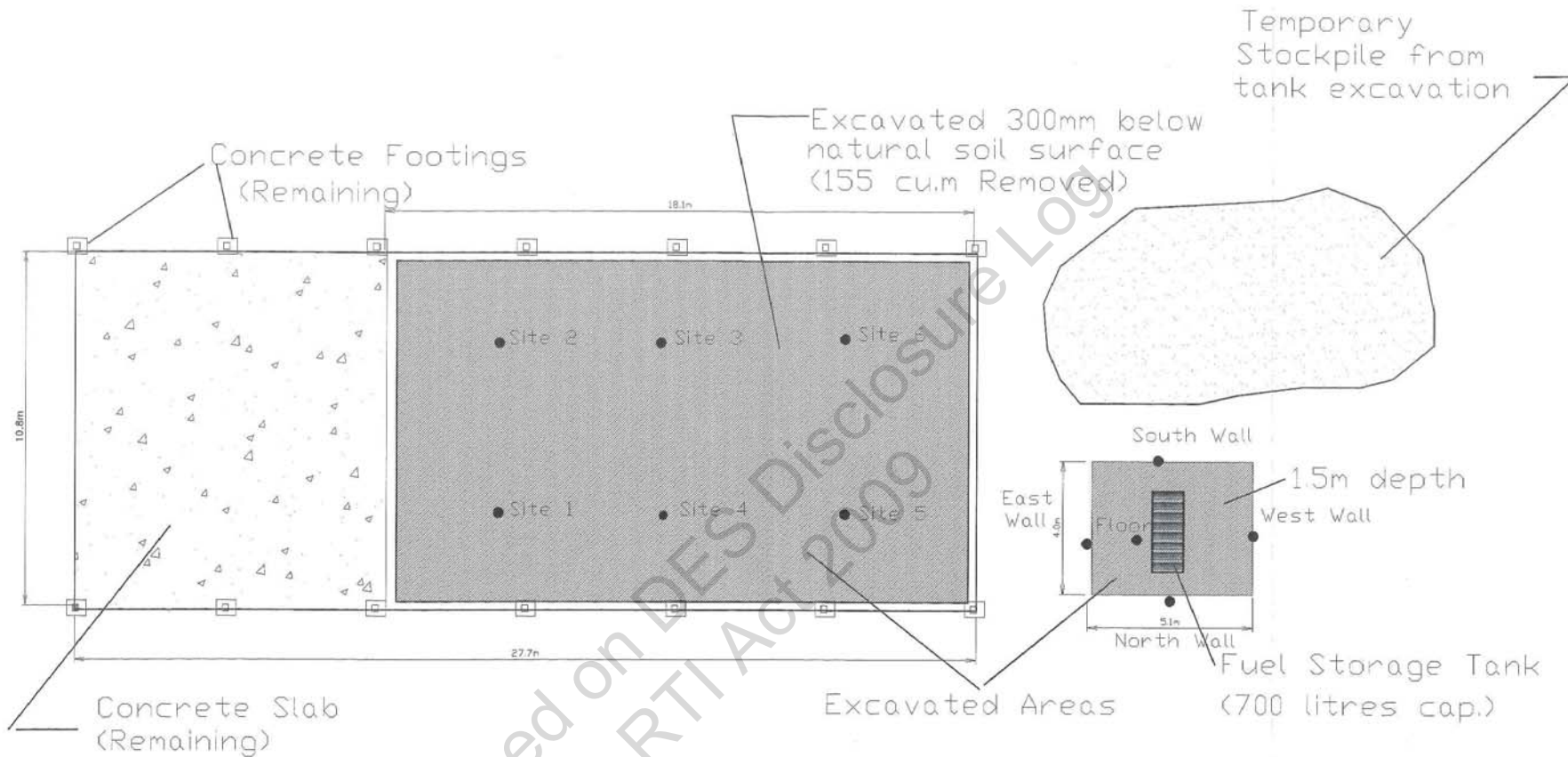
Validation sampling from base of excavation (shed floor area). Six samples were taken and analysed for Arsenic and Zinc (all samples), Mercury (2 samples) and Total Petroleum Hydrocarbons (2 samples). Figure 2 shows the location of the sample sites.

All concentrations were below threshold levels (see Results Table I).

4.2. Fuel Storage Tank Site

4.2.1. General.

As the site history indicated that the tank had been used to store petrol (motor spirit), it was considered that any hydrocarbon contaminants remaining were likely to be volatile. As hydrocarbon concentrations were relatively low and



SHED FLOOR SITE

FUEL TANK SITE



Note: All Dimensions Are Approximate Only.

Napier & Associates

TITLE

Figure 2. Site Detail and Validation Sampling Sites

		Property:			
		Lot 6, RP 858535 Parish of Maroochy	SIZE	Job No.	DWG NO. / FILE NAME
			A3	C94/014	C94014.skd
		CUSTOMER	SCALE	DATE	SHEET
		MBT Joint Venture		7/11/95	1 of 1

initial testing indicated that lead concentration was also low, removal by evaporation was considered the most effective and rapid method of remediation.

TABLE I. Lab Results for Shed Floor Site

Lab. Reg. No.	Sample Site	Date Sampled	Lab. Results (mg/kg)	Comments
104511	Excavation Floor (Site 1)	19/6/95	Arsenic 16, Zinc 200, TPH <40	Satisfactory
104512	Excavation Floor (Site 2)	19/6/95	Arsenic 15 Zinc 170 Mercury <0.05	Satisfactory
104513	Excavation Floor (Site 3)	19/6/95	Arsenic 16 Zinc 180	Satisfactory
104514	Excavation Floor (Site 4)	19/6/95	Arsenic 17 Zinc 160	Satisfactory
104515	Excavation Floor (Site 5)	19/6/95	Arsenic 20 Zinc 120 Mercury 0.19	Satisfactory
104516	Excavation Floor (Site 6)	19/6/95	Arsenic 15 Zinc 130	Satisfactory

Appendix I contains Laboratory Certificates for all Results

Samples from the excavation walls and floor and from excavated material were taken from below the exposed surface in order to detect possible higher concentrations at depth where the effects of evaporation would have been less significant.

Allowable concentrations vary between different hydrocarbon fractions. However, as the site history indicated that motor spirit had been stored in the tank, it was likely that most of the contamination would consist of the lighter fractions (e.g. C₆-C₁₄). The allowable threshold for these fractions, (100mg/kg) was therefore adopted where laboratory analysis for Total Petroleum Hydrocarbons did not specify concentrations of individual fractions.

4.2.2. Remediation Works

8/6/95

Fuel tank (approx. 700 litres capacity) removed using excavator (see Photos 3 and 4).

Several litres of petrol in the tank were pumped out prior to removal using a hand pump. Some minor spillage occurred (less than 1 litre).

Tank was checked for signs of leakage prior to and after removal. None were found.



Photo 3. Fuel Tank (During Excavation)



Photo 3. Fuel Tank (Removed)

Free water lying in gravel underneath the tank was examined and no indication of hydrocarbon contamination was found (e.g. film or slick on surface).

Soil from the excavation was stockpiled adjacent to the site as shown in Figure 2.

Dimensions of the initial excavation were approximately 2m x 3m x 1.5m depth.

19/6/95

Soil in the base of the excavation was sampled and analysed for Total Petroleum Hydrocarbons, Arsenic, Zinc and Lead (see Table II).

Results showed TPH concentration of 230mg/kg which was exceeded the threshold level for the C6-C14 fraction (100mg/kg). Arsenic, Zinc and Lead concentrations were all satisfactory.

28/7/95

Soil was removed from floor and walls of excavation using backhoe and stockpiled on site. Excavation dimensions 3.5m x 3.0m x 1.2m depth.

7/8/95

Walls and floor of the excavation were sampled (2 composite samples from walls, one from floor). Samples were analysed for Total Petroleum Hydrocarbons.

Results were indicative only as samples were not stored on ice prior to analysis, however they showed excessive hydrocarbon levels in the south and west wall composite sample (720mg/kg) and in the floor sample (190 mg/kg) (see Table II).

31/8/95

Further material was removed from excavation using backhoe.

Excavation was enlarged to 5.0m x 4.0m x 1.5m depth. Weathered rock was exposed in the floor of the excavation.

Excavated material was spread to a depth of 0.1-0.2m adjacent to tank site (within shed floor excavation area) for evaporation of volatile hydrocarbons.

2/10/95

Samples were taken from the tank excavation (2 composite samples of 2) and from the excavated material (2 composite samples of 3).

Samples were analysed for Hydrocarbon Fractions and BTEX.

All samples were below detection levels for all bands and compounds (see Table II).

TABLE II. Laboratory Results - Tank Site

Lab. Reg. No.	Sample Site	Date Sampled	Results	Comments
104517	Floor - Tank Site (composite)	19/6/95	Total Petroleum Hydrocarbons (TPH)=230mg/kg Arsenic=20 Zinc=150 Lead=20	Hydrocarbons apparently excessive (100mg/kg adopted as threshold). As, Zn & Pb satisfactory
106885	S & W Walls - Tank Site (composite)	7/8/95	TPH 720mg/kg	Apparently excessive (Indicative only)
106886	N & E Walls - Tank site (composite)	7/8/95	TPH = 35mg/kg	Satisfactory (Indicative only)
106887	Floor - Tank Site	7/8/95	TPH = 190 mg/kg	Apparently excessive (Indicative only)
108871	N & E Walls - Tank Site (composite)	2/10/95	TPH < LOR for all fractions, BTEX < LOR for all components	Satisfactory
108872	S & W Walls - Tank Site (composite)	2/10/95	TPH < LOR for all fractions, BTEX < LOR for all components	Satisfactory
108869	E end of spread material (composite)	2/10/95	TPH < LOR for all fractions, BTEX < LOR for all components	Satisfactory
108870	W end of spread material (composite)	2/10/95	TPH < LOR for all fractions, BTEX < LOR for all components	Satisfactory

Appendix I contains Laboratory Certificates for all results.

5. CONCLUSIONS

5.1. Shed Area

Arsenic contamination in the shed floor area was detected in only one sample which was taken in the initial round of sampling. All subsequent sampling and analysis failed to detect any further contamination due to arsenic, zinc, mercury or petroleum hydrocarbons.

Validation sampling from the shed floor excavation indicates that any contamination which may have been in the shed floor material has been removed and that any contaminants in the remaining soil are well below allowable threshold concentrations.

5.2. Fuel Tank Area

Petroleum hydrocarbon contamination detected in the area surrounding the fuel storage tank was probably due to past surface spillages and or spillage occurring whilst fuel was pumped from the tank during the removal process.

No leakage was found in the tank after it was removed.

All hydrocarbon contamination of the excavated soil was successfully removed by evaporation. The relatively small quantities of fuel involved allowed this to take place without any noticeable odour or risk of combustion.

No significant lead contamination was detected

In summary, validation sampling from both remediation areas indicates that all significant contamination has been satisfactorily removed.

sch4p4(6) Personal informa



NAPIER & ASSOCIATES

sch4p4(6) B
Bruce Napier B.Nat.Res.

Published on DES Disclosure Log
RTI Act 2009

APPENDIX I
Laboratory Certificates

Water &
Environmental
Analysts &
Consultants

30 Shottery Street,
Yeronga, Queensland,
Australia, 4104.
Telephone: (07) 3848 7699
Fax No.: (07) 3892 3345

Ref. No. 29055
NAPIER & ASSOCIATES

Sheet 1 of 1

ANALYSIS OF SOIL
ORDER NO. 95/026 - JOB NO. C94/014

Date Collected: Not Specified
Date Received: 21.06.95
Date Analysed: 22.06 - 12.07.95

Sampled By: Client
Sampling Method: Not Specified

S & B METHOD NO.	SAMPLE DESCRIPTION		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7
	SAMPLE REG'D NO.		104511	104512	104513	104514	104515	104516	104517
WC010.14	Arsenic as As (Soils) mg/kg		16.	15.	16.	17.	20.	15.	20.
WC105.14	Zinc as Zn mg/kg		200.	170.	180.	160.	120.	130.	150.
WC065.14	Mercury as Hg (Soils) mg/kg		--	<0.05	--	--	0.19	--	--
WC050.14	Lead as Pb mg/kg		--	--	--	--	--	--	<20.
WC405.12	Petroleum Hydrocarbons mg/kg		<40.	--	--	--	--	<40.	230.



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SIMMONDS & BRISTOW PTY LTD

PER

Signature of J. Bristow

15 December 1995



QUEENSLAND HEALTH

29 JUN 1995

OFFICE GOVERNMENT CHEMICAL LABORATORY
39 Kessels Road
COOPERS PLAINS Q 4108, Australia

POSTAL PO BOX 594
ARCHERFIELD Q 4108, Australia

PHONE (07) 274 9111 International Code 61
FAX (07) 274 9119

SCIENTIFIC SERVICES

Enquiries: Dr H A Olszowy

Phone: (07) 274 9071

Our Ref: 94MG1851/53:HAO:MB

Your Ref:

27 June 1995

ANALYTICAL REPORT

CLIENT:

Simmonds and Bristow Pty Ltd
30 Shottory Street
YERONGA Q 4104

CONTACT:

sch404(6) Personal Information
David NIAL

CLIENT ORDER NO:

-

DATE RECEIVED:

15.6.95

DATE REPORTED:

27.6.95

SAMPLE TYPE:

Soils 28996 - 104268/70

ANALYSIS REQUESTED:

TCLP extraction, pH 4.9 and 7.0
As

METHOD OF ANALYSIS:

USEPA 1311 (1992).
AS 3641.2(1990) ICP

ICP = Inductively Coupled Plasma Atomic emission spectrometry.

RESULTS: Results are expressed in mg/L; the lower limit of reporting for As is 0.1mg/L.

	As pH 4.9	As pH 7.0
104268	<0.1	<0.1
104269	<0.1	<0.1
104270	<0.1	<0.1

sch404(6) Personal Information

HA Olszowy
DR H A OLSZOWY (Supervisor)

94MG1851/53

This document shall not be reproduced except in full, without the written approval of the Government Chemical Laboratory.

The results relate to the samples as received. The responsibility for sampling rests with the client.

Page 1 of 1



Napier & Associates

Simmonds & Bristow Pty. Ltd. (Inc. in A.C.N. 010 252 418)

Water &
Environmental
Analysts &
Consultants

30 Shottery Street,
Yeronga, Queensland,
Australia, 4104.
Telephone: (07) 848 7699
Fax No.: (07) 892 3345

Ref. No: 29663
Page No: 1 of 1

SOIL ANALYSIS

Sampled By: Client

Regd No	Sample Description	Collected	Received	Tested
106885	SAMPLE 1:S&W WALLS	7/08/95	15/08/95	15/08-24/08
106886	SAMPLE 2:N&E WALLS	7/08/95	15/08/95	15/08-24/08
106887	SAMPLE 3:FLOOR	7/08/95	15/08/95	15/08-24/08
106888 SAMPLE 4: [REDACTED]				
S&B Method	Chemical Analysis	106885	106886	106887
	<u>Analysis Description</u>			
WC010.14	Arsenic as As mg/Kg			
WC040.14	Copper as Cu mg/Kg			
WC065.14	Mercury as Hg mg/Kg			
WC405.12	Petroleum Hydrocarbons mg/Kg	720.	35.	190.
S&B Method	Chemical Analysis	106885	106886	106887

Deleted Results Relate to a Different Project.



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SIMMONDS & BRISTOW PTY LTD

PER *[Signature]*
September 8, 1995

ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: **MS A DALE**
 CLIENT: SIMMONDS & BRISTOW PTY LTD
 ADDRESS: 30 SHOTTERY STREET
 YERONGA QLD 4104

LABORATORY: ENV BRISBANE
 BATCH NUMBER: 2173
 SUB BATCH: 0
 No. OF SAMPLES: 4
 DATE RECEIVED: 05/10/95
 DATE COMPLETED: 16/10/95

ORDER No.: PD 1052

SAMPLE TYPE: SOIL

PROJECT: 30170

Method	Analysis description	Units	LOR	108869	108870	108871	108872
EA-055	Moisture Content (dried @ 103°C)	%	0.1	14.6	14.6	14.8	13.0
E 071-SS	TOTAL PETROLEUM HYDROCARBONS						
	C6 - C9 Fraction	mg/kg	2	<2	<2	<2	<2
	C10 - C14 Fraction	mg/kg	50	<50	<50	<50	<50
	C15 - C28 Fraction	mg/kg	100	<100	<100	<100	<100
	C29 - C36 Fraction	mg/kg	100	<100	<100	<100	<100
EP-080-SS	BTEX						
	Benzene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
	Toluene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
	Chlorobenzene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
	Ethylbenzene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
	meta- & para-Xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
	ortho-Xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2

COMMENTS:

Samples analysed on an as received basis. Results reported on a dry weight basis. Sample preparation techniques: Semivolatile - Separatory Funnel and Tumbler, Volatile - Purge & Trap. Sample analysis techniques: Semivolatile components - GC/MS; TPH - GC/FID; Volatile components - GC/MS; Pesticides - GC/ECD, GC/MS.

• This is the Final Report which supersedes any preliminary reports with this batch number.

• Results apply to sample(s) as submitted by client.

Brisbane
 Phone: (07) 3243 7222 Fax: (07) 3243 7223
Sydney
 Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
 Phone: (03) 853 5299 Fax: (03) 853 0730
Perth
 Phone: (08) 245 2222 Fax: (08) 245 2223

Laboratories also in:
 Singapore
 Malaysia
 Thailand
 Hong Kong
 New Zealand

File A

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No. 825

**Napier & Associates**

19 Waterfall Rd, Nambour Qld 4560 Tel/Fax 415263

FAX TRANSMISSION**ATTENTION: Mark Paton****TO: DE & H Waste Management Branch (Contaminated Land Section)****FROM: sch4p4(6) Per Bruce Napier****DATE: 8 November 1995****FAX. No.: 07 3227 8341****No. of PAGES: 47****MESSAGE****Re: Contaminated Site at Coleman's Rd, Yandina. (Ref No. 901373)****Mark**

Following is a draft of my report on the remediation carried out on the above site. Could you please peruse this briefly and let me know if you require any further information to make your assessment.

Regards

sch4p4(6) Personal information

Bruce Napier

REMEDICATION REPORT for CONTAMINATED SITE
Lot 6, RP 858535, Parish of Maroochy
(Coleman's Rd, Yandina)
for MBT Joint Venture
(Ref. No 901373)

1. INTRODUCTION.

This report describes the remediation measures undertaken on the above site for the purpose of removing contamination.

The measures are consistent with those approved by DE & H in correspondence dated 28 March 1995, however additional work has been required to eliminate hydrocarbon contamination in the vicinity of a small underground fuel tank on the site.

2. GENERAL NOTES

2.1. Sample Management

All samples were collected by the consultant and remained under the consultant's supervision prior to dispatch to the laboratory by either postage or courier. Samples were received at the laboratory within 24 hours if sent by post, or within 8 hours if sent by courier.

Samples to be analysed for either Total Petroleum Hydrocarbons (TPH), Hydrocarbon Banding or BTEX were immediately placed on ice in an esky. They were sent by courier to the laboratory either the same day or the following day. In the case of dispatch the following day, samples were refrigerated overnight at temperatures below 4 degrees Celsius. The only exception to this was the samples collected from the fuel tank excavation on 7/8/95. As these were not stored on ice, the results were considered indicative only.

3. REMEDIATION CHRONOLOGY.

3.1. Shed Site

3.1.1. General Notes.

As the proposed remediation plan specified that material would be removed to 300mm below natural ground surface, the exact volume to be removed was only estimated. Due to the topography of the site and the presence of additional fill it was necessary to remove approximately 155m³ of material to achieve the necessary depth below the natural soil surface.

Validation sampling of the site consisted of 6 locations within the excavated area. At the request of DE & H, Zinc, Mercury and Total Petroleum Hydrocarbons were analysed for, in addition to arsenic which was the only known contaminant of the area.

The concrete slab section of the shed floor was left intact as there was no indication of contamination in this area.

3.1.2. Remediation Actions.

8/6/95

Removal of floor material to a depth of 300mm below natural ground surface. Total Volume removed = 155m^3 (unconsolidated).

Material transported by truck to Maroochy Shire Council Landfill Site at Nambour and stockpiled.

14/6/95

Material at tip site re-sampled at the request of Maroochy Shire Council and analysed for Arsenic (TCLP). Three composite samples were taken.

Results were all below detection levels at both pH levels (pH=4.9 and pH=7.0) Material was therefore deemed satisfactory for disposal at landfill (see Results Table I).

19/6/95

Validation sampling from base of excavation (shed floor area). Six samples were taken and analysed for Arsenic and Zinc (all samples), Mercury (2 samples) and Total Petroleum Hydrocarbons (2 samples). Figure 1 shows location of sample sites.

All concentrations were below threshold levels (see Results Table I).

TABLE I. Lab Results for Shed Floor Site

Lab. Reg. No.	Sample Site	Date Sampled	Lab. Results (mg/kg)	Comments
104511	Excavation Floor (Site 1)	19/6/95	Arsenic 16, Zinc 200, TPH <40	Satisfactory
104512	Excavation Floor (Site 2)	19/6/95	Arsenic 15 Zinc 170 Mercury <0.05	Satisfactory
104513	Excavation Floor (Site 3)	19/6/95	Arsenic 16 Zinc 180	Satisfactory
104514	Excavation Floor (Site 4)	19/6/95	Arsenic 17 Zinc 160	Satisfactory
104515	Excavation Floor (Site 5)	19/6/95	Arsenic 20 Zinc 120 Mercury 0.19	Satisfactory
104516	Excavation Floor (Site 6)	19/6/95	Arsenic 15 Zinc 130	Satisfactory

Appendix I contains Laboratory Certificates for all Results

3.2. Fuel Storage Tank Site

3.2.1. General Notes.

As the site history indicated that the tank had been used to store petrol (motor spirit), it was considered that any contaminants remaining were likely to be volatile. As the concentrations were generally fairly low, removal by evaporation was considered the most effective and rapid method of remediation.

Samples from excavation walls and floor and from excavated material were taken from below the exposed surface in order to detect possible higher concentrations at depth where the effects of evaporation would be less significant.

Threshold levels for the different hydrocarbon fractions vary. However, as the site history indicated that motor spirit had been stored in the tank, it was assumed that the lighter fractions (e.g. C6-C14) would predominate. The allowable threshold for these fractions, (100mg/kg) was therefore adopted where Total Petroleum Hydrocarbon results did not specify concentrations of individual fractions.

3.2.2. Remediation Actions

8/6/95

Fuel tank (approx. 700 litres capacity) removed using excavator (see Photos 1 and 2).

Several litres of petrol in the tank were pumped out first using a hand pump.

Tank was checked for signs of leakage and none found.

Free water lying in gravel underneath tank was examined and no indication of hydrocarbon contamination was found (e.g. film or slick on surface).

Soil from the excavation was stockpiled adjacent to the site.

Dimensions of original excavation were approximately 2m x 3m x 1.5m depth.

19/6/95

Soil in the base of the excavation was sampled and analysed for Total Petroleum Hydrocarbons (see Table II).

Results showed 230mg/kg which was considered excessive.

28/7/95

Soil was removed from floor and walls of excavation using backhoe and stockpiled on site. Excavation dimensions 3.5m x 3.0m x 1.2m depth.

7/8/95

Sampling of excavation walls and floor (2 composite samples from walls, one from floor). Samples were analysed for Total Petroleum Hydrocarbons.

Results were indicative only as samples were not stored on ice prior to analysis, however they showed excessive hydrocarbon levels in south and west wall composite sample (720mg/kg) and in floor sample (190 mg/kg) (see Table II).

31/8/95

Further material was removed from excavation using backhoe.

Excavation dimensions now 5.0m x 4.0m x 1.5m depth. Weathered rock exposed at base of excavation.

Excavated material spread to a depth of 0.1-0.2m adjacent to tank site (within shed floor excavation area) for evaporation of volatile hydrocarbons.

2/10/95

Sampling from excavation (2 composite samples) and from excavated material (2 composite samples).

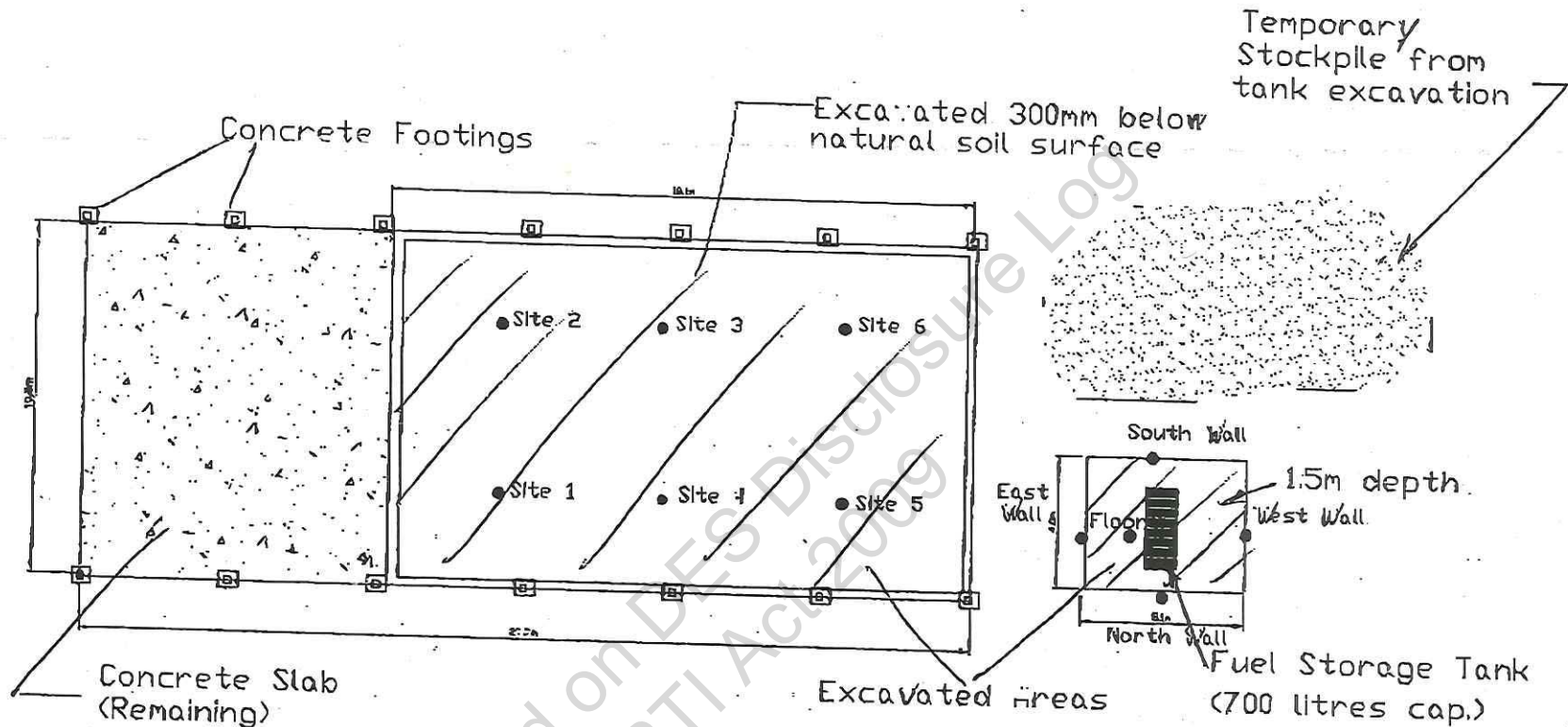
Samples were analysed for Hydrocarbon Fractions and BTEX.

All samples were below detection levels for all bands and compounds (see Table II).

TABLE II. Laboratory Results - Tank Site

Lab. Reg. No.	Sample Site	Date Sampled	Results	Comments
104517	Floor - Tank Site (composite)	19/8/95	Total Petroleum Hydrocarbons (TPH) 230mg/kg (100mg/kg adopted as threshold)	Apparently excessive
106885	S & W Walls - Tank Site (composite)	7/8/95	TPH 720mg/kg	Apparently excessive (Indicative only)
106886	N & E Walls - Tank site (composite)	7/8/95	TPH = 35mg/kg	Satisfactory (Indicative only)
106887	Floor - Tank Site	7/8/95	TPH = 190 mg/kg	Apparently excessive (Indicative only)
108871	N & E Walls - Tank Site (composite)	2/10/95	TPH < LOR for all fractions, BTEX < LOR for all components	Satisfactory
108872	S & W Walls - Tank Site (composite)	2/10/95	TPH < LOR for all fractions BTEX < LOR for all components	Satisfactory
108869	E end of spread stockpile (composite)	2/10/95	TPH < LOR for all fractions BTEX < LOR for all components	Satisfactory

Appendix I contains Laboratory Certificates for all results.



SHED FLOOR SITE

FUEL TANK SITE

• SAMPLE SITES

Note: All Dimensions Are Approximate Only.

Napier & Associates

TITLE
Figure 1. Site Detail and Sampling Sites

SITE Job No. Dwg No. FILE TIME
A3 C94.014

SCALE DATE 7.11.95 SHEET 1 of 1

Property:
Lot 6, RP 858535
Parish of Harrooch;

CUSTOMER
HBT Joint Venture

Napier & Associates

19 Waterfall Rd, Nambour Qld 4560 Tel/Fax 415263

**FAX TRANSMISSION****ATTENTION: Mark Paton****TO: DE & H Waste Management Branch (Contaminated Land Section)****FROM: sch4p4(6) Per Bruce Napier****DATE: 7 November 1995****FAX. No.: 07 3227 8341****No. of PAGES: 6****MESSAGE****RE: Contaminated Site at Coleman's Rd, Yandina. (Ref No. 901373)**

Mark

Following is a draft of my report on the remediation carried out on the above site. Could you please peruse this briefly and let me know if you require any further information to make your assessment.

I will call tomorrow to get your comments.

Regards

**sch4p4(6) Per
Bruce Napier**

REMEDATION REPORT for CONTAMINATED SITE
Lot 6, RP 858535, Parish of Maroochy
(Coleman's Rd, Yandina)
for MBT Joint Venture
(Ref. No 901373)

1. INTRODUCTION.

This report describes the remediation measures undertaken on the above site for the purpose of removing contamination.

The measures are consistent with those approved by DE & H in correspondence dated 28 March 1995, however additional work has been required to eliminate hydrocarbon contamination in the vicinity of a small underground fuel tank on the site.

2. GENERAL NOTES

2.1. Sample Management

All samples were collected by the consultant and remained under the consultant's supervision prior to dispatch to the laboratory by either postage or courier. Samples were received at the laboratory within 24 hours if sent by post, or within 8 hours if sent by courier.

Samples to be analysed for either Total Petroleum Hydrocarbons (TPH), Hydrocarbon Banding or BTEX were immediately placed on ice in an esky. They were sent by courier to the laboratory either the same day or the following day. In the case of dispatch the following day, samples were refrigerated overnight at temperatures below 4 degrees Celsius. The only exception to this was the samples collected from the fuel tank excavation on 7/8/95. As these were not stored on ice, the results were considered indicative only.

3. REMEDIATION CHRONOLOGY.

3.1. Shed Site

3.1.1. General Notes.

As the proposed remediation plan specified that material would be removed to 300mm below natural ground surface, the exact volume to be removed was only estimated. Due to the topography of the site and the presence of additional fill it was necessary to remove approximately 155m³ of material to achieve the necessary depth below the natural soil surface.

Validation sampling of the site consisted of 6 locations within the excavated area. At the request of DE & H, Zinc, Mercury and Total Petroleum Hydrocarbons were analysed for, in addition to arsenic which was the only known contaminant of the area.

The concrete slab section of the shed floor was left intact as there was no indication of contamination in this area.

3.1.2. Remediation Actions.

8/6/95

Removal of floor material to a depth of 300mm below natural ground surface. Total Volume removed = 155m³ (unconsolidated).

Material transported by truck to Maroochy Shire Council Landfill Site at Nambour and stockpiled.

14/6/95

Material at tip site re-sampled at the request of Maroochy Shire Council. and analysed for Arsenic (TCLP). Three composite samples were taken.

Results were all below detection levels at both pH levels (pH=4.9 and pH=7.0) Material was therefore deemed satisfactory for disposal at landfill (see Results Table I).

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Appendix I contains Laboratory Certificates for all Results

Napier & Associates

19 Waterfall Rd, Nambour Qld 4560 Tel/Fax 415263

FAX TRANSMISSION

ATTENTION: Mark Paton

TO: DE & H Waste Management Branch (Contaminated Land Section)

FROM: sch4p4(6).Pa Bruce Napier

DATE: 7 November 1995

FAX. No.: 07 3227 8341

No. of PAGES: 6

MESSAGE

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REMEDATION REPORT for CONTAMINATED SITE
Lot 6. RP 858535. Parish of Maroochy
(Coleman's Rd. Yandina)
for MBT Joint Venture
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19/6/95

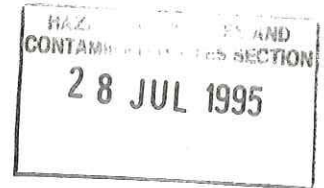
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FAX TRANSMISSION

ATTENTION: Mark Paton

TO: Department of Environment & Heritage - Contaminated Land Section

FROM: sch4p4(6) Personal Information Bruce Napier

DATE: 28 July 1995

FAX No.: (07) 227 6534

No. of PAGES (Incl. this one): 1.

MESSAGE

Dear Mr Paton

Re: Site Contamination - Coleman's Road, Yandina

Thank you for your letter of 21 July requesting information on the status of remediation works for the site at Coleman's Road, Yandina.

Remediation has been carried out as planned and validation samples taken. We are currently awaiting final laboratory results for validation samples.

Our final report will be compiled as soon as these results become available.

Yours faithfully

sch4p4(6) Personal Information

Bruce Napier

Mark Paton
(07) 227 7000

901373

21 July 1995

Mr B Napier

Napier & Associates
19 Waterfall Road
NAMBOUR QLD 4560

Dear **Mr Napier**

SITE CONTAMINATION - COLEMANS ROAD, YANDINA

I refer to the proposed remediation and validation of the above property being Lot 6 on RP858535 and the approval issued on 28 March 1995 for the off site disposal of soil. Could you please advise me of the status of remediation works for this site.

Should you have any queries on the above please contact me on (07) 227 7000.

Yours sincerely

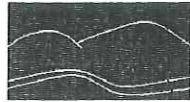
Mark Paton
Chief Scientific Advisor
Contaminated Land Section

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sch4p4(6) Pe



26/7/95



Napier & Associates

Environmental Management Consultants

19 Waterfall Road, Nambour, Qld. 4560. Tel/Fax (074) 41 5263

Report No. C94/014-2

**Addendum to Report No.C94/014
ASSESSMENT OF A SITE FOR CONTAMINATION**

For

Lot 6, RP 858535
Parish of Maroochy
Vol. 8557, Fol.133
(Coleman's Rd, Yandina)

For

MBT Joint Venture
C/- Tuck & Associates
39 Woodland Pl
Dulong Qld 4560

January 1995

ADDENDUM TO REPORT No. C94/014 (Vol. 1 of 1)
ASSESSMENT OF A SITE FOR CONTAMINATION
For Lot 6, RP 858535, Parish of Maroochy
Vol. 8557, Fol. 133 (Coleman's Rd, Yandina)
for
MBT Joint Venture

1. INTRODUCTION.

This addendum has been prepared at the request of officers of the Department of Environment and Heritage Contaminated Land Section (Ref:901373) on 18 January 1995.

Additional information has been supplied to supplement that in the above report. This addendum should therefore be read in conjunction with this report.

2. SITE HISTORY.

The site at which arsenic contamination has been found is that of an agricultural storage shed which was constructed in about 1979 and was owned by Mr and Mrs B. Paoletto of 26 Coolum View Terrace, Buderim. It was used mainly for the storage and servicing of agricultural machinery. Fertiliser and agricultural chemicals were also stored in the shed. Mr and Mrs Paoletto farmed sugar cane on another property nearby but not on the land adjacent to the shed.

No disposal pit for chemical containers is present on the subject land as these were disposed of by Mr Paoletto off the site.

The underground fuel storage tank to the west of the shed was installed prior to the arrival of Mr and Mrs Paoletto. It was used for storing petrol and no leakages or spills are known to have occurred.

Mr Paoletto also ran a small number of cattle (mostly calves), and built the cattle yards at the rear of the shed. No spray race or cattle dip was ever constructed.

During the course of the Preliminary Contamination Assessment prepared for Maroochy Shire, the entire property was inspected with samples taken to verify the site history. An aerial photograph of the site from 1958 showed no cropping and no evidence of other uses which may have led to contamination.

3. SITE GEOLOGY AND HYDROGEOLOGY

The low ridge on which the site is situated consists of volcanic geology. The mottled duplex soil on the site is probably derived from either andesite or tonalite. The low-lying Quaternary Alluvial flood plain adjacent to the Maroochy River lies to the west.

All soils on the site have a heavy clay-rich subsoil of low permeability.

No water bores are known within the immediate area. Mr and Mrs Paoletto attempted to sink a bore on the subject land but were unsuccessful in locating water.

The closest surface water bodies are the Maroochy River and a small tributary approximately 250 metres to the west (see attached map).

The possibility of contamination of either surface or ground water from the subject site is considered negligible for the following reasons:

TCLP testing has shown the contaminant to have low leachability;

The clay-rich subsoil is virtually impermeable;

No useable groundwater is known in the immediate area;

Surface water bodies are sufficiently distant not to have received contamination by either overland or subsurface flow, given the hydrological conditions and

As the site was covered by a shed until recently, leaching by rainwater would have been impossible.

4. SAMPLING AND ANALYTICAL TESTING

Analysis of samples from the site was carried out in several stages. Initially, a Preliminary Contamination Assessment for Maroochy Shire Council was carried out in September 1994. This investigation covered both the subject land and the adjacent title, both of which are to be acquired by a property developer (MBT Joint Venture) for residential subdivision. As there was no initial indication of contamination, samples were analysed as composites, one of which was from the shed site. This composite sample consisted of Sample 1A (from the cattle yards adjacent to the shed), and Sample 1B which was gathered from several points on the shed floor. Samples 1A and 1B were initially analysed as a composite and showed a high level of arsenic (see Appendix II of report). The two sub-samples were therefore analysed separately. The results showed that the high level of arsenic in the composite sample was due to contamination of the shed floor material (Sample 1B).

Further samples were taken from the shed floor to determine the lateral and vertical distribution of contamination. Samples taken from varying depths at sites A to E failed to show any further excessive contamination. TCLP analyses of six of these samples all showed leachate concentrations of arsenic below 1mg/l indicating that the low levels of arsenic present were not subject to leaching.

Additional analysis of the site for mercury contamination is not considered necessary due to the low level of mercury in the initial sample (Sample 1 - 0.31mg/kg) and because the use of mercury-based pesticides in cane-farming was uncommon in the area, especially during the life of the shed.

5. REMEDIATION STRATEGY.

In view of the fact that initial sampling indicated excessive arsenic levels in the shed floor material, it is considered that small areas of contamination may be present throughout the gravel floor area despite the absence of excessive levels in all subsequent samples. Further sampling and analysis could be undertaken to more accurately define any contaminated areas, however this would require a large number of samples at close spacing and would be prohibitively expensive.

It is therefore considered preferable to remove all the gravel floor material to a depth of 200mm below the natural clay subsoil, and to dispose of the material off-site in the Maroochy Shire Council Landfill at Nambour. Approximately 60 cubic metres of material should be removed.

It is considered most likely that mixing of the material will dilute concentrations of arsenic to a level well below the health-based threshold (100mg/kg), in which case it will be suitable for use as intermediate fill material at the landfill site. The relatively low receipt charges for material of this type, and the close proximity of the landfill site (approx. 9km) make this the most viable alternative for remediation.

Validation testing of the site will be undertaken after the removal of the surface material. At the

request of officers of the DE & H, this will include analysis for Total Petroleum Hydrocarbons as well as for arsenic.

After the removal of the fuel storage tank, the soil beneath the tank and that in the immediately surrounding area will also be analysed for Total Petroleum Hydrocarbons.

6. CONCLUSIONS.

Remediation by the proposed method is considered to be sufficient to reduce risk to human health and the environment from chemical contamination on the site, to an acceptable level.

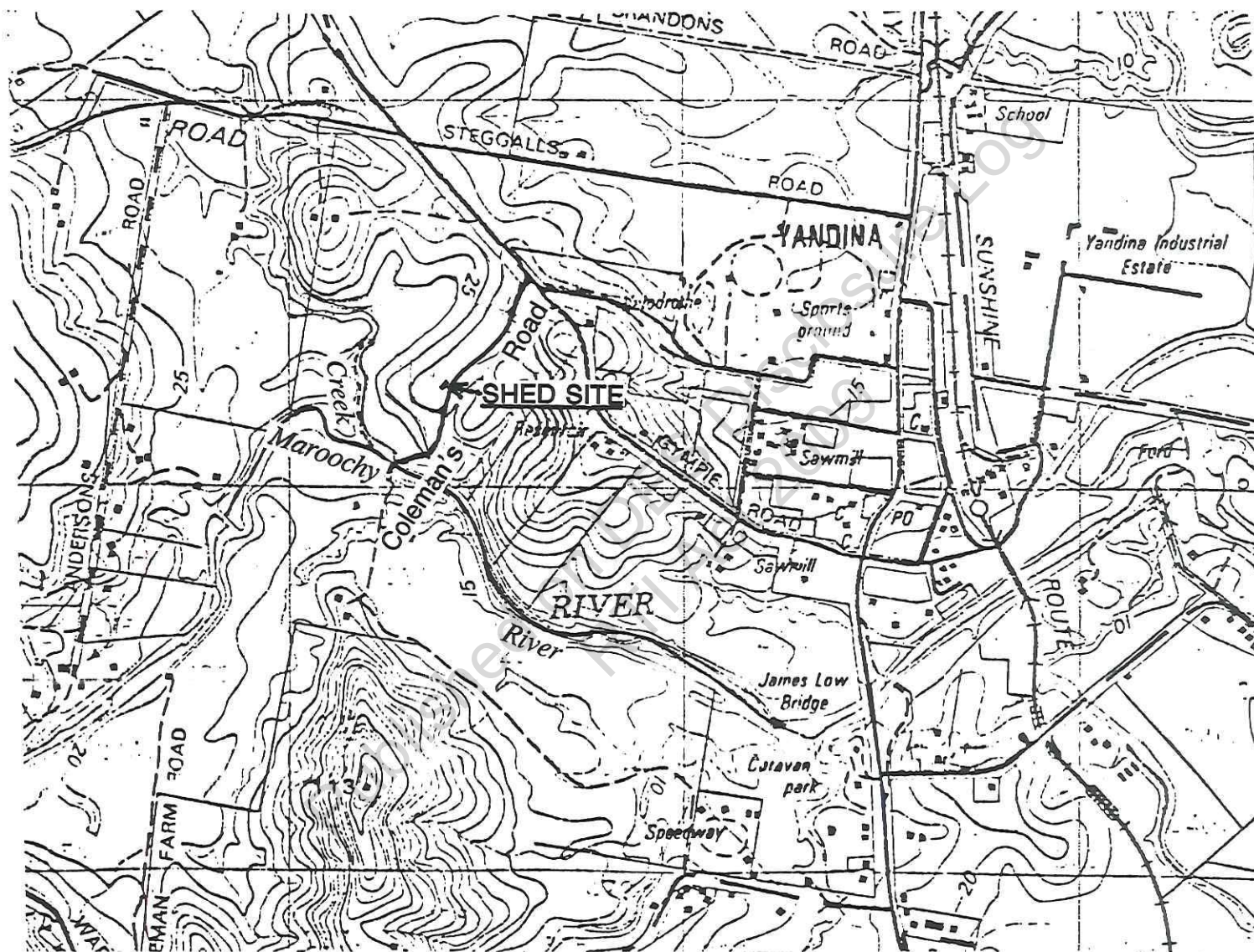
Whilst validation testing will be carried out immediately after remediation, further sampling and analysis to determine the extent of contamination is not considered necessary as all surface material from the shed floor is to be removed.

sch4p4(6) Personal information



NAPIER & ASSOCIATES

sch4p4(6) Bruce Napier B.Nat.Res.



Client:

MBT Joint Venture

19-301

Title:

Locality Map Showing Topography and Drainage

File A

Job No: **C94/014**

Property:
**Lot 6, RP 858535
Parish of Maroochy**

Napier & Associates
Environmental Management Consultants

19 Waterfall Road, Nambour, Qld. 4560. Tel/Fax (074) 41 5263

Page 99 of 141

Release

Mark Paton
(07) 227 7000

901373

18 January 1995

Mr Bruce Napier
Napier & Associates
19 Waterfall Road
NAMBOUR QLD 4560

Dear Mr Napier

RE: ENVIRONMENTAL ASSESSMENT
PROPERTY AT LOT 6 ON RP858535
COLEMAN'S ROAD, YANDINA

I have made a review of your report for the above site and require the following to proceed with my assessment of the site:

1. Site History

A complete site history in accordance with the "Guidelines for the Assessment of Contaminated Land in Queensland", 1992, is required, in particular:-

- What is the nature of previous activities on this site? What were the scale of activities on site?
- Is there a cattle spray race on the site? If so, how often was it used? What chemicals were used? What number of cattle and over what period of time?
- Who was interviewed to assemble a complete site history?
- Was the whole of the site inspected? If so, please comment on what was noted.
- Were aerial photos reviewed to ascertain site history details? What findings?

- Was any topographical data reviewed to assist with determining the site history or to locate potential chemical drum landfill areas?

It appears that the name of the registered proprietors are Bruno and Mary Paoletto. We require their actual address not the address of Tuck & Associates.

You note the existence of a preliminary study in the introduction of your report. When was this conducted and where are the results? It appears that your comment pertains to sample locations 1, 2, 3 and 4 shown on Figure 1. If this is the case, your assessment should address Lot 1 on RP121224 and a certificate of title and registered plan for this allotment should be supplied.

2. Site Geology and Hydrogeology

Please comment on the soil types present across the site, the geology of the area, the location of surface water bodies and details regarding the hydrogeology of the area. What is the depth to groundwater (estimated) and are there groundwater bores in the area?

3. Sampling Analytical Testing

Were discrete samples 1B1, 1B2 and 1B3 analysed for arsenic?

Further characterisation of the whole of the site is required. In particular, the lateral and vertical extent of contamination is required at both shed sites. This work should be completed during Stage 2 to minimise the volume of soil to be disposed at landfill.

TCLP leaching tests for soils will be required to consider your request for off-site disposal of the impacted soil in accordance with Section 14 of the Contaminated Land Act.

The history of the disused underground fuel storage tank should be obtained and it should be removed under the direction of a suitably qualified person so that appropriate validation samples can be gathered and analysed.

If fuel stains are present in the shed floor, analysis for petroleum hydrocarbons, lead and zinc should be conducted and the extent of contamination noted should be determined.

As the Simmonds & Bristow laboratory is not NATA accredited for pesticide analyses, ten percent of samples should be duplicated and submitted to an independent NATA registered laboratory for quality assurance purposes. Note that Simmonds and Bistows' results are incorrectly titled (the OC and OP results are incorrect) and that further analysis for OC pesticides should be included due to the levels detected in all samples analysed. Mercury analysis should also be conducted on future characterisation samples around the two shed areas. (Please sample preservation requirements for mercury samples).

I look forward to receiving the additional information requested above with your Stage 2 assessment report in the near future.

Yours sincerely

Mark Paton
Chief Scientific Advisor
Contaminated Land Section

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sch4p4(6) Personal



18.1.95.

Published on DES Disclosure Log
RTI Act 2009

Mark Paton
(07) 227 7000

901373

29 March 1995

sch0047-6N Perso
Mr Bruce Napier
Napier & Associates
19 Waterfall Road
NAMBOUR QLD 4560

Dear Mr Napier

**Re: Environmental Assessment Property at Lot 6 on RP 858535 Coleman's Road,
Yandina**

Thank you for your letter of 8 February 1995 regarding the above site.

The proposed remediation strategy is to remove approximately 60 cubic metres of contaminated soil from the shed floor.

Validation testing for Total Petroleum Hydrocarbons, arsenic, zinc and mercury are required.

Should you have any queries on the above please contact me on (07) 227 7000.

Yours sincerely

Mark Paton
Chief Scientific Advisor
Contaminated Land Section

f:\contaml\paton\letters\napier.ltr

s.73 Irrelevant

 29/3/95

David Ward
(07) 225 1961

901373

28 March 1995

sch4p4(6) Person
Mr Bruce Napier
Napier & Associates
19 Waterfall Road
NAMBOUR QLD 4560

Dear sch4p4(6) Mr Napier

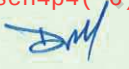
APPROVAL FOR OFF-SITE DISPOSAL OF CONTAMINATED SOIL OR MATERIALS

RE: Coleman's Road, Yandina (Lot 6 on RP858535)

Under Section 14 of the Contaminated Land Act 1991 approval is given for removal of 60 m³ of soil contaminated with arsenic, as described in facsimile of 14 March 1995 from Napier and Associates from Coleman's Road, Yandina (Lot 6 on RP858535) to be disposed of to the landfill located at Nambour and under the control of Maroochy Shire Council.

If you have any queries please contact David Ward on (07) 225 1961.

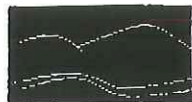
Yours sincerely

sch4p4(6)


David N Miles
Director, Waste Management Branch
Division of Environment

c.c. Mr David McNicoll
Maroochy Shire Council
PO Box 76
NAMBOUR QLD 4560

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Napier & Associates
Environmental Management Consultants

19 Waterfall Road, Nambour, Qld. 4560. Tel/Fax (074) 41 5263

FAX TRANSMISSION

ATTENTION: David Ward

TO: DE4H - Waste Management.

FROM: Bruce Napier

DATE: 14-3-95

FAX No.: (07) 227 8341

No. of PAGES (Incl. this one): 2

MESSAGE

David,

The following letter from Maroochy Shire Council has been received concerning disposal of contaminated fill from the site at Coleman's Road, Yandina (Your Ref: 901373). We await a Section 14 approval to commence remediation.

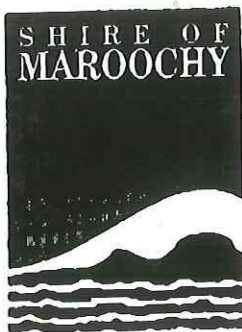
Regards

sch4p4(6) Personal information

CONTAMINATED
LAND SECTION

14 MAR 1995

T. Harley



Napier & Associates
Environmental Management Consultants
19 Waterfall Road
NAMBOUR QLD 4560

Maroochy Shire Council
Council Chambers
Cnr Bury and Currie Sts. Nambour
Tel (074) 41 8211

Your reference: DNM:amb:41512
Our reference: Mr D McNicoll
Enquiries: 074 41 8275
Direct Telephone: 27 February, 1995

Attention: sch4p4(6) Personal informa
Bruce Napier

Dear Sir

Re: Disposal of Contaminated Soil - Maroochy Shire Council Landfill, Nambour

Maroochy Shire has only standard, unlined, municipal landfills and hence the criteria for disposal of hazardous waste is more stringent.

Council uses Brisbane City Council criteria for unlined landfills which require that samples undertake the US EPA toxicity characteristic leaching procedure test (TCLP). The following guideline values must be met.

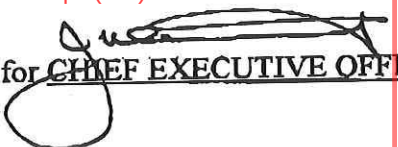
- Dieldrin 0.001 mg/L
- DDT 0.003 mg/L
- Arsenic 0.5 mg/L

Prior to receiving the soil at landfill a TCLP test will need to be undertaken and provided the above values are not exceeded, the material can then be deposited at either Nambour for \$15 per metre or Buderim for \$10 per metre. These tests will need to be repeated on three composite samples of the material deposited at the landfill site.

Please advise Council's Environment Officer, Mr David McNicoll of the outcome of the TCLP tests and to make final arrangements for disposal.

You are advised to segregate any known chemical hot spots initially, however, all the material may be blended for disposal at landfill if you are confident that the composite samples will pass the final TCLP tests.

Yours faithfully,

sch4p4(6) Personal informa

for **CHIEF EXECUTIVE OFFICER**

Address all communications to: The Chief Executive Officer, P.O. Box 76, Nambour, Qld., 4560.
DX 41900 Facsimile (074) 41 8338.



19 Waterfall Road, Nambour, Qld. 4560. Tel/Fax (074) 41 5263

Mr Mark Paton
Qld Department of Environment & Heritage
Waste Management Branch
P.O. Box 155
Brisbane Albert St Qld 4002

Your Ref: 901373

13 March 1995

RE: PROPERTY AT LOT 6, RP858535, COLEMAN'S RD, YANDINA /

Dear Mr Paton

Please be advised of the following correspondence from Maroochy Shire Council concerning disposal of mildly contaminated fill from the above property in Council landfill sites.

I anticipate that all Council's guidelines concerning contaminant concentrations will be met.

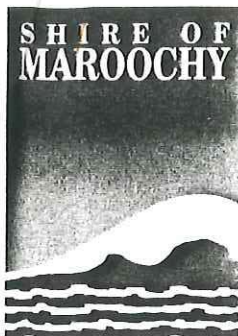
I await your further consideration of this matter and would appreciate its early resolution.

Yours faithfully

sch4p4(6) Personal inform

NAPIER & ASSOCIATES
Bruce Napier





Maroochy Shire Council
Council Chambers
Cnr Bury and Currie Sts. Nambour
Tel (074) 41 8211

Your reference: DNM:amb:41512
Our reference: Mr D McNicoll
Enquiries: 074 41 8275
Direct Telephone:
27 February, 1995

Napier & Associates
Environmental Management Consultants
19 Waterfall Road
NAMBOUR QLD 4560

Attention: sch4p4(6) P1
Bruce Napier

Dear Sir

Re: Disposal of Contaminated Soil - Maroochy Shire Council Landfill, Nambour

Maroochy Shire has only standard, unlined, municipal landfills and hence the criteria for disposal of hazardous waste is more stringent.

Council uses Brisbane City Council criteria for unlined landfills which require that samples undertake the US EPA toxicity characteristic leaching procedure test (TCLP). The following guideline values must be met.

- Dieldrin 0.001 mg/L
- DDT 0.003 mg/L
- Arsenic 0.5 mg/L

Prior to receiving the soil at landfill a TCLP test will need to be undertaken and provided the above values are not exceeded, the material can then be deposited at either Nambour for \$15 per metre or Buderim for \$10 per metre. These tests will need to be repeated on three composite samples of the material deposited at the landfill site.

Please advise Council's Environment Officer, Mr David McNicoll of the outcome of the TCLP tests and to make final arrangements for disposal.

You are advised to segregate any known chemical hot spots initially, however, all the material may be blended for disposal at landfill if you are confident that the composite samples will pass the final TCLP tests.

Yours faithfully,

sch4p4(6) Personal informati

for CHIEF EXECUTIVE OFFICER



Your Ref. 901373

Mr M. Paton
Queensland Department of Environment & Heritage
Contaminated Land Section
P.O. Box 155
Brisbane Albert Street Qld 4002



93/02033

8 February 1994

**RE: SITE CONTAMINATION ASSESSMENT - LOT 6, RP 858535,
(COLEMAN'S ROAD, YANDINA)**

Dear Mr Paton

In response to your letter of 18 January, I have compiled the enclosed information to be included as an addendum to my report No. C94/014.

I trust this provides sufficient information for you to complete your assessment of the site.

I have formally requested permission for the disposal of the contaminated fill at Matoochy Shire Council's Nambour landfill site. Mr David Mc Nicoll from Council's Health Department will liaise with you concerning this aspect of the remediation.

Should you require any further information concerning this matter, please contact me as soon as possible.

Yours faithfully

sch4p4(6) Personal Information

NAPIER & ASSOCIATES

sch4p4(6) Personal Information
Bruce Napier



Mark Paton
(07) 227 7000

901373

18 January 1995

sch4p4(6) Perso
Mr Bruce Napier
Napier & Associates
19 Waterfall Road
NAMBOUR QLD 4560

Dear Mr Napier

RE: ENVIRONMENTAL ASSESSMENT
PROPERTY AT LOT 6 ON RP858535
COLEMAN'S ROAD, YANDINA

I have made a review of your report for the above site and require the following to proceed with my assessment of the site:

1. Site History

A complete site history in accordance with the "Guidelines for the Assessment of Contaminated Land in Queensland", 1992, is required, in particular:-

- What is the nature of previous activities on this site? What were the scale of activities on site?
- Is there a cattle spray race on the site? If so, how often was it used? What chemicals were used? What number of cattle and over what period of time?
- Who was interviewed to assemble a complete site history?
- Was the whole of the site inspected? If so, please comment on what was noted.
- Were aerial photos reviewed to ascertain site history details? What findings?

- Was any topographical data reviewed to assist with determining the site history or to locate potential chemical drum landfill areas?

It appears that the name of the registered proprietors are Bruno and Mary Paoletto. We require their actual address not the address of Tuck & Associates.

You note the existence of a preliminary study in the introduction of your report. When was this conducted and where are the results? It appears that your comment pertains to sample locations 1, 2, 3 and 4 shown on Figure 1. If this is the case, your assessment should address Lot 1 on RP121224 and a certificate of title and registered plan for this allotment should be supplied.

2. Site Geology and Hydrogeology

Please comment on the soil types present across the site, the geology of the area, the location of surface water bodies and details regarding the hydrogeology of the area. What is the depth to groundwater (estimated) and are there groundwater bores in the area?

3. Sampling Analytical Testing

Were discrete samples 1B1, 1B2 and 1B3 analysed for arsenic?

Further characterisation of the whole of the site is required. In particular, the lateral and vertical extent of contamination is required at both shed sites. This work should be completed during Stage 2 to minimise the volume of soil to be disposed at landfill.

TCLP leaching tests for soils will be required to consider your request for off-site disposal of the impacted soil in accordance with Section 14 of the Contaminated Land Act.

The history of the disused underground fuel storage tank should be obtained and it should be removed under the direction of a suitably qualified person so that appropriate validation samples can be gathered and analysed.

If fuel stains are present in the shed floor, analysis for petroleum hydrocarbons, lead and zinc should be conducted and the extent of contamination noted should be determined.

As the Simmonds & Bristow laboratory is not NATA accredited for pesticide analyses, ten percent of samples should be duplicated and submitted to an independent NATA registered laboratory for quality assurance purposes. Note that Simmonds and Bistows' results are incorrectly titled (the OC and OP results are incorrect) and that further analysis for OC pesticides should be included due to the levels detected in all samples analysed. Mercury analysis should also be conducted on future characterisation samples around the two shed areas. (Please sample preservation requirements for mercury samples).

I look forward to receiving the additional information requested above with your Stage 2 assessment report in the near future.

Yours sincerely

Mark Paton
Chief Scientific Advisor
Contaminated Land Section

f:\contaml\o'connor\letters\napier.ltr

sch4p4(6) Personal


18.1.95.

Published on DES Disclosure Log
RTI Act 2009

Memorandum

1 of 4

To File

File reference 901373

From STS

Subject

Review of Napier & Associates Report on LOT 6, RP 858535
Coleman's Road, Yandina

Date 18/1/95
Notes

SITE HISTORY

- "Investigation has been undertaken following a preliminary study of contamination of found elevated contaminant levels in a localised area"
- ASSESS - contamination in area of storage shed
- Steel shed 11x28m used for storage & servicing of ag equipment & storage of fertilisers & some chemicals
- Shed has been removed since initial investigation - floor area & surrounding area have not been disturbed.
- Small set off cattle yards adjacent S side of shed, no dip
- UST noted on west end of shed. No idea if empty or not, "probably" contained diesel but not certain. Pump, filler pipe & breather adjacent
- In shed, several empty 20L chemical containers were observed
 - Amicide Lo 500 (500g/L 2,4 D Amine)
 - "Weed killer"
 - Creosote
- Numerous stained areas on the gravel, probably from sunge oil spillages

What study?
What were results?
Provide Details

What was site usage?
What about balance of site?

Race / cattle yards noted in App. 1, site w/o details used for spray Race?

Site History
- No interviews
- No Air photos
- No inspection of balance of site
- etc

Memorandum

2 of 4

To File

File reference 90/373

From STS

Subject

Review of Napier Report on site in
Yandina

Date 18/1/95

Notes

Site Location & Topography

- Site location is shown on Locality Plan presented as Fig 1 (tagged)
- Topography - site is on low ridge from review of Fig 1 note fall to SW, W & NW across site with total fall of 15m ±

Site Geology / Hydrogeology

- Site approx. 150m from small creek & 200m from upper reaches of Santa Macarthy River

from his shed "site"
Actually creek is west boundary of site (photo)

Geology & Hydro geology not provided

* Request

Soil Sampling

0-200 0-500 0-500 0-500
Samples 1A, 1B1, 1B2 & 1B3 collected on 16/8/94 "as part of routine preliminary investigation" other samples also collected at this time shown on Fig 1 (Assume these are 2a, 2b, 3a, 3b, 4a & 4b)?

1A - Discrete

1B1, 1B2 & 1B3 composited

These not discussed although some results in April are for these locations.

Analytical

Arsenic in 1B composite @ 370ppm

Reportedly discretely analysed but no results

Queensland Department of Environment and Heritage discussed or presented.

* 3 discretely = up to 1210ppm
Need results

Memorandum

3 of

To FILE

File reference 901373

From SB

Subject

Review of Napper Assoc. Report on
site in Yandina

Date

12/1/95

Notes

Additional Sampling and Analysis

Second sample program undertaken
on ~~no date~~ to define

Samples Not discussed - but review of Fig. 1

appears ① C1 & C2 composited to

form Sample C - 0-100mm & 100-200mm

② D1 & D2 composited to form

Sample D - 0-100 ~~& 100-200~~

③ E1 & E2 composited to form

Sample E - 0-100 ~~& 100-200~~

These Arsenic results < 8 ppm

Section 4.3 of Report - Copper levels

on samples from another shed on adjacent lot

are elevated - looks to me that this could be

samples from 4A & 4B which are on this allotment,

See Fig 1 &

App. 1 results.

71 & 72 ppm

Consultants Conclusions & Recommendations

- Initial observations as well as the distribution of contamination are consistent with the use of the site for storing & mixing of chemicals

- Isolated contamination present on gravel floor of former shed - not widespread as 6 of 7 samples ok

- No evidence of hydrocarbon contamination - ~~Not sampled~~

Recommend - Due to difficulty locating areas of arsenic contamination recommend excavation of whole of shed area to 200mm, mix thoroughly & dispose at council landfill after doing TCLP.

Queensland Department of Environment and Heritage

- ② Further sampling to define "hot spots" w/ disposal at secure site (eg. Will Arson)

Memorandum

4 of 4

To

File

File reference

901373

From

SB

Subject

Review of Napier Report at Yandina
Consultants Recommendations (cont'd)

Date

12/1/95

Notes

Recommend option 1 as most cost effective w/ validation to follow.

- UST to be removed & checked for possible leakage. If contamination suspected, further investigate.

STS Comments

Don't know what this site was used for - assume cattle grazing due to cattle yards. Noted Race in App 1 (site 1) but copper by other shed could mean an orchard? And on pg 1 of report - Should investigate yards & Race Area.

- Note: need address of registered owners, not clo Tuck & Associates
- UST needs to be removed & validated

- OC's detected in lab analyses but not discussed in report.

- Mercury elevated at Sample Areas 1 & 4 (Both sheds) but < 1ppm although sample 1 is a composite.

Note S & B not WATA registered for OC/OP's & report sheets are incorrectly titled (see App 11)

Sample 1 was apparently composite of 1A & 1B & 1B was composite of 1B1, 1B2 & 1B3?

Try and outline what details of Site History are required based on this review, recommend submit that info in accordance w/ guidelines and request Queensland Department of Environment and Heritage greater definition of contamination before going to land fill.

See letter prepared

**Napier & Associates**

Environmental Management Consultants

19 Waterfall Road, Nambour, Qld. 4560. Tel/Fax (074) 41 5263

FAX TRANSMISSION**ATTENTION: Audrey Wilson****TO: DE & H Waste Management Branch****FROM: Bruce Napier****DATE: 3 January 1995****FAX No.: (07) 227 8341****No. of PAGES (Incl. this one): 2.****MESSAGE****RE: LOT 6, RP858535, PARISH OF MAROOCHY
(COLEMAN'S ROAD, YANDINA)**

Audrey,

Following is a copy of the registered plan for the above property as requested.

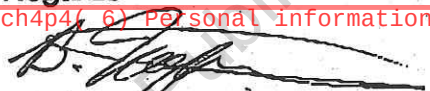
The address of the registered proprietors is as follows:

C/- Tuck & Associates
39 Woodland Place,
Dulong (Nambour), Qld 4560

Please let me know if you require any further information.

Regards

sch4p4(6) Personal information


Bruce NapierEnvironmental Impact Assessment Site Contamination Assessment & Remediation Agricultural Suitability
Wastewater Management Ecological Studies Land Use Studies Environmental Auditing

03/01 '95 11:27

5071 115307

DOWNES SURVEY GR

001

WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

STN	TO	BEARING	DISTANCE	MARKS
1	OIP	90°02'	1.0	
2	OIP	118°20'	0.985	
3	Pin	120°18'	0.92	
4	OIP	212°33'	1.0	
4	Pin	141°05'	1.07	
5	Pin	86°38'	0.915	
6	OIP	60°44'	1.0	
7	Pin	266°38'	1.17	
8	Pin	315°08'	1.115	
9	Pin	39°01'	1.11	

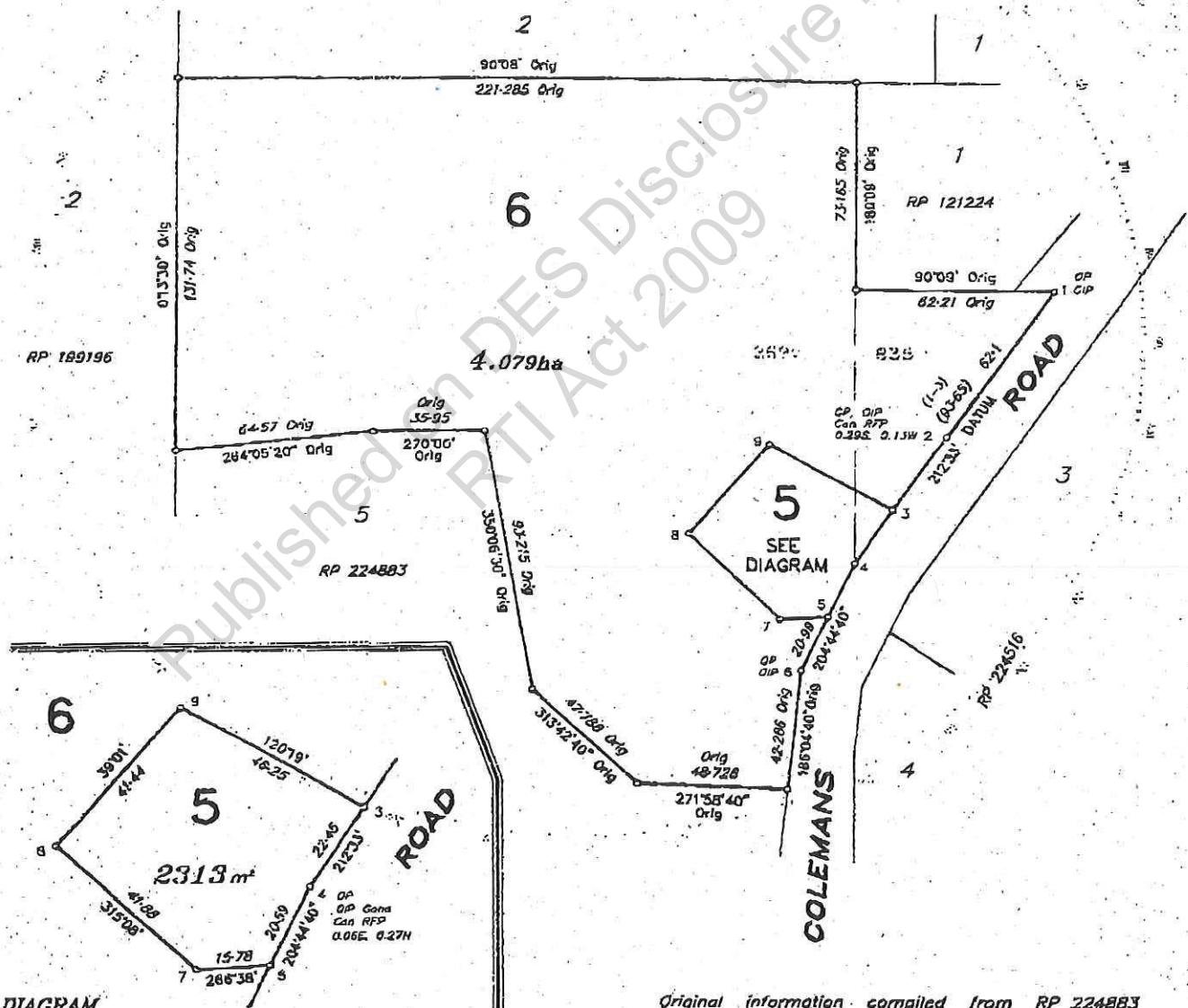
C04384
RP 224883

C04584

RP 224883

Branded Peg Placed at all
New Corners

RP 204688

DIAGRAM
Scale 1:1000Original information compiled from RP 224883
in the Department of Lands.

I, **John Robert Campbell**
Surveyor General, have surveyed the
land comprised in this plan (which is a copy of the
original) and I hereby certify that the plan is accurate
and that the survey was conducted in accordance with the
Surveyors Act and the Survey Regulations and that the said survey
was completed on **07/01/95**

John Robert Campbell
Surveyor General

Licensed Surveyor/
Director
Date **28/04/95**

PLAN OF **Lots 5 & 6**
Cancelling Lots 3 & 4 on RP 224883

ORIGINAL Pors. 269v & 835

MERIDIAN
RP
224883MAP REF
9444-11133SCALE
1:1500FILE REF
7-6-1993NO SURVEY RECORDS DEPOSITED
ENDORSED
1-6-1993REGISTERING DIST
Brisbane

PARISH **MAROOCHY**
COUNTY **Canning**
LOCAL AUTHORITY **Yandina**
LAND AGENCY **Maroochy S.C.**
DISTRICT **Brisbane**

MINING FIELD
PLAN 858535

CISP

DEH - WASTE MGMT (07 2278341)

(AUTO)

THE FOLLOWING FILE(S) ERASED

FILE	FILE TYPE	OPTION	TEL NO.	PAGE	RESULT
074	MEMORY TX	CONTAMINATED LAND	0074415263	01/01	OK

ERRORS

1) HANG UP OR LINE FAIL 2) BUSY 3) NO ANSWER 4) NO FACSIMILE CONNECTION

DEPARTMENT OF ENVIRONMENT AND HERITAGE

WASTE MANAGEMENT BRANCH

Sender: Audrey Wilson

Facsimile no: 07: 227 8341

Telephone no: 07: 227 7043

Address: 12th floor, 160 Ann Street, Brisbane, Queensland

Postal Address: PO Box 155
BRISBANE ALBERT STREET QLD 4002

Receiver: Mr Bruce Napier

Facsimile no: 074: 415 263

Business/Section: Environmental and Natural Resource Management

Date: 23 December 1994

FAXED
23/12/94

FAXED
23/12/94

DEPARTMENT OF ENVIRONMENT AND HERITAGE
WASTE MANAGEMENT BRANCH

Sender: Audrey Wilson
Facsimile no: 07: 227 8341
Telephone no: 07: 227 7043
Address: 12th floor, 160 Ann Street, Brisbane, Queensland
Postal Address: PO Box 155
BRISBANE ALBERT STREET QLD 4002

Receiver: sch4p4(6) Personal
Mr Bruce Napier
Facsimile no: 074: 415 263
Business/Section: Environmental and Natural Resource Management
Date: 23 December 1994
Number of pages: One (1) only (including cover sheet)

**RE: LOT 6 RP858535 PARISH OF MAROOCHY - COLEMANS ROAD,
YANDINA**

Mr sch4p4(6) Personal
Napier,

I refer to our telephone conversation of 22nd December with respect to the above matter, and confirm my request for a copy of registered plan number 858535. Would you also please advise the address of the registered proprietors?

I look forward to receiving this information. Please note that this office will be closed from 23rd December 1994, re-opening on 3rd January 1995.

Yours faithfully,

sch4p4(6) Personal informati



A.M. Wilson

QUEENSLAND

Date 07/12/94

DEPARTMENT OF ENVIRONMENT & HERITAGE

Receipt No. 71845

Received From .. MORROY PTY LTD

Amount, ... 400.00

Cheque Details

Bank..... WBC

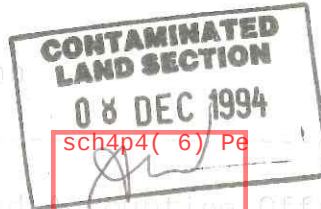
Cheq. No..... 200017

Place..... NAMBOUR

Particulars..... CONTAM REPORT

4SRWM178 EP020

400.00



sch4p4(6) Pe

sch4p4(6) Perso

Cashier.... mca/ Per Authorised Officer

Cheques or other negotiable instruments accepted subject to clearance

Published on DES Disclosure Log
RTI Act 2009

sch4p4(6) Personal in

BRUCE NAPIER B.Nat.Res.

Environmental and Natural Resource Management

19 Waterfall Rd Nambour Q 4560

Tel/Fax (074) 41 5263



The Director
Contaminated Land Section
Waste Management Branch
Department of Environment & Heritage
P.O. Box 155
Brisbane, Albert Street Qld 4002

30 November 1994

**Re: Site Contamination Assessment for MBT Joint Venture,
Lot 6, RP858535, Parish of Maroochy, County of Canning
(Colemans Road, Yandina).**

Dear Sir/Madam

I am writing on behalf of my client, MBT Joint Venture, to formally request the issue of a Site Contamination Report for the above land. Enclosed is a copy of our report assessing contamination of the site together with a copy of the Certificate of Title and a cheque for the \$400 Processing Fee for this application.

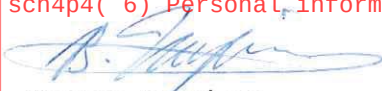
Our preferred remediation plan involves disposal of low-level contaminated material at a nearby Maroochy Shire Council landfill, however I understand from MSC staff that acceptance of the material at the site will also be subject to approval from your department.

Should you require further information, please advise as soon as possible

We await your consideration of this matter.

Yours faithfully

sch4p4(6) Personal informa


Bruce Napier

Enc. Site Contamination Assessment, Certificate of Title,
Cheque

71646

CERTIFICATE OF TITLE

Vol. 8557 Fol. 133

QUEENSLAND

29136

Dealing No.: L516527M



Previous Titles:
Vol. 7369 Fol. 210 and 211

Issued: 2 July, 1993

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

sch4p4(6)

Witness:

sch4p4(6) Personal information



Registrar of Titles.

ESTATE AND LAND

Estate in Fee Simple in Lot 6 on RP858535 County of Canning Parish of Maroochy
Containing 4.079 hectares

FIRST SCHEDULE

Bruno PAOLETTO and Mary PAOLETTO as joint tenants

SECOND SCHEDULE

1. Rights and interests reserved to the Crown by Deeds of Grant Nos. 103363 (Por 269V) and 110172 (Por 835).

sch4p4

FOR DETAILS OF DESCRIPTION, DIMENSIONS AND MARKING OF BOUNDARIES REFER TO
SURVEY PLAN REFERRED TO ABOVE.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR OF TITLES ARE CANCELLED
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			RECORDED
	NATURE	NUMBER	PRODUCED	

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	RECORDED	CANCELLATION INSTRUMENT		
NATURE	NUMBER	PRODUCED			NUMBER	PRODUCED	RECORDED

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

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



BRUCE NAPIER B.Nat.Res.
Environmental and Natural Resource Management
19 Waterfall Rd Nambour Q 4560
Tel/Fax (074) 41 5263

Report No. C94/014
(Vol. 1 of 1)

ASSESSMENT OF A SITE FOR CONTAMINATION

For

Lot 6, RP858535
Parish of Maroochy
Vol. 8557, Fol. 133
(Coleman's Road, Yandina)

For

MBT Joint Venture
C/- Tuck & Associates
39 Woodland Place,
Dulong (Nambour), 4560

29 November 1994

Local Authority: Maroochy Shire

Current Zoning: Residential A

Proposed Zoning: Residential A

**SITE CONTAMINATION ASSESSMENT
OF
LOT 6, RP 858535, PARISH OF MAROOCHY
(Colemans Road, Yandina)
FOR
MBT JOINT VENTURE
November 1994**

1. INTRODUCTION.

This investigation has been undertaken following a preliminary study of contamination on the subject land which found elevated contaminant levels in a localised area.

The purpose of this investigation is to assess the level and extent of contamination in the vicinity of a storage shed on the subject land and to propose a strategy for remediation of the site.

2. SITE LOCALITY AND DESCRIPTION.

Figure 1 shows the locality and layout of the contaminated site which is situated on Colemans Road on the south western outskirts of Yandina.

The site is that of a large steel shed (11m x 28m). This was used for the storage and servicing of agricultural equipment and storage of fertilisers and some chemicals.

The floor of the shed is partly concrete and partly gravel as shown in Figure 1.

The shed structure has been removed since the initial investigation however the floor material and surrounding area have not been disturbed.

A small set of cattle yards adjoins the shed on the southern side but no evidence of a cattle dip was found.

The site is situated on a low ridge approximately 150m from the closest water course (a small creek) and approximately 200m from the upper reaches of the South Maroochy River.

3. INVESTIGATION AND SAMPLING.

Sampling has been undertaken in two stages. Samples 1A, 1B1, 1B2 & 1B3 were collected on 16 August 1994 as part of a routine preliminary investigation of the subject land. Other samples were also collected at this time as shown in Figure 1.

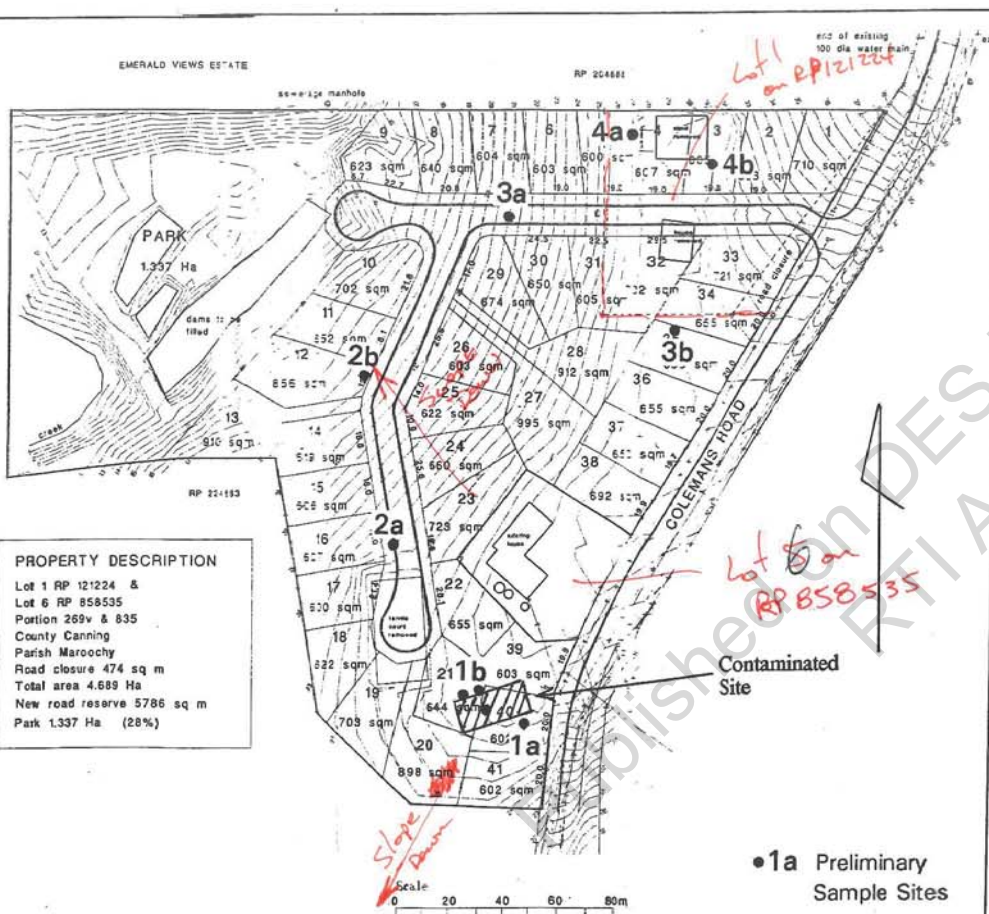
The samples in the vicinity of the shed site were analysed as a single composite sample which showed excessive arsenic. Further analysis of the component parts of this sample was undertaken to determine whether the elevated level was due to possible cattle spraying in the adjacent yards or from chemical spills on the shed floor. The results indicated the latter.

A second sampling program was then undertaken to ascertain more exactly the extent and depth of the contamination on the shed floor and adjacent gravelled area. Samples were taken from varying depths as shown in Figure 1.

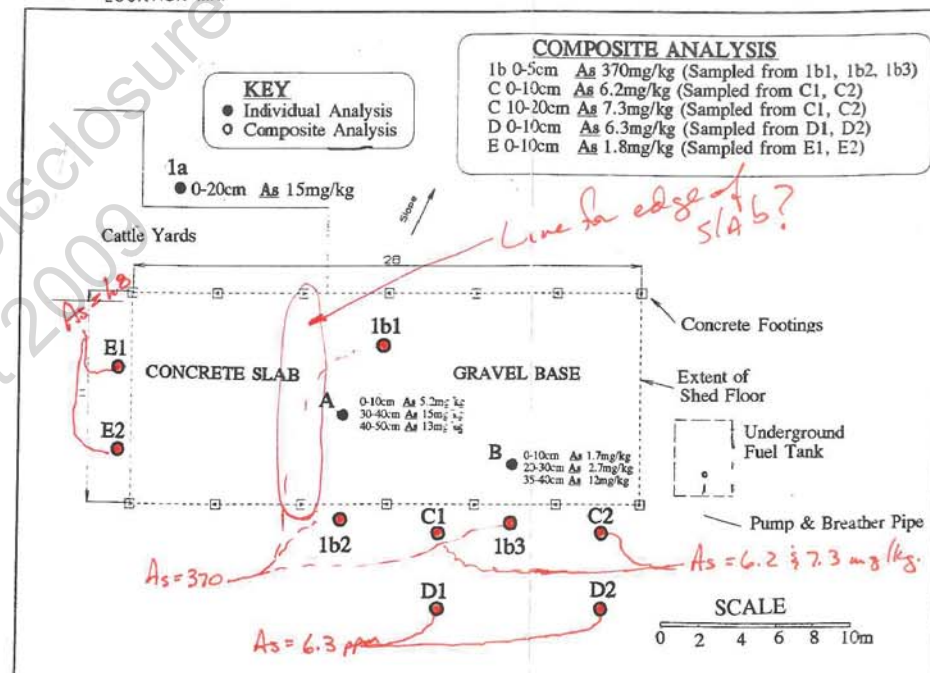
4. RESULTS OF INVESTIGATION

4.1. General Observations.

On initial inspection of the site, storage shelves and several empty 20 litre chemical containers were



Contaminated Site - Locality



Contaminated Site (Detail)

Client:

MBT Joint Venture

Title:

Figure 1.
Contaminated Site Locality and Detail

Job No.:

C94/014

Property:

Lot 6, RP 858535
Parish of Maroochy



BRUCE NAPIER B. Nat. Res.
Environmental and Natural Resource Management

19 Waterfall Rd Nambour Q 4560
Tel/Fax (07) 413263

observed in the shed. These were labelled as having contained:

- Amicide Lo 500 (500g/L 2,4D Amine)
- "Weedkiller"
- Creosote

Numerous stained areas were apparent on the gravel, probably due to sump oil spillages.

A disused underground fuel tank of unknown size was also located at the western end of the shed, marked by a pump, filler pipe and breather pipe. As no spillages of fuel were observed in the vicinity of the tank, no sampling for hydrocarbon contamination was undertaken.

It is believed that the tank is empty as there is no apparent odour when the filler cap is removed. It is also believed that it probably contained diesel rather than petrol however this is not certain.

4.2. Substrate.

Appendix I contains detailed descriptions and profiles of the sample sites. In general, the shed floor is comprised of approximately 5-10cm of fine gravel over 15-25cm of coarse gravel and cobble sized river stones with a fine gravel and clay matrix. The natural soil profile below the gravel consists of 15-20cm of grey loamy clay over yellow/brown loamy clay.

The depth of the gravel layer varies from approximately 30cm on the northern side of the shed area to approximately 50cm on the southern side, due to the slight slope of the natural ground surface towards the south.

4.3. Contaminant Levels.

Appendix II contains laboratory results for all samples from the site. Except for isolated moderate levels of copper near another shed on the adjacent lot, arsenic was the only contaminant present at excessive levels (100mg/kg - composite sample).

Analysis of the components of this sample showed a level of 370mg/kg for Sample 1B (collected from sites 1B1, 1B2 and 1B3). Further sampling and analysis from the shed floor and adjacent gravel area however, failed to show any excessive arsenic levels. Whilst the levels were low, they increased slightly with depth, reflecting the increasing adsorption of arsenic compounds due to higher clay content of the substrate and possible leaching through the profile since removal of the shed.

what? from 602 ppm to 7.3 ppm?

Arsenic levels were considerably lower on the gravel area adjacent to the shed than on the shed floor indicating that the activities causing contamination were probably carried out within the shed rather than outside.

5. NATURE OF CONTAMINANTS.

5.1. Arsenic in the Environment.

Historically, arsenic compounds have been used in a variety of agricultural herbicides and insecticides. In the natural environment these compounds are readily degraded with the arsenic either:

- Forming insoluble arsenates and complexes with other metals (e.g. iron, manganese)
- Being adsorbed onto clay or organic matter particles.

In the case of the subject site, most arsenic from chemical spills on the gravel floor of the shed will have passed through the surface layer of coarse gravel and become adsorbed onto clays and organic matter in the subsurface gravel and in the natural soil profile. Immobilisation of the arsenic will have been assisted by the low permeability of the natural soil.

Despite being relatively immobile in most soils, arsenic is extremely persistent.

5.2. Human Exposure

The most likely means of human exposure to arsenic in the soil is by ingestion of edible plants grown in a contaminated area or by direct contact with the soil (e.g. by children).

As arsenic is concentrated in human and animal tissue, relatively low levels may have long term toxic effects due to bioaccumulation.

6. CONCLUSIONS.

The initial observations as well as the levels and distribution of contamination are consistent with use of the site for the storage and mixing of agricultural chemicals which is considered to be the most likely source of contamination.

It is therefore likely that small, localised areas of contamination are present on the gravel floor area. Absence of high arsenic levels at six of the seven sample sites indicates that contamination is not widespread.

There is no evidence of hydrocarbon contamination associated with the underground fuel tank on the site.

7. RECOMMENDATIONS.

Because of the difficulty in locating individual points of arsenic contamination, it is considered that the entire gravel floor area should be treated as contaminated and disposed of accordingly. Soil should be removed to a depth of 20cm below the original ground surface.

Two options for remediation have been identified:

1. Mix all contaminated material thoroughly to achieve a uniform level of contamination and remove from the site for disposal in a Maroochy Shire Council landfill.

This option requires further leachate (TCLP) testing to ascertain whether the level of leachable arsenic exceeds the permissible level for disposal in a MSC landfill site.

2. Carry out further testing to delineate the exact location and extent of contamination "hot spots". High-level contamination may be sent to a secure landfill site (e.g. Willawong) and the remainder either left on-site or disposed of in a Maroochy Shire Council landfill.

Option 1 is recommended as this is apparently the most cost-effective and will ensure removal of all contamination.

After removal of the contaminated gravel and the concrete slab, further sampling and analysis should be undertaken on the whole shed floor area to confirm that all contamination has been removed.

The underground fuel tank should be removed and checked for any possible leakage. If hydrocarbon contamination is suspected, further investigation should be carried out to determine its type and extent.

sch4p4(6) Personal informati



Bruce Napier

30 November 1994

Bruce Napier

APPENDIX I
SITE DETAILS AND BOREHOLE LOGS

SITE DATA

Client: *MBT*

Job No. *C94/014*

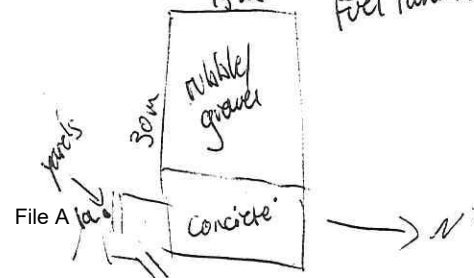
Site No.: <i>1</i>					Microrelief:				
Map Reference (AMG):					Erosion:				
Run-off: <i>Low/Slow</i>					Surface coarse fragments:				
Permeability: <i>Med/High</i>					Rock outcrop:				
Drainage: <i>Good</i>					Substrate:				
Landform: <i>Crest of low broad ridge</i>					Groundwater:				
Vegetation: <i>Cleared</i>					Soil use & condition:				
Site disturbance: <i>Fill, disturbed</i>					Soil classification:				
					GSG: PPF: Aust:				
Soil description					Photo No.				
Horizon	Depth	Boundary	Colour	Mottles	Texture	Coarse fragments	Structure	Segregations	Field pH
<i>1A</i>	<i>0-20</i>		<i>Lt Grey</i>	<i>-</i>	<i>Clay/Silt</i>	<i>Numerous to 30m</i>			

- Prob. dist.

1A - Beside Cattle-yards - Race.
 underground fuel tank at W end of shed
 Numerous small sumpoil spills in shed.
 1x 20L drum - Amicide Lo-500 - herbicide
 500g/L 2,4-D - dimethylamine, triisopropanolamine salts.
 Unidentifiable 20L drum marked "poison-weedkiller"

19-301

1x 20L drum - Creosote
 75mL - U'ground fuel tank.



1 B - composite from shed floor & soil at-front.

SITE DATA

Client: *MRT*

22 10 94

Job No *C94 1016*

Site No.: <i>A</i>					Microrelief:				
Map Reference (AMG):					Erosion:				
Run-off:					Surface coarse fragments:				
Permeability:					Rock outcrop:				
Drainage:					Substrate:				
Landform:					Groundwater:				
Vegetation:					Surface condition:				
Site disturbance:					Soil classification: GSG: PPF: Aust:				
Soil description					Photo No.				
Horizon	Depth	Boundary	Colour	Mottles	Texture	Coarse fragments	Structure	Segregations	Field pH
	<i>0 - 5cm</i>	<i>Abrupt</i>			<i>Gravel</i>				
	<i>5 - 20cm</i>				<i>Coarse Gravel & cobbles to 5cm & w/ Fine gravel & clay matrix</i>				
	<i>20-30cm</i>				<i>Grey Loamy Clay</i>				
	<i>30cm</i>				<i>Yellow/Brown Loamy Clay</i>				

SITE DATA

Client: MBT

27-10-94

Job No. C94/014

Site No.: B					Microrelief:				
Map Reference (AMG):					Erosion:				
Run-off:					Surface coarse fragments:				
Permeability:					Rock outcrop:				
Drainage:					Substrate:				
Landform:					Groundwater:				
Vegetation:					Surface condition:				
Site disturbance:					Soil classification:				
					GSG: PPF: Aust:				
Soil description					Photo No.				
Horizon	Depth	Boundary	Colour	Mottles	Texture	Coarse fragments	Structure	Segregations	Field pH
	0-10			Gravel					
	10-35			Coarse Gravel/Cobbles					
	35-50			Dark Grey loamy clay (soft)					

SITE DATA

Client: *MBT*

22-10-94

Job No. *C94/C14*

Site No.: <i>C1 & C2</i> <i>Same for D1 & D2</i>					Microrelief:				
Map Reference (AMG):					Erosion:				
Run-off:					Surface coarse fragments:				
Permeability:					Rock outcrop:				
Drainage:					Substrate:				
Landform:					Groundwater:				
Vegetation:					Surface condition:				
Site disturbance:					Soil classification: GSG: PPF: Aust:				
Soil description					Photo No.				
Horizon	Depth	Boundary	Colour	Mottles	Texture	Coarse fragments	Structure	Segregations	Field pH
	<i>0-20cm</i>				<i>Coarse gravel, small cobbles - sandy loam matrix</i>				

SITE DATA

Client: *MBT*

22-10-94

Job No. *C94/016*

Site No.: <i>P, 4E, Brown Sandy</i>					Microrelief:				
Map Reference (AMG):					Erosion:				
Run-off:					Surface coarse fragments:				
Permeability:					Rock outcrop:				
Drainage:					Substrate:				
Landform:					Groundwater:				
Vegetation:					Soil face condition:				
Soil disturbance:					Soil classification:				
					GSG: PPF: Aust:				
Soil description					Photo No.				
Horizon	Depth	Boundary	Colour	Mottles	Texture	Coarse fragments	Structure	Segregations	Field pH
	<i>0-10⁺</i>				<i>Brown sandy clay loam (structured)</i>				

APPENDIX II
Laboratory Results



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WATER & ENVIRONMENTAL ANALYSTS & CONSULTANTS

Ref No. 25827

Sheet 1 of 3

BRUCE NAPIER

ANALYSIS OF SOIL

Date Collected: Not Specified

Date Received: 18.08.94

Date Analysed: 18.08.94 - 30.08.94

Sampled By: Client

Sampling Method: Not Specified

SAMPLE REG'D NO.	SAMPLE DESCRIPTION S & B METHOD NO.	ARSENIC AS As WC010. mg/kg	COPPER AS Cu WC040. mg/kg	MERCURY AS Hg WC065. mg/kg
92236	Soils SAMPLE 1	100.	6.2.	0.31
92237	Soils SAMPLE 2/3	16.	1.8	0.06
92238	Soils SAMPLE 4A	7.3	72.	0.65
92239	Soils SAMPLE 4B	8.1	71.	0.07



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Ref. No. 25827

sch404/6) Person

Sheet 2 of 3

ORGANOCHLORINE PESTICIDES

Date Collected: Not Specified

Date Received: 18.08.94

Date Analysed: 18-31.08.94

Sampled By: Client

Sampling Method: Not Specified

Matrix: Soil

Units: mg/kg

SAMPLE DESCRIPTION	SAMPLE 1	SAMPLE 2/3	SAMPLE 4A	SAMPLE 4B
SAMPLE REG'D NO.	92236	92237	92238	92239
1. DIAZINON	<LOR	<LOR	<LOR	<LOR
2. DICHLORFENTHION	<LOR	<LOR	<LOR	<LOR
3. CHLORPYRIFOS-METHYL	<LOR	<LOR	<LOR	<LOR
4. ETHION	<LOR	<LOR	<LOR	<LOR
5. CARBOPHENOTHION (TRITHION)	<LOR	<LOR	<LOR	<LOR
6. (DURBAN) CHLOROPYRIFOS	<LOR	<LOR	<LOR	<LOR
7. COUMAPHOS	<LOR	<LOR	<LOR	<LOR
8. MALATHION	<LOR	<LOR	<LOR	<LOR
9. FENITROTHION	<LOR	<LOR	<LOR	<LOR
10. PARATHION-ETHYL (PARATHON)	<LOR	<LOR	<LOR	<LOR
11. BROMOPHOS-ETHYL	<LOR	<LOR	<LOR	<LOR
12. RONEL (FENCHLORPHOS)	<LOR	<LOR	<LOR	<LOR
13. PROTHIOPHOS	<LOR	<LOR	<LOR	<LOR

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Sheet 3 of 3

Ref. No. 25827

sch404 (6) Berz
BRUCE NAPIER

ORGANOPHOSPHATES PESTICIDES

Date Collected: Not Specified

Date Received: 18.08.94

Date Analysed: 18-31.08.94

Sampled By: Client

Sampling Method: Not Specified

Matrix: Soil

Units: mg/kg

SAMPLE DESCRIPTION	SAMPLE 1	SAMPLE 2/3	SAMPLE 4A	SAMPLE 4B
SAMPLE REG'D NO.	92236	92237	92238	92239
1. HCB	<LOR	<LOR	<LOR	<LOR
2. α-BHC	<LOR	<LOR	<LOR	<LOR
3. β-BHC	<LOR	<LOR	<LOR	<LOR
4. γ-BHC (LINDANE)	<LOR	<LOR	<LOR	<LOR
5. δ-BHC	<LOR	<LOR	<LOR	<LOR
6. HEPTACHLOR	<LOR	<LOR	<LOR	<LOR
7. ALDRIN	<LOR	<LOR	<LOR	<LOR
8. OXYCHLORDANE	<LOR	0.30	<LOR	<LOR
9. HEPTACHLOR EPOXIDE	0.01	<LOR	<LOR	<LOR
10. P,P-DDE	0.38	<LOR	<LOR	<LOR
11. P,P-DDD	0.02	<LOR	<LOR	<LOR
12. P,P-DDT	0.32	<LOR	0.01	<LOR
13. O,P-DDE	<LOR	<LOR	<LOR	<LOR
14. O,P-DDD	<LOR	<LOR	<LOR	<LOR
15. O,P-DDT	0.06	<LOR	<LOR	<LOR
16. DIELDRIN	0.10	<LOR	0.26	0.10
17. ENDRIN	<LOR	<LOR	<LOR	<LOR
18. α-ENDOSULFAN	<LOR	<LOR	<LOR	<LOR
19. β-ENDOSULFAN	<LOR	<LOR	<LOR	<LOR
20. ENDOSULFAN SULFATE	<LOR	<LOR	<LOR	<LOR
21. METHYOXYCHLOR	<LOR	<LOR	<LOR	<LOR
22. CIS CHLORDANE	<LOR	<LOR	<LOR	<LOR
23. TRANS-CHLORDANE	<LOR	<LOR	<LOR	<LOR
24. DICOFOL	<LOR	<LOR	<LOR	<LOR

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WATER & ENVIRONMENTAL ANALYSTS & CONSULTANTS**ANALYSIS OF SOIL****JOB NO. C94/014**

Date Collected: Not Specified

Date Received: 14.09.94

Date Analysed: 16.09.94

Sampled By: Client

Sampling Method: Not Specified

SAMPLE REG'D NO.	SAMPLE DESCRIPTION S & B METHOD NO.	ARSENIC
		WC010. mg/kg
93380	Soils 1A	15.
93381	Soils 1B	370.



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WATER & ENVIRONMENTAL ANALYSTS & CONSULTANTS

Ref. No. 26562

Sheet 1 of 1

BRUCE NAPIER

ANALYSIS OF SOIL SAMPLES

JOB NO. C94/014

Date Collected: Not Specified

Date Received: 25.10.94

Date Analysed: 26.10 - 03.11.94

Sampled By: Client

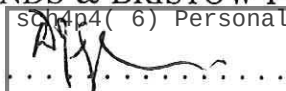
Sampling Method: Not Specified

SAMPLE REG'D NO.	SAMPLE DESCRIPTION	Arsenic as As Dry Wt
	S & B METHOD NO.	WC010 mg/Kg
95122	SITE A 0-10	5.2
95123	SITE A 30-40	15.
95124	SITE A 40-50	13.
95125	SITE B 0-10	1.7
95126	SITE B 20-30	2.7
95127	SITE B 35-40	12.
95128	SITE C 0-10	6.2
95129	SITE C 10-20	7.3
95130	SITE D 0-10	6.3
95131	SITE E 0-10	1.8



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