



10 October 2007

Enquiries
Telephone
Your reference
Our reference

Chris O'Loughlin
07 3225 1066

Appl'n No: 10153 Part: 1 File No: BNE21917

Mr [redacted]
C/- [redacted]
Landscape Architect Town Planner
P O Box 6
4569 Cooran

Dear [redacted]

Lot 1 / C56021 not on EPA
IPA updated 10/10/07

CTPI 49-

RE: Application (No. 2007/1921) for development approval for assessable development (Material Change of Use) to be carried out at 2 Marara Street and 4 Lower Mill Road COOROY (Lot 1 on C56021, Lot 1 on RP87371, Lot 5 on SP173771).

On **09 October 07**, the Environmental Protection Agency – Contaminated Land Unit (EPA-CLU) has received an incomplete development application in relation to the above site.

Please note that it is a requirement under Section 3.3.3 of the *Integrated Planning Act 1997* (IP Act) that, as a concurrence agency, the EPA-CLU be provided with a copy of the application (unless the referral agency already has a copy of the application); and, a copy of the acknowledgement notice, for assessment.

Under the above circumstances, and, pursuant to section 3.3.3 (1) of the IP Act, the EPA-CLU advises that the material submitted is not considered a properly made application and the information to be submitted should include but not be limited to:

- ☐ A council acknowledgement notice on letterhead
- ☒ IDAS application forms (signed IDAS Assessment checklist); (IDAS forms can be downloaded from **Local Government and Planning website**:
<http://www.ipa.qld.gov.au/idas/idasformsdevform1.asp>;
- ☐ Details of the proposal (including plans, any reports submitted to council, etc).

In accordance with the Section 3.2.12(2)(a) IP Act this application will lapse if you do not comply with Section 3.3.3 IP Act within the 3 months of the acknowledgement notice issued date.

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

Yours sincerely

CTPI 49-Sch4

Juleyn Uatuku
Environmental Support Officer
Environmental Protection Agency

Cc Noosa Shire Council
PO Box 141
TEWANTIN QLD 4565
(Attn: .)

Published on DES Disclosure Log
RTI Act 2009

CTPI 49-Sch4

LANDSCAPE ARCHITECT TOWN PLANNER

CTPI 49-Sch4

CTPI 49-Sch4

.com.au

PO Box 6
4569 Cooran
QLD, Australia

18 September 2007

The Chief Executive Officer
Noosa Council
PO Box 141
Tewantin QLD 4565

Dear Sir,

Re: Development Application for Cooroy Lower Mill Domain

Please find attached a development application undertaken on behalf on Noosa Council and the Cooroy Lower Mill Site Board for the relocation of the Cooroora Woodworkers Club and the refurbishment of the Cooroy Lower Mill Boiler and Kiln for their workshops and ancillary activities.

This proposal will create a significant community woodworking node in Cooroy, particularly due to the existing Camphor Laurel Initiative already being located next door. It will also achieve refurbishment of the historically significant remaining remaining buildings on the site.

The development approval is a prerequisite for obtaining funding through the Regional Partners Program of the Australian Department of Transport and Regional Services.

The contact for the development application is Ian Haycroft, Project Officer with Council's Community Services Directorate. He can be contacted on 54 495103 or email at ihaycroft@noosa.qld.gov.au

Yours faithfully,

CTPI 49-Sch4

CTPI 49-Sch4



Bne 2007/12092
Bne 21917



Acknowledgement Notice

INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION

File No: 2007/1921

For further information regarding
this notice, please contact: Tracy Arthur

Phone: 5449 5228

1 APPLICANT DETAILS

Name: Noosa Council

Postal address: CARE Ian Haycroft
PO Box 141
TEWANTIN QLD 4565

Phone no: 5449 5103

Mobile no:

Fax:

2 PROPERTY DESCRIPTION

Street address: 2 Marara Street COOROY, Marara Street COOROY & 4 Lower Mill Road COOROY

Real property
description: LOT 1 C 56021, LOT 1 RP 87371 & LOT 5 SP 173771

3 OWNER'S DETAILS

Name: Noosa Shire Council

Postal address: PO Box 141
TEWANTIN QLD 4565

4 APPLICATION TYPE

What approval is being sought?

Preliminary
Approval

Development
Permit

Material Change of Use - Industrial Business Type 2 and Wellbeing
Type 2

No

Yes

Reconfiguration of a Lot (Boundary Realignment & Extinguishing
Easement)

No

Yes

Building work (Demolition and/or Removal)

No

Yes

5 SUPERSEDED PLANNING SCHEME

The application will be assessed under the superseded Planning Scheme.

No

6 CODE ASSESSMENT

Will Code Assessment be required?

Yes

Applicable Codes

Cooroy & Lake Macdonald Locality Code;

Community Uses Code;

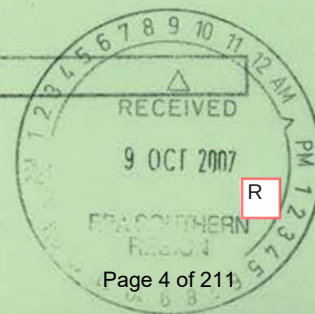
Business Uses Code;

Landscaping Code; &

Engineering Works Codes

7 IMPACT ASSESSMENT

Will Impact Assessment be required? No



8 REFERRAL AGENCIES

What are the names and addresses of Referral Agencies?

REFERRAL AGENCY ADDRESS

Qld Transport

Transport Planning Branch

GPO Box 213

BRISBANE QLD 4001

REFERRAL - BASIS

CONCURRENCE

Site is within 400m of
public passenger
transport facility &Site abuts railway
corridor land.Environmental
Protection Agency

Contaminated Land Unit

GPO Box 2771,

BRISBANE QLD 4001

Part of site identified
as contaminated land**9 INFORMATION REQUEST**

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

Yes

Notification is also given in accordance with section 3.3.6(6) of the *Integrated Planning Act* that the
information request period is extended by 10 days.**10 ASSESSMENT MANAGER**

Name: Noosa Council

Signature:

Date: 02/10/07

BNE 21917



Queensland
Government

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

288 Edward Street • Brisbane, 4000 Queensland • PO Box 2771 • BRISBANE QLD 4001 • AUSTRALIA
Telephone (07) 3225 1054 • Facsimile (07) 3247 3278 • www.epa.qld.gov.au

Enquiries Annemarie Lewis
Telephone (07) 3225 1054
Your reference
Our reference 60206, 60201, 60202 & 60204 – BNE21917

1 October 2007

Noosa Shire Council
PO Box 141
Tewantin Qld 4565

Dear Sir/Madam

Re: lots 6, 1, 2 & 4/SP173771 – Lower Mill Road, Cooroy

I wish to advise that the above lots were deleted from the Environmental Management Register (EMR) on the 24 September 2007. Any future searches of the Environmental Management Register for this site will yield a negative result.

This site was never subject to a notifiable activity and there is no other evidence to support the continued listing on the Environmental Management Register.

Please retain this letter for your records as confirmation of this lot having been deleted from the Environmental Management Register.

If you have any queries regarding this matter, please do not hesitate to contact

Yours sincerely,

CTPI 49-Sch4

Annemarie Lewis
Acting Senior Administration Officer
Contaminated Land Unit

Cc: Noosa Shire Council

Memorandum



Queensland Government

Environmental Protection Agency

Incorporating the

Queensland Parks and Wildlife Service

Enquiries
Telephone
Your reference
Our reference

Annemarie lewis
(07) 3225 1054

ib / 9/2007

To:

Chris / Deb

From:

Annemarie Lewis, Registrar (EMR/CLR)

Subject
lot/plans:

Deletions 6, 1, 2, 4 SP173771

① Chris and deB I have done all the deletions on this

② Can you please do NP deletion letters - I looked up addresses etc of Quas for you.

③ Please OK + Send to lanul

Annemarie lewis
Registrar (EMR/CLR)

BNE21917

FILE NOTE



Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

Enquiries
Telephone
Your reference
Our reference

Paul Butcher
(07) 3225 8416
BNE21917

18 September 2007

To: Annemarie Lewis, Acting Registrar
From: Paul Butcher, Environmental Officer
Subject: Deletion – Lots 6, 1, 2, and 4 on SP173771

Sites deleted

60206

60201

60202

60204

CTPI 49-Sch4

Hi Annemarie,

Please delete Lots 6, 1, 2, and 4 on SP173771 from the EMR as per the assessment attached. As these parcels are all child parcels, could you please make them base parcels prior to deletion? Could you please contact Adam Britton of Noosa Shire Council to inform him when the deletion has been completed? His number is CTPI 49-Sch4

Thanks,

Paul

CTPI 49-Sch4

Paul Butcher
Environmental Officer

New Parcel deletion letters

X Lower mill Road Cooroy
Qld 4563

X Noosa Shire Council
PO Box 141 Tewantin
Qld 4565

Lots 6 -> Lower Mill Road Cooroy
1 Qld 4563
2
4 Noosa Shire Council
PO Box 141
Tewantin Qld 4565

FILE NOTE

Assessment of request for deletion – Lots 6, 1, 2 and 4 on SP173771

Request from SKM dated 5 September 2007 and received on 11 September 2007.

Child Parcels of Lots 1, 2, and 3 on RP110206, Lot 1 on RP88582 and Lot RP87371 on the EMR for NA 38 - Wood treatment and preservation.
Refers BNE21917 Vols. 1 – 3.

It is recommended that the above lots be deleted from the EMR based on a review of the file and the information supplied in support of the deletion request. The key considerations supporting this recommendation are as follows:

- An examination of the location of the subject lots in relation to the contaminating activities identified in previous investigations showed that only timber stacking was undertaken in these areas. As such, these lots would be represented by sampling undertaken in nearby timber stacking areas.
- An examination of the location of the subject lots in relation to the sampling figures from the 1998 report for Areas B, D, E and H. With the possible exception of samples B4 and B8, no samples in Area B were taken on the subject sites. However, Area B sampling showed results that would be representative of all areas in which timber stacking took place. CCA and Boron were below EILs in this area. Areas D, E and H do not overlap the subject sites and are some distance away from the subject lots.
- An examination of the location of the subject lots in relation to the filled/capped areas resulting from later remediation works. A Figure supplied in support of a reconfiguration amendment – Max Waterson & Associates drawing no. 0303-23 dated 06/08/04 – show no overlap between the subject sites and the filled/capped areas requiring management.
- Statutory Declarations supplied in support of the deletion:
 - CTPI 49-Sch4 – confirms in point 2 that no woodtreatment was undertaken from 1998 to 2001.
 - confirms in point 7 that subject lots were only used for timber stacking and that Roundup use ceased around 1996.
 - confirms in point 8 that practices undertaken from 1998 to 2001 were not contaminating in nature.
 - CTPI 49-Sch – confirms that no earthworks were undertaken that affected areas subject to remediation capping works – Filled Areas 1, 2, 3 and 4.
 - confirms that fill for subject lots came from reliable sources.
 - David Thomas – confirms that from 5/07/02 no activities were undertaken on site.
- Review of Miguel Zavaleta file note (undated but probably Jan 2007) in which Miguel recommended further investigation of the subject lots on the basis that the NA was still being undertaken during and after the 1998 investigation and later remediation works. The above points regarding the location of the subject lots as well as Stat Decs attesting to the post investigation activities on site can be considered sufficient to address the issue of the ongoing NA at the time of investigation. Further, Miguel's note was in response to the request for removal of the subject lots as well as approval of the draft SMP. No statutory declarations were supplied in support of this request. This was a contradictory

request due to past and present lots overlapping. The current request does not involve the approval of the SMP (deemed refused in 2005) but the deletion of the subject lots only.

In summary, the subject lots were used solely for stacking timber (some possibly Boron or CCA treated). The samples most representative of this use show no evidence of contamination from Boron, CCA or weed spraying. Supporting Stat Decs attest to practices after the 1998 investigation and later remediation works and support the assertion that no contaminating activities were undertaken on the subject lots from that time to the closure of the mill and beyond to the time of redevelopment. It is recommended that the above lots be deleted from the EMR.

CTPI 49-Sch4

Paul Butcher
18/09/07

agree

CTPI 49-Sch4

18/09/07

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SEARCH RESPONSE

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

TEST CLIENT 44
LEVEL 2
160 ANN STREET
BRISBANE QLD 4000

Transaction ID: 979598
Cheque Number: .
Client Reference: .

EMR Site Id:

19 September 2007

This response relates to a search request received for the site:
Lot: 6 Plan: SP173771

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

Note: Searches maybe conducted online through the State Government Website
www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

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

Lindi Bowen
Registrar, Contaminated Land Unit

R



Kim Barry
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

5 September 2007

NSCI

Dear Madam

Deletion of Lots 1, 2 and 6 on SP173771 from Environmental Management Register

I refer to the former Cooroy Timber Mill site ('the Mill site'), formerly operated by Boral Limited (Boral) and located at 1 Maple Street, Cooroy formerly on land described as Lots 1, 2 and 3 on RP 153299, Lots 1, 2 and 3 on RP87371, Lot 2 on RP47020, Lot 1 on RP88582 and Lots 2 and 3 on RP110206, Parish of Tewantin, County of March. The Mill site was listed on the Environmental Management Register (EMR) for notifiable activities (petroleum product storage and wood treatment and preservation) in 1995.

The Mill site has been subject to a reconfiguration of land undertaken in 2005, resulting in a number of new land parcels, including those of current interest namely Lots 1, 2, 4 and 6 on SP173771, Parish of Tewantin, County of March.

This letter represents a request for deletion of the land parcels of interest from the EMR on behalf of Noosa Shire Council (NSC). NSC has an interest in the matter resulting from its role as owner of the land and assessment manager for an application for a Development Approval made by Studio Steel Pty Ltd (Environmental Protection Agency (EPA) application number 10159 Part 4). Studio Steel wish to use the land parcels described as Lot 1 and 2 on SP173771 for industrial purposes (steel machining). The EPA has issued an Information Request related to the application, requiring a site investigation report that demonstrates that the subject land parcels are suitable for the intended use.

It is the intent of this letter report to demonstrate that these land parcels, as well as Lots 4 and 6 on SP173771, have not been subject to any contaminating activities during the Mill operations nor any further contaminating activities since the cessation of the Mill operations and that these land parcels could therefore have been deleted from the EMR upon sealing of the reconfigured Registered Plans in 2005. In support of this request, the following information is referred to and/or provided:

Sinclair Knight Merz Pty Limited

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Offices across Australia, New Zealand, UK, South East Asia, Middle East, the Pacific and Americas

R





- Stage 2 Investigation Report, prepared by Fleur Daniel GTI (Australia) Pty Ltd, dated 9 October 1998; *(previously submitted to the EPA – refer file number 902328)*
- Remediation Plan Boral Timber yards, prepared by Fleur Daniel GTI (Australia) Pty Ltd, dated 2 November 1998; *(previously submitted to the EPA – refer file number 902328)*
- Additional Environmental Investigations – Boral Timber Cooroy Mill, prepared by IT Environmental (Australia) Pty Ltd, dated 28 September 2000;
(previously submitted to the EPA – refer file number 902328)
- Closure Report – Soil Remediation and Stormwater Management Works, prepared by IT Environmental (Australia) Pty Ltd, dated 19 April 2001;
(previously submitted to the EPA – refer file number 902328)
- Statutory Declaration made by Mr CTPI 49-Sch4 retired manager of the Mill site, outlining knowledge of mill operations; *(attached as Appendix 1)*
- Statutory Declaration made by Mr CTPI 49-Sch4 of Callaghan & Toth Consulting Engineers, acting on behalf of Noosa Shire Council and outlining knowledge of subject land parcels subsequent to mill closure; *(attached as Appendix 2)*
- Statutory Declaration made by Mr David Thomas, Director of Business for Noosa Shire Council and outlining knowledge of subject land parcels subsequent to ownership transfer in 2002; *(attached as Appendix 3)*
- Letter from Queensland Government, about mill ownership and operation
(attached as Appendix 4)
- Locality Plan of the subject site *(attached as Figure 1)*
- Figure of land parcel configuration: pre – and post reconfiguration in 2005; *(attached as Figure 2)*
- Current land parcel configuration overlaid over current aerial photograph; and *(attached as Figure 3)*
- Current Registered Plan *(attached as Figure 4)*
- Copies of Site Plan with sampling locations from Flour Daniel GTI report
(attached as Figure 5)

Site Details

Location



The Mill site and current subject land parcels are located at the corner of Mary River Road/Maple Street and Lower Mill Road (newly established), Cooroy within the Noosa Shire Council boundaries. The attached aerial photograph provides an indication of the location.

Real Property Description

As can be seen from the attached figure of land parcel configurations (red line in Figure 2), the original site boundaries of the Mill site encompassed the following land parcels:

- Lots 1 and 2 on RP153299 (administration area);
- Lot 3 on RP153299 (timber treatment or milling operations and/or storage area);
- Lots 1, 2 and 3 on RP87371 (timber treatment or milling operations and/or storage area);
- Lot 2 on RP47020 (timber treatment or milling operations and/or storage area);
- Lot 1 on RP 88582 (timber storage area);
- Lots 2 and 3 on RP110206 (timber treatment or milling operations and/or storage area).

The reconfigured (current) land parcels are described as Lots 1 to 7 on SP173771, Parish of Tewantin, County of March.

Site History

Mill Operations

The Mill site was used as a timber mill for the production of floor boards since the early 1900's but was established in the configuration exhibited prior to its closure in 1959 – 1960.

Boron treatment was the sole form of wood treatment on – site in the initial years of operation. This boron treatment occurred in pits located on Lot 2 on RP87371 (now Lot 5 on SP173771). No CCA – treatment of timber was ever conducted on the Mill site. However, some CCA – treated timber was imported onto the site for processing in the mill. The processing activities were conducted in the area just north of Maple Street/Cooroy Creek with the mill, kiln, boiler, sheds, pits and fuel storage on land described as Lot 2 on RP87371 (now Lot 5 on SP173771).

An area north west of the actual mill, described as Lots 1,2 and 3 on RP110206 (now Lots 6,1 and 2 on SP173771), Lot1 on RP88582 and part of Lots 2 on RP87371 was used primarily for the purpose of stacking and air drying raw timber prior to milling. However, Lot 1 on RP88582 (now Lot 3 on SP173771) also contained a fire pit (described as Area C in the Fleur



Daniel GTI report). Glyphosate was used infrequently to control weed growth at the base of the stacks in this area between 1988 and 1996. A limited historical use of Gramoxone (paraquat) has been recorded in the area prior to this time.

Mill Operations

The Mill site was owned as freehold by Allen Taylor and Company Limited, while Boral operated the Mill from pre – 1946 to 30 March 2001. The (former) Department of State Development purchased the sawmill/land on 1 April 2001. Ownership of the land was transferred to NSC on 5 July 2002 and remains with NSC to date for all land parcels.

Investigation and Remediation Activities

Envirotest undertook a review of the site in November 1991 for the purpose of auditing the Mill's contamination status. In 1998, Boral engaged Flour Daniel GTI to undertake a Stage 2 contaminated land investigation in part as a precursor to possible site divestment but also to remove the UST and remediation of any associated contaminated soil, decommission the abandoned borax pits and remediate any associated contaminated soil and recommend remediation strategies for the remainder of the site. This investigation showed that no contamination associated with past mill activities existed within the areas that now comprise the land parcels of interest (refer to samples H2, H18, H16, and B1 to B11 of the Flour Daniel GTI report). The Remediation Plan for the Mill site was introduced in November 1998 and additional environmental investigations carried out by September 2000, while some mill activities continued as outlined by the retired Mill manager, [CTPI 49-Sch4] (refer to attached declaration).

The Closure Report, issued by IT Environmental (Australia) Pty Ltd (formerly Flour Daniel GTI) in April 2001, addresses the remediation of the remaining hot spots previously identified and the completion of the recommended remediation strategies. This report demonstrates that the remediation activities were concentrated away from the land parcels of interest for this deletion request.

The Boral Manager – Environmental Services, Qld & NT, Mr [CTPI 49-Sch4] was also contacted with respect to any potentially re-contaminating activities that may have occurred on the site subsequent to the Mill's closure in 2001. His response (attached) supports that no further contaminating activities are likely to have occurred on the Mill site.



In conclusion, it is believed that the above summary together with the supporting documentation presents a positive case for the deletion of the land parcels of interest from the EMR. We therefore look forward to an early confirmation of the EPA's decision regarding this deletion.

Yours sincerely

CTPI 49-Sch4

CTPI 49-Sch4

Environmental Manager - Contaminated Land Management

Phone: (07) CTPI 49-Sch4

Fax: (07) 3244 7306

E-mail: CTPI 49@skm.com.au

Commonwealth of Australia
STATUTORY DECLARATION
Statutory Declarations Act 1959

APPENDIX 1

1 Insert the name, address and occupation of person making the declaration

I, ¹ CTPI 49-Sch4 of the Boral Timber Mill at 1 Maple Street
Cooroy.

make the following declaration under the *Statutory Declarations Act 1959*:

2 Set out matter declared to in numbered paragraphs

2

1. CTPI 49-Sch4
2. I declare to the best of my knowledge that from just prior to 1998 to the time of mill closure in 2001 that only a minor amount of CCA treated wood was brought on site and no wood treated on site. This was because an extension to the mill at Wondi was built at this time specifically to plane CCA treated timber to the finished product for sale.
3. I declare to the best of my knowledge that from just prior to 1998 to the time of mill closure that no CCA treated timber was planed or treated on the southern side of Cooroy Creek (Lots 1, 2 & 3 on RP153299).
4. The underground diesel tank along side the kiln was in the ground from approximately 1959 – 1991 when it was removed. It was then replaced by a 200 gallon above ground tank beside the kilns, which was operating until the mill's closure in 2001. These were the only fuel tanks on the North side of Cooroy Creek. The tanks were used to refuel fork lifts.
5. An underground petrol tank was used until 1972 in Marara Street on the southern boundary of Lot 3 on RP153299. After 1972 petrol for company cars was sourced off site. The petrol tank was removed in approximately 1980.
6. Roundup was used to control weeds at the base of timber stacks up until approximately 1996. The roundup was applied once a year by Napsac. The chemical was applied less toward 1996 due to reduced seed survival.
7. I declare that to the best of my knowledge the land encompassed Lots 6, 1, 2 & 4 on SP173771 as shown on Sketch A (signed and dated by me) was only used for the purpose of stacking raw timber before planing to make floor boards. The areas were not used for fuel, chemical or sawdust storage. From 1998 to 2001 CCA treated timber was not stored in these areas.
8. The general mill operation from 1998 to 2001 consisted of:
 - New rough sawn timber arriving from other mills. This wood was hand stacked in the timber stacking yard generally Lot 1 RP88582, Lot 2 RP110203, Lot 3 RP110206 and part of Lot 2 RP87371
 - This timber was left to air dry for 4 months.
 - The timber was then placed in kilns to dry for 5 days.
 - It then went to the planing shed adjacent the kiln to be planed into internal and external flooring.
 - The sawdust from the planing process was sucked up into a hopper which automatically fed the steam boiler fire for the kiln.
 - Ash from the boiler fire (a few wheelbarrows per week) was taken to the fire pit in the far north of the site.
 - Finished planed timber ready for sale was then hauled by trailer over to the large storage shed closest to Mary River Road, on Lot 3 RP153299.
 - The other large shed on the Marara Street side of Lot 3 RP153299 was used to do special planing orders up until 1995 after which it was not used at all.

CTPI 49-Sch4

CTPI 49-Sch4

I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the *Statutory Declarations Act 1959*, and I believe that the statements in this declaration are true in every particular.

3 Signature of person making the declaration

3 CTPI 49-Sch4

4 Place
5 Day
6 Month and year

Declared at * CTPI 49-Sch4

on ⁵

29

of ⁶

AUGUST 2007

Before me,

7 Signature of person before whom the declaration is made (see over)

7 CTPI 49-Sch4

8 Full name, qualification and address of person before whom the declaration is made (in printed letters)

8 CTPI 49-Sch4

CTPI 49-Sch4

Registered Engineer member of Engineers Aust

CTPI 49-Sch4

Note 1 A person who intentionally makes a false statement in a statutory declaration is guilty of an offence, the punishment for which is imprisonment for a term of 4 years — see section 11 of the *Statutory Declarations Act 1959*.

Note 2 Chapter 2 of the *Criminal Code* applies to all offences against the *Statutory Declarations Act 1959* — see section 5A of the *Statutory Declarations Act 1959*.

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SKETCH A

CTPI 49-Sch4

CTPI 49-Sch4

Commonwealth of Australia
STATUTORY DECLARATION
Statutory Declarations Act 1959

APPENDIX 2

1 Insert the name, address and occupation of person making the declaration

I, CTPI 49-Sch4 Registered Professional Environmental Engineer & Civil Engineer, Principal of Callaghan & Toth Consulting Engineers

make the following declaration under the *Statutory Declarations Act 1959*:

2 Set out matter declared to in numbered paragraphs

1. I declare that the area of land now described as Lots 1, 2 and 6 on SP173771 was first inspected by me as the Superintendent of the proposed industrial development in 15/03/2003, and found to have been a clear levelled and free draining hard surfaced landscape with scattered small grasses.
2. Allotment filling of lots 1 & 2 was carried out by Carruthers Contracting to create a flood free site. This work commenced after Council's approval on September 2004. The first 150mm depth of soil over Lots 1 & 2 was stripped and stockpiled. This material was later placed on the east batters of Lot 3 SP173771. The lots 1 & 2 were then filled to a depth of approximately 1m with imported clay fill from the Cooroy Brickworks Overburden.
3. Lot 6 on SP173771 was filled as part of a separate Operational Works contract to build the roads and services infrastructure to the new lots which was commenced by Council's own work force after OPW approval on 12/05/05.
4. The first 150mm depth of soil of Lot 6 SP173771 was stripped and stockpiled on site. The underlying clay was found to be too wet to support the fill and so a further 300mm depth of soil was removed. This material together with the first 150mm of soil was also placed on the eastern batter of Lot 3 SP173771.
5. The lot was then filled to a depth of 0.75m to create a flood free lot using imported clay overburden fill from Noosa Council's quarry.
6. As the supervising engineer on the project I was responsible for the supervision of all civil works which were carried out on the site from the time State Government handed over the site to the time that Noosa Council approved the new titles in March 2006.
7. I was also responsible for ensuring that capped areas were not disturbed, that no soil was removed from the site, and that soil which was relocated on site was only placed in the area above the capped area on the eastern boundary of Lot 3 SP173771.
8. I further certify that the capped areas were identified before works commenced and that no disturbance to material in the capped areas occurred. Further the capped areas have also been addressed in the Riparian Revegetation Plan which provides for plantings of shallow rooted shrubs on a topsoil mound over the capped areas.

CTPI 49-Sch4



CTPI 49-Sch4

I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the *Statutory Declarations Act 1959*, and I believe that the statements in this declaration are true in every particular.

3 Signature of person making the declaration

3

CTPI 49-Sch4

4 Place
5 Day
6 Month and year

Declared at ⁴NOOSA Junction on ⁵ 30th of ⁶ AUGUST 2007

Before me CTPI 49-Sch4

CTPI 49-Sch4

7 Signature of person before whom the declaration is made (see over)

JAMEI AUSTINKER ✓
COM. DEC. 47294

8 Full name, qualification and address of person before whom the declaration is made (in printed letters)



Note 1 A person who intentionally makes a false statement in a statutory declaration is guilty of an offence, the punishment for which is imprisonment for a term of 4 years — see section 11 of the *Statutory Declarations Act 1959*.

Note 2 Chapter 2 of the *Criminal Code* applies to all offences against the *Statutory Declarations Act 1959* — see section 5A of the *Statutory Declarations Act 1959*.

QUEENSLAND
TO WIT

STATUTORY DECLARATION

I David John Thomas of 4 Elanora Terrace, Noosa Heads in the State of Queensland DO SOLEMNLY AND SINCERELY DECLARE as follows: -

1. I am the Director of Business for the Noosa Council who has primary responsibility for the Cooroy Lower Mill Site consisting of the following lands:

<u>Description of Lot</u>	<u>Title Reference</u>
Lot 1 on Registered Plan 153299	15572077
Lot 2 on Registered Plan 153299	15572078
Lot 3 on Registered Plan 153299	15572079
Lot 1 on Registered Plan 87371	13189215
Lot 3 on Registered Plan 87371	13120121
Lot 2 on Registered Plan 87371	13955238
Lot 1 on Registered Plan 88582	13955238
Lot 2 on Registered Plan 110206	13955238
Lot 3 on Registered Plan 110206	13955238
Lot 2 on Registered Plan 47020	12613020

2. Ownership of this land was transferred from the Queensland Department of State Development to the Noosa Council on 5 July 2002.
3. The site consisted of a collection of dilapidated buildings from which the equipment had been removed.

R

4. No activities were undertaken by the Noosa Council or any contractor, or community organisation on the site from the time of transfer until the sites subsequent redevelopment.
5. On about January 2003 Callaghan and Toth Consulting Engineers were appointed by Council to advise on the redevelopment of the site and then subsequently took possession of the site for construction purposes.
6. Acting on the advice of Council's Planning staff an application for the transfer of Licence SR388 was made and granted on 29 January 2003 and a new licence SR2509 was issued. This was to cover the following lands:

Lot 1 RP88582	County of March Parish of Tewantin Title Ref. 13955238
Lot 1 RP153299	County of March Parish of Tewantin Title Ref. 15572077
Lot 1 RP87371	County of March Parish of Tewantin Title Ref. 13189215
Lot 2 RP110206	County of March Parish of Tewantin Title Ref. 13955238
Lot 2 RP47020	County of March Parish of Tewantin Title Ref. 12613020
Lot 2 RP87371	County of March Parish of Tewantin Title Ref. 13955238
Lot 3 RP87371	County of March Parish of Tewantin Title Ref. 13120121
Lot 2 RP153299	County of March Parish of Tewantin Title Ref. 15572078
Lot 3 RP153299	County of March Parish of Tewantin Title Ref. 15572079
7. No activities were ever carried on by the Noosa Council under the licence, the licence was held to assist the development application of the Camphor Laurel Woodworkers Group for a workshop on the site. This was later subsequently applied for built and the licence was surrendered and transferred to this organisation.

AND I MAKE this solemn Declaration conscientiously believing the same to be true and by virtue of the provisions of the "Oaths Act 1867 - 1981".

SIGNED AND DECLARED by the above)

Declarant at TEWANTIN this)

4th day of September, 2007)

in the presence of:

CTPI 49-Sch4

CTPI 49-Sch4

Declarant

CTPI 49-Sch4

Solicitor/Justice of the Peace



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Queensland
Government

The Coordinator-General

Please quote: T774

6 September 2007

Noosa Council
PO Box 141
Tewantin Qld 4565

Attention: Mr David Thomas

Dear David

RE: Former Cooroy Saw Mill - Lot 2 on RP47020; Lots 1 to 3 on RP87371; Lot 1 on RP88582; Lots 2 and 3 on RP110206; Lots 1 to 3 on RP153299

I confirm that the former Department of State Development purchased the former Cooroy sawmill on 1 April 2001 following the closure of the mill on 30 March 2001.

The mill has not been operational since its closure on 30 March 2001. Should you require any additional information please contact Mr. John White of the Department on 3227 7834.

Yours sincerely

CTPI 49-Sch4

Maurice Harvey
Executive Director
Property Services Group
Department of Infrastructure

CTPI 49-Sch4 (SKM)

From: CTPI 49-Sch4 @boral.com.au]
Sent: Monday, 3 September 2007 5:50 PM
To: CTPI 49-Sch4
Cc: CTPI 49-Sch4 (SKM)
Subject: Additional information relating to question 10 in your letter of 19 July 2007

CTPI

I spoke with CTPI 49-Sch4 former Boral Mill Manager, regarding the operations on site during the period 1998-2001. CTPI 49-Sch4 recollection of specific dates was fairly poor, which is perhaps unsurprising given the years that have elapsed. I was able to glean the following from my conversation with him.

- He confidently stated that no potentially recontaminating activities took place around the time of and after the final site report was issued April 2001.
- Treatment of timber ceased on site some time in 1998
- Treated timber was brought in following 1998 in order to continue production.
- Treated timber processing wastes (shavings and sawdust) were collected and disposed of as regulated waste until the plant was shutdown
- Production ceased altogether in 2001
- Operations of the boiler and kiln stopped in 2000

CTPI 49-Sch4 now works for Jigsaw Personnel, and said that he would be happy to speak directly with you if that would help. His contact number is CTPI 49-Sch4. I hope that this information is useful to you.

Regards

CTPI 49-Sch4

Manager - Environmental Services, Qld & NT
Boral Limited
147 Coronation Drive Milton Qld
PO Box 1369 Milton Qld 4064
Tel: 07 3867 7601
Fax: 07 3867 7420
Mob: CTPI 49-Sch4
e-mail: CTPI 49-Sch4 @boral.com.au

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CALLAGHAN & TOTH
Consulting Engineers

P.O. Box 203, TEWANTIN 4565

Les Callaghan 61 Hooper Crescent TEWANTIN 4556
Phone 54490406
Lex Toth 2/11 Sunshine Beach Road NOOSA JUNCTION 4566
Phone 54749081
Fax 54749041

designed CT datum AHD
drawn
checked Origin (B.M.) PSM XX RLXX

approved
SURVEYED BY

PHONE *

project
**CONTAMINATED SITE
REMEDiation**

Client
NOOSA COUNCIL

title
**OLD BORAL LOWER MILL
SITE PLAN**

Business Directorate

Director - Business
DATE APPROVED BY COUNCIL

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0 50 100 150 200 250 Meters 500

scale
1:10000(A3) SCALE SHOWN IS ORIGINAL DRAWING SCALE
DO NOT SCALE FROM THIS DRAWING
USE ONLY DIMENSIONS PROVIDED

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Sheet 01 of 01 sheets
drawing number
0646-50



FIGURE 2

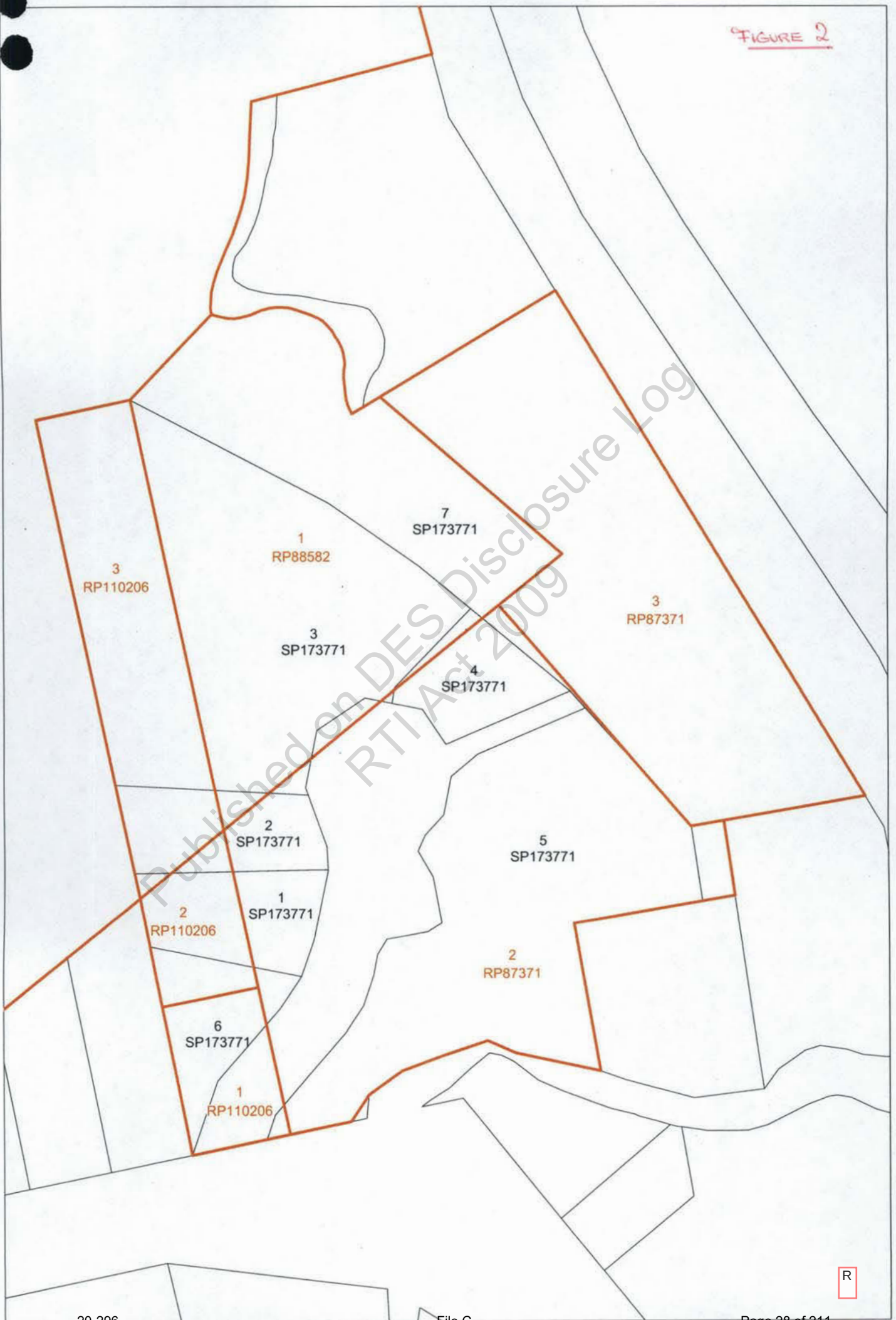
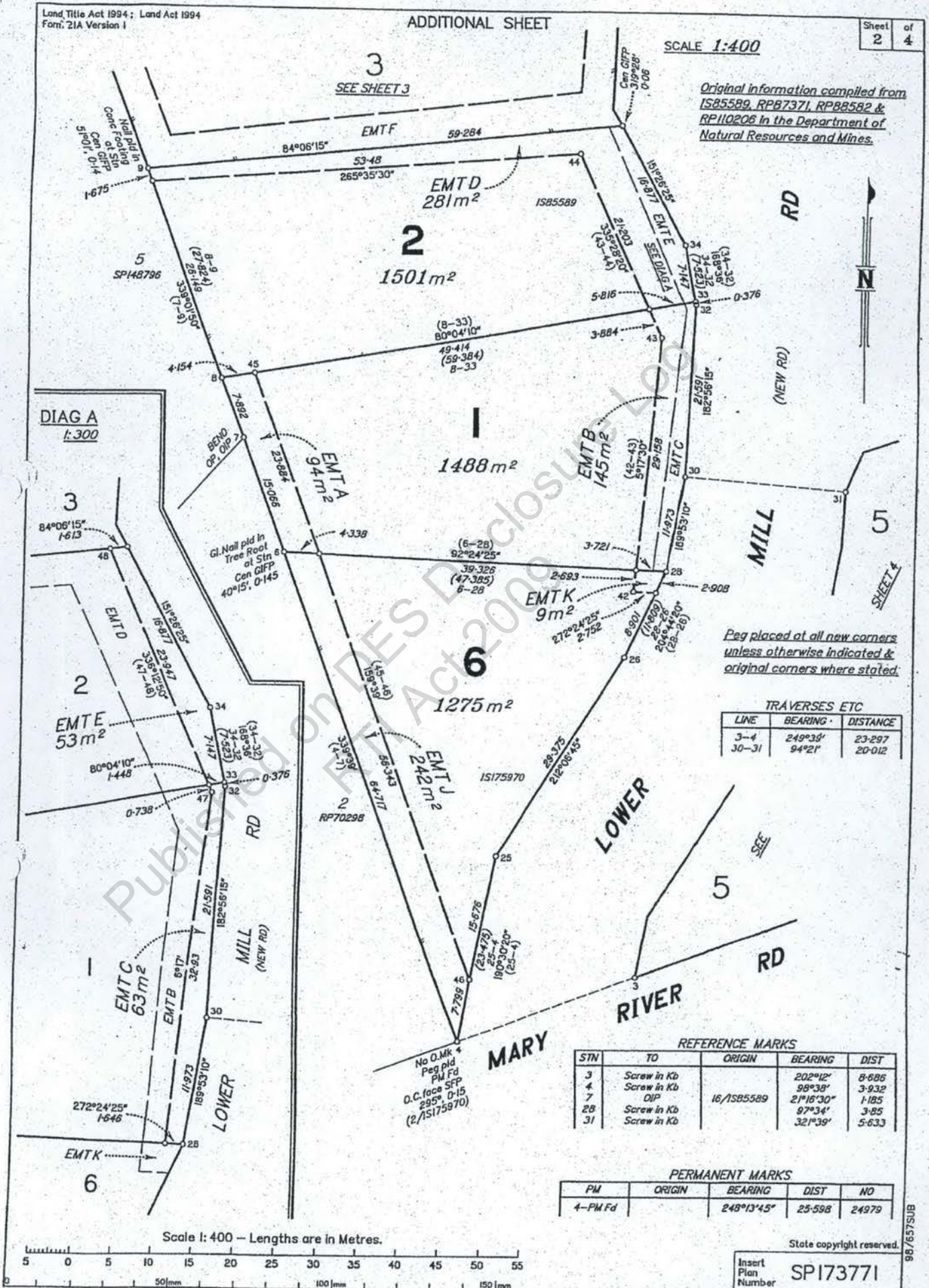


FIGURE 3



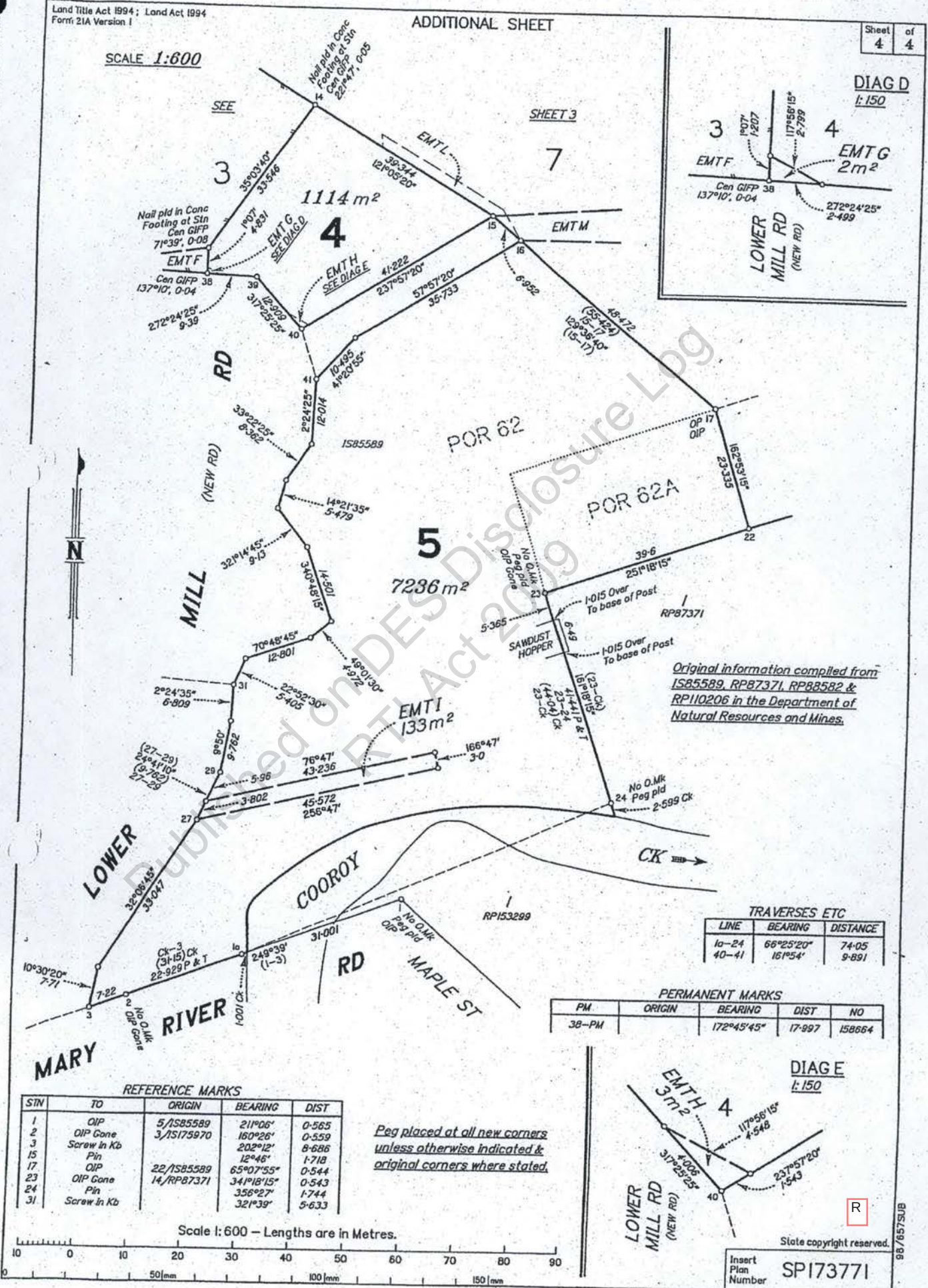
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Original information compiled from
IS85589, RP87371, RP88582 &
RP110206 in the Department of
Natural Resources and Mines.

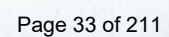


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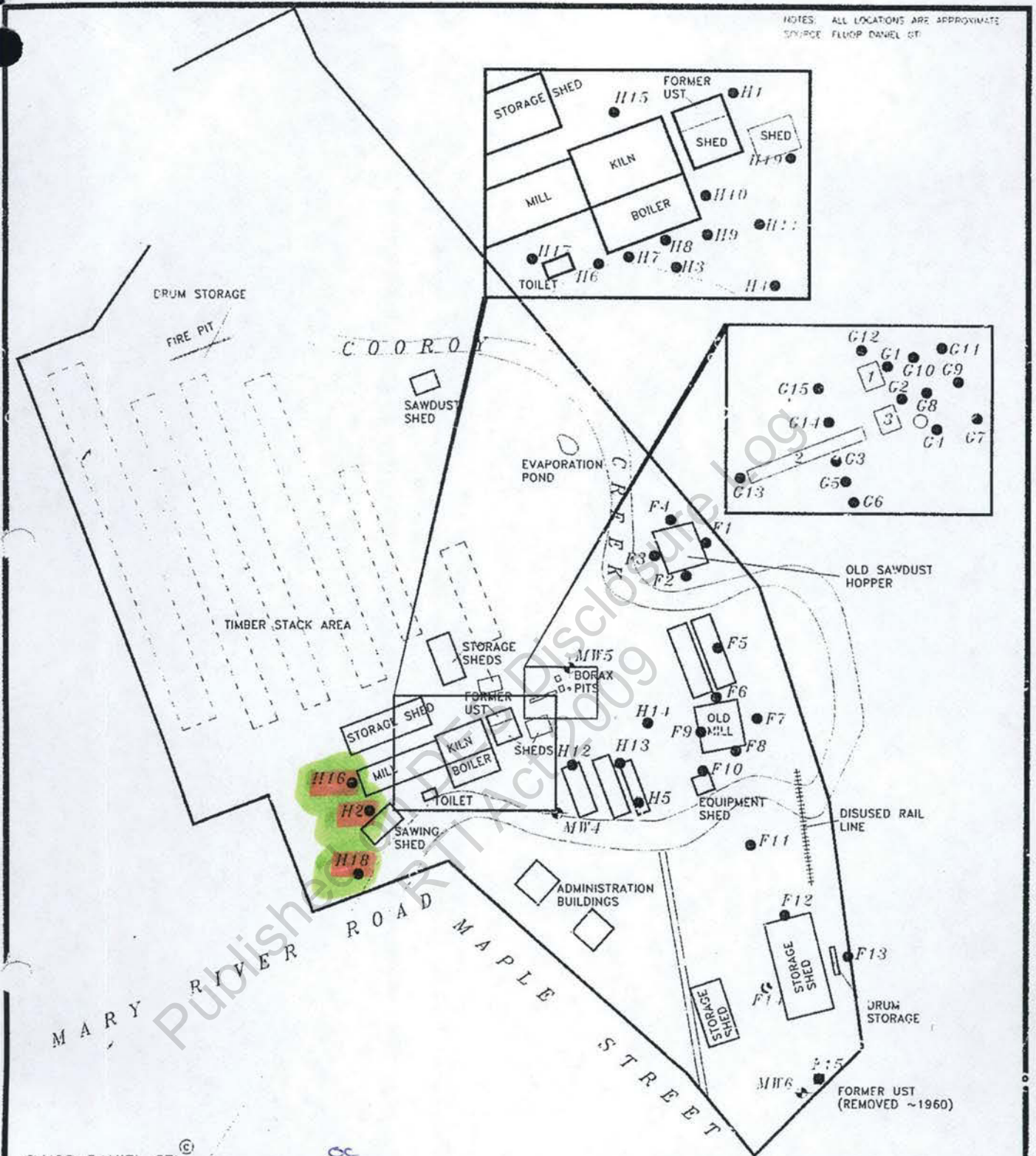
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1:150



NOTES: ALL LOCATIONS ARE APPROXIMATE
SOURCE: FLUOR DANIEL CO



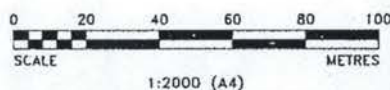
NOTES: ALL LOCATIONS ARE APPROXIMATE
SOURCE: FLUOR DANIEL GTI



FLUOR DANIEL GTI ©

LEGEND

- STRIPPED TIMBER
- SOIL SAMPLE LOCATIONS (MAY 1998)
- MONITORING WELL LOCATIONS (MAY 1998)



12 STRATTON STREET
NEWSTEAD QLD 4004
(07) 3252 5711

REV. NO.: 1	DRAWING DATE: 28/08/98	ACAD FILE: B7570F3D
SITE PLAN WITH SAMPLING LOCATIONS		
CLIENT: BORAL TIMBERS - COOROY	PM:	
LOCATION: CHR MARY RIVER RD & MAPLE ST COOROY, QUEENSLAND	PS:	
DESIGNED: [CTPI 49-Sch4]	PROJECT NO.: B7570	FIGURE: 3d

File Note.

Date: 18/01/2007

Today [CTPI 49-Sch4] called to advise me that he got a letter that the notifiable activity ceased in 2001.

I advised him that removal of lots 6/1 & 2 requires further investigation. It appears that an investigation will not be complex for these lots.

Removing lot 5 may require more complex investigation but it will depend of the suitable qualified investigator.

He advised me He will contact with [CTPI 49-Sch4] to arrange further investigation.

No action is required until new information be provided.

Please note that he ~~referred~~ recalled many times that [CTPI 49-Sch4] was agreed. I told him that what is on writing overrules any verbal agreement.

[CTPI 49-Sch4]

18/01/07

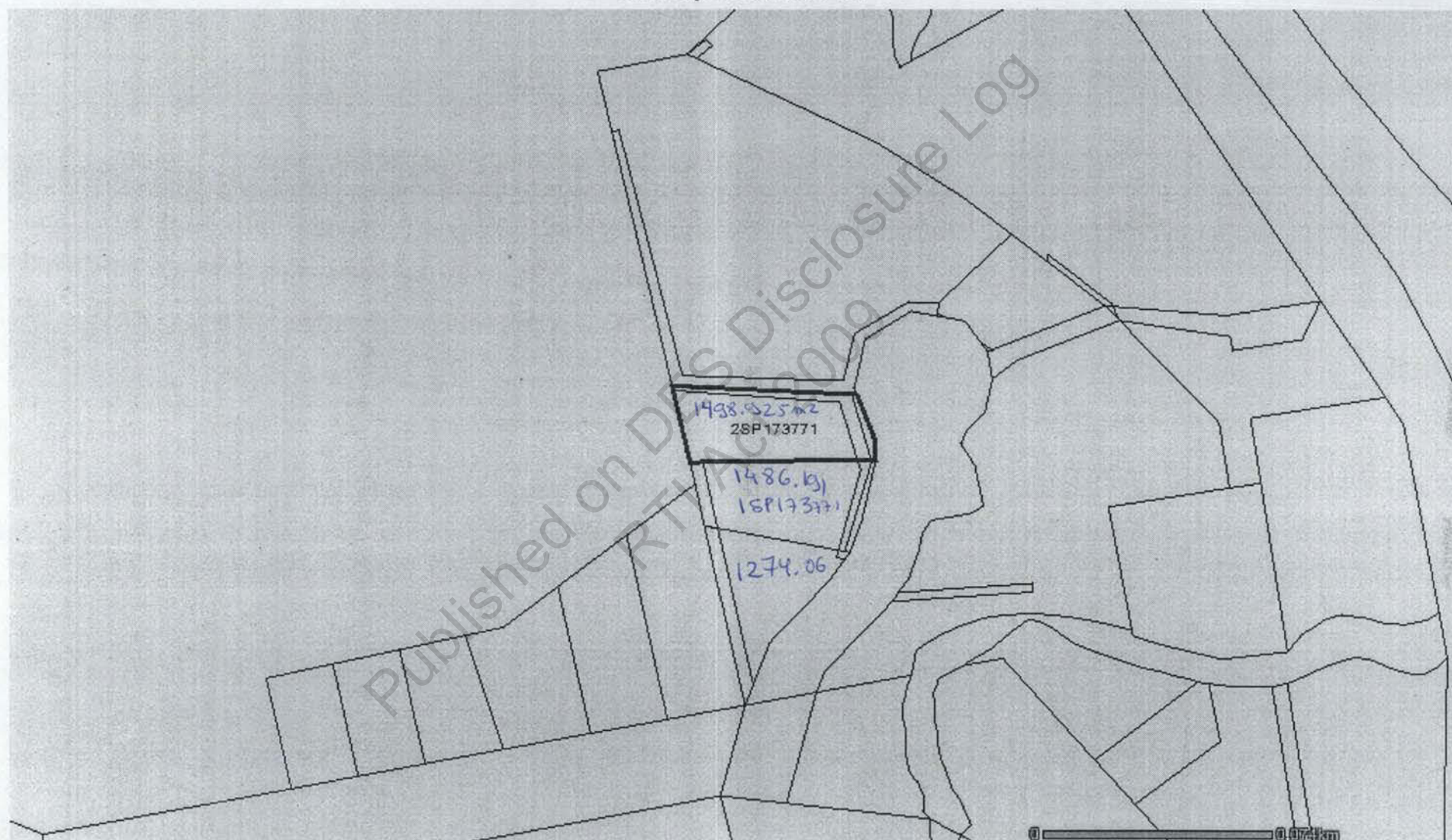
ecomaps

04/01/2007

Queensland Environmental Protection Agency

ecomaps Screen Plot

Page 1 of 2



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ecomaps

04/01/2007

- ☐ Cadastre Selection
☒ Grouped Cadastre
☐ Queensland

☐ Other States

ecomaps Screen Plot

ecomaps Layers

Queensland Environmental Protection Agency

Page 2 of 2

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Fax

FAXED
15/01/2007



Queensland Government

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

To: CTPI 49-Sch - Callaghan & Toth **Fax:** (07) 5474 9041
From: Miguel A. Zavaleta-Romero
Telephone: (07) 3225 1080 **Fax:** (07) 3247 3278
E-mail: Miguel.Zavaleta@epa.qld.gov.au
Date: 15 January 2007 **Pages:** two (including this page)
Subject: Proposed removal of Lot 6, 1, 2, and 4 on Sp173771

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Dear Mr CTPI 49-Sch4

Following our telephone conversation on Tuesday 2 January 2006, I reviewed the files BNE21917 Vol 1, 2 & 3 which contains information and reports submitted in relation to this case.

I also found and read the Elissaveth Black's File Note which was sent to you by email on 15 October 2004 (email address: CTPI@callaghanandtoth.com.au).

First, Elissaveth Black's advice is a general advice. It means it does not considered any assessment at that specific moment. She states in issue 3 the following: "An Application for assessment of site investigations **may** result in the removal of some of the proposed child parcels from the EMR....".

Next, in accordance with the sections 389, 400 & 416 of the *Environmental Protection Act 1994*, if the administering authority fails to decide whether to approve or refuse a site/validation report or a draft site management plan within the time it is required to make a decision on the report or plan, the failure is taken to be a decision by the authority to refuse to approve the plan at the end of the time. 20 business days is the time. Consequently, your application **was deemed refuse** early 2005.

Some comments in relation to the reports submitted:

The report submitted with the DA application on 6 September 2004 is a copy of an early report provided in November 1998. This stage II investigation report was conducted when the sawmill activity was carried out. This report clearly indicated that treated timber was used in the process when the investigation was conducted.

Similar situation is with the additional reports prepared by IT Environmental and submitted to the EPA in August 2004.

Report dated 28 Sept 2000: Additional investigation was conducted based on the findings in early 1998. Please check the objectives of that report. Also the investigator states that the site is appropriate for an ongoing commercial/industrial site. The investigator hasn't stated for any use that involves lot removal from the Environmental Management Register (EMR).

EX-100

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The latest report indicates that works were done to comply with the Environmental Authority SR388. The investigator states as conclusion that the requirements of Schedule D of the Environmental Authority for the site have been met and no further action is required.

Furthermore, your request of removing the current lots 6, 1, 2 and 4 is inconsistent with the proposed draft site management plan for Lots 3 RP110206, 1 RP88582, 2 RP87371, 3 RP87371 and 2 RP47020 submitted with the DA application in 2004. The proposed lots to be removed overlap lots with the proposed draft site management plans.

As the Environmental Protection Agency – Contaminated Land Unit has a policy Not to consider reports prepared when an activity is carried out, the EPA-CLU considers that there is not enough information to make a decision about the status of the Lots on the Environmental Management Register.

If you have any further query please do not hesitate to contact with the EPA- Waste & Contaminated Land Unit.

Regards

CTPI 49-Sch4

Miguel Zavaleta

* * * JOURNAL (15. JAN. 2007 9:45) * * *

TTI EPA SOUTHERN REGION 07 32258391

(MANUAL PRINT)

< T X >																	
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M : MEMORY
S : STANDARD
! : REMOTE TRANSFER

C : CONFIDENTIAL
L : SEND LATER
D : DETAIL
B : FAX ON DEMAND

£ : TRANSFER
@ : FORWARDING
F : FINE
* : PC

P : POLLING
E : ECM
> : REDUCTION
% : PC DIRECT

File Note

On 1 February 1999, the EPA received the following :

Letter from Boral Limited dated 22 January 1999 which makes reference to the following:

Letter from Fluor Daniel GTI dated 11 November 1998 with the following reports:

Stage II Investigation Report Boral Timber Yards 1 Maple Street Cooroy, Queensland prepared by Fluor Daniel GTI (Australia) Pty Ltd dated 9 October 1998 (Ref: B7570BR01). This report contains in appendix C report titled "Environmental Audit of Boral – Cooroy Wood Treatment Facility" prepared by Envirotest, dated November 1991.

Remediation Plan Boral Timber Yards 1 Maple Street Cooroy, Queensland prepared by Fluor Daniel GTI (Australia) Pty Limited dated 2 November 1998 (Ref: B7570R03).

Comment:

It is considered that the environmental audit conducted by Envirotest, it was undertaken to comply with the duty of care or permit requirements **when the notifiable activity was continuing**.

This audit report pointed out that CCA was used to treat timber. At the time of the audit, CCA was discontinued but CCA timber was still milled on site. Gramoxone (organic chlorine compound) was also used for short period. Boron and Roundup (alcohol amine) was used at the time of the auditing. Soil sampling was concentrated in the following areas: the firewall area, evaporation pond, borax dip, and the boiler area. No samples were taken from the stacking area.

The Fluor Daniel GTI report indicates the site was used to conduct a timber mill since 1900s but no permanent facilities were constructed as the timber site occupies the floodplain of Cooroy Creek. Timber storage commenced between 1940-1953. Around 1959-1960, land was levelled to allow timber stacks to dry. Area where timber was stacking has up to 100mm of fill material where other areas has up to 300mm of it.

11 samples were taken from surface, no one showed level of metal/metalloids at concern level.

This investigation was conducted when activity was carried out. (page 5).

In 2004, the following reports were submitted:

"Additional Environmental Investigations Boral Timber Cooroy Mill 1 Maple Street Cooroy Queensland" prepared by IT Environmental (Australia) Pty Ltd dated 28 September 2000; and

“Closure Report Soil Remediation and Stormwater Management Works Boral Timber Mill Maple Street, Cooroy Qld” prepared by IT Environmental (Australia) Pty Ltd dated 19 April 2001.

Comment:

The latest report was prepared to comply with the licence conditions for a saw mill activity on site.

On 6 September 2004, an IPA application was submitted for RoL involving lots on EMR. The application includes a report prepared by IT Environmental, draft SMPs for lots 3 RP110206, 1 RP88582, 2-3 RP87371 & Lot 2 RP47020.

On 20/9/04, CAR was issued approving the RoL.

Comment:

The applicant stated that sawmill activity is continuing. The proposed Lot 5 will contain the activity.

The report submitted is an incomplete copy of the report submitted in 1999.

On 15/10/2004, Ms Black provided a file note for comments to Mr [CTPI 49-Sch4]
Issue 3 in the file note describes her advice.

“Since no further application for assessment of reports has been received at this time, all of the proposed child parcels will be listed on the EMR once the plans have been sealed.

An Application for assessment of site investigations may result in the removal of some of the proposed child parcels from the EMR.....”

Comment:

The advice provided is considered a general advice. It is clear that the advice was provided without any assessment of the reports.

On 1 December 2004, IT Group faxed a letter making a reference to the above file note and paying the fees for site investigation assessment. Hardcopy was received on 6/12/2004.

On 7 December 2004, the applicant requested to change the CAR. On 18/12/2004 a new CAR was issued.

On 27/09/2005, the Council advised that the application has changed therefore a new acknowledgement notice was issued. On 24/10/06, the council faxed the new survey plan.

On 25/10/2005, a new CAR was issued for the site with standard condition for RoL and advice that the approval does not imply MCU approval.

On 22/12/2005, A D Toth advised about the RoL and requested the removal from the EMR the new parcels Lot 6, 1, 2 & 4.

Dear [CTPI 49-Sch4]

Following our telephone conversation on Tuesday 2 January 2006, I reviewed the files BNE21917 Vol 1, 2 & 3 which contains information and reports submitted in relation to this case.

I also found and read the Elissaveth Black's File Note which was sent to you by email on 15 October 2004 (email address: [CTP]@callaghanandtoth.com.au).

First, Elissaveth Black's advice is a general advice. It means it does not considered any assessment at that specific moment. She states in issue 3 the following: "An Application for assessment of site investigations **may** result in the removal of some of the proposed child parcels from the EMR.....".

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Now in relation to the reports submitted:

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Report dated 28 Sept 2000: Additional investigation was conducted based on the findings in early 1998. Please check the objectives of that report. Also the investigator states that the site is appropriate for an ongoing commercial/industrial site. The investigator hasn't stated for any use that involves lot removal from the Environmental Management Register (EMR).

The latest report indicates that works were done to comply with the Environmental Authority SR388. The investigator states as conclusion that the requirements of Schedule D of the Environmental Authority for the site have been met and no further action is required.

Furthermore, your request of removing the current lots 6, 1, 2 and 4 is inconsistent with the proposed draft site management plan for Lots 3 RP110206, 1 RP88582, 2 RP87371, 3 RP87371 and 2 RP47020 submitted with the DA application in 2004. The proposed lots to be removed overlap lots with the proposed draft site management plans.

As the Environmental Protection Agency – Contaminated Land Unit has a policy Not to consider reports prepared when an activity is carried out, the EPA-CLU considers that there is not enough information to make a decision about the status of the Lots on the Environmental Management Register.

If you have any further query please do not hesitate to contact with the EPA- Waste & Contaminated Land Unit.

Regards

Miguel Zavaleta

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Date Printed: 02/01/2007

V1.0

Base Parcel Site ID 10159

Lot	Plan	Prev Lot	Prev Plan	Pcl Status	LGA	Site ID	Rec Type	Level	Cat
1	RP88582			D	515	10159	BP	1	N
5	SP173771	1	RP88582	C	515	60205	NP	2	
6	SP173771	1	RP88582	C	515	60206	NP	2	
1	SP173771	1	RP88582	C	515	60201	NP	2	
2	SP173771	1	RP88582	C	515	60202	NP	2	
3	SP173771	1	RP88582	C	515	60203	NP	2	
4	SP173771	1	RP88582	C	515	60204	NP	2	
7	SP173771	1	RP88582	C	515	60207	NP	2	

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SITE REPORT

EMM7040

V1.1.0

Date Printed: 02/01/2007

EMR

Lot 3	Plan RP110206	Category NOTIFIABLE ACTIVITY	Record Type BP	ID 10158
			Hist ID	92-3869

LGA	NOOSA SHIRE COUNCIL		Region	S	AMA		
Site Name	TIMBERYARD - BORAL - COOROY PT15				Notified By	DATA CONV	Notif Rec'd
Street	1 MAPLE STREET				Entry Date	27/06/1998	Last Altered Date 27/09/2004
Suburb	COOROY	Post code	4865		Ext Ref		
Owner	ALLEN TAYLOR & CO LTD				Haz Cont		
Owner Address	P O BOX 224						
	COOROY QLD						
		Post code	4563				
Parcel Status	D	Area	0	m ²	File	902328	Officer HOPPER
					Offsite Disposal Date		

Notifiable Activities

WOOD TREATMENT AND PRESERVATION

Comments

Comments					Registered Site ID
Date	User ID	Corr N	Officer Name	Finalised	How Finalised
16/03/1999	TSOURGR				
CONTAMINATED SITE ASSESSMENT STAGE II INVESTIGATION REPORT AND REMEDIATION PLAN REC'D FROM FLUOR DANIEL AS PART OF CSI APPLICATION FEB '99 ON BEHALF OF BORAL TIMBER DIVISION.					
27/09/2004	LEWISAN				
IPA APPLICATION (APPLN#10159 PART 1) REC'D FROM NOOSA SHIRE COUNCIL DATED 6/9/04 FOR RECONFIGURATION OF A LOT. REFERRAL AGENCY RESPONSE LETTER DATED 20/9/04 ADVISES CONDITIONS MUST ATTACH TO ANY DEVELOPMENT APPROVAL.					
13/12/2004	MCINTOC				
IPA APPLICATION (APPLN # 10159 PART 2) REC'D FROM MARTOO CONSULTING, DATED 7/12/04, FOR RECONFIGURATION OF A LOT. REFERRAL AGENCY RESPONSE LETTER DATED 10/12/04 STATES THAT CONDITIONS MUST ATTACH TO ANY DEVELOPMENT APPROVAL.					

EMR

Lot 2 Plan RP110206 Category NOTIFIABLE ACTIVITY Record Type BP ID 10157
Hist ID 92-3868

LGA NOOSA SHIRE COUNCIL Region S AMA
Site Name TIMBERYARD - BORAL - COOROY PT14 Notified By DATACONV Notif Rec'd
Street 1 MAPLE STREET Entry Date 27/06/1998 Last Altered Date 27/09/2004
Suburb COOROY Post code 4865 Ext Ref
Owner ALLEN TAYLOR & CO LTD
Owner Address P O BOX 224
COOROY QLD
Post code 4563
Parcel Status D Area 54430 m² File 902328 Officer HOPPER
Offsite Disposal Date

Notifiable Activities

WOOD TREATMENT AND PRESERVATION

Comments

Registered Site ID 10157

Date	User ID	Corr N	Officer Name	Finalised	How Finalised
16/03/1999	TSOURGR				
CONTAMINATED SITE ASSESSMENT STAGE II INVESTIGATION REPORT AND REMEDIATION PLAN REC'D FROM FLUOR DANIEL AS PART OF CSI APPLICATION FEB '99 ON BEHALF OF BORAL TIMBER DIVISION.					
27/09/2004	LEWISAN				
IPA APPLICATION (APPLN#10159 PART 1) REC'D FROM NOOSA SHIRE COUNCIL DATED 6/9/04 FOR RECONFIGURATION OF A LOT. REFERRAL AGENCY RESPONSE LETTER DATED 20/9/04 ADVISES CONDITIONS MUST ATTACH TO ANY DEVELOPMENT APPROVAL.					
13/12/2004	MCINTOC				
IPA APPLICATION (APPLN # 10159 PART 2) REC'D FROM MARTOO CONSULTING, DATED 7/12/04, FOR RECONFIGURATION OF A LOT. REFERRAL AGENCY RESPONSE LETTER DATED 10/12/04 STATES THAT CONDITIONS MUST ATTACH TO ANY DEVELOPMENT APPROVAL.					

EMR

Lot 2 Plan RP87371 Category NOTIFIABLE ACTIVITY Record Type BP ID 10233
Hist ID 92-4038

LGA NOOSA SHIRE COUNCIL Region S AMA
Site Name TIMBER TREATMENT - COOROY SAWMILL Notified By DATACONV Notif Rec'd
Street 1 MAPLE ST Entry Date 27/06/1998 Last Altered Date 27/09/2004
Suburb COOROY Post code 4563 Ext Ref
Owner ALLEN TAYLOR & CO LTD
Owner Address TRADING AS BORAL TIMBER DIVISION
PO BOX 224
COOROY QLD
Post code 4563
Parcel D Area 13475 m² File 902328 Officer PACKWOOD
Status Offsite Disposal Date

Notifiable Activities

PETROLEUM PRODUCT OR OIL STORAGE
WOOD TREATMENT AND PRESERVATION

Comments

Registered Site ID 10233

Date	User ID	Corr N	Officer Name	Finalised	How Finalised
16/03/1999	TSOURGR				
CONTAMINATED SITE ASSESSMENT STAGE II INVESTIGATION REPORT AND REMEDIATION PLAN REC'D FROM FLUOR DANIEL AS PART OF CSI APPLICATION FEB '99 ON BEHALF OF BORAL TIMBER DIVISION. ADDED N/A 'PETROLEUM PRODUCT OR OIL STORAGE' (UST ON SITE) AS ADVISED BY KAREN HOPPER, SNR.ENVIRON.OFFICER.					
31/08/2000	DOBINST				
LETTER FROM BORAL ENVIRONMENTAL SERVICES DATED 25/8/2000 ADVISES THAT THE U/G TANK ON THIS SITE HAS BEEN REMOVED.					
01/09/2000	DOBINST				
AMENDED OFFICER FIELD FROM HOPPER TO PACKWOOD.					
27/09/2004	LEWISAN				
IPA APPLICATION (APPLN#10159 PART 1) REC'D FROM NOOSA SHIRE COUNCIL DATED 6/9/04 FOR RECONFIGURATION OF A LOT. REFERRAL AGENCY RESPONSE LETTER DATED 20/9/04 ADVISES CONDITIONS MUST ATTACH TO ANY DEVELOPMENT APPROVAL.					
13/12/2004	MCINTOC				
IPA APPLICATION (APPLN # 10159 PART 2) REC'D FROM MARTOO CONSULTING, DATED 7/12/04, FOR RECONFIGURATION OF A LOT. REFERRAL AGENCY RESPONSE LETTER DATED 10/12/04 STATES THAT CONDITIONS MUST ATTACH TO ANY DEVELOPMENT APPROVAL.					

EMR

Lot	3	Plan	RP87371	Category	NOTIFIABLE ACTIVITY	Record Type	BP	ID	10154
								Hist ID	92-3865

LGA	NOOSA SHIRE COUNCIL	Region	S	AMA			
Site Name	TIMBERYARD - BORAL - COOROY PT11			Notified By	DATA CONV	Notif Rec'd	
Street	1 MAPLE STREET			Entry Date	27/06/1998	Last Altered Date	16/03/1999
Suburb	COOROY	Post code	4865	Ext Ref			
Owner	ALLEN TAYLOR & CO LTD			Haz Cont			
Owner Address	P O BOX 224						
	COOROY						
	QLD						
Parcel Status	D	Area	0	m²	File	902328	Officer HOPPER

Notifiable Activities

WOOD TREATMENT AND PRESERVATION

Comments

Comments					Registered Site ID
Date	User ID	Corr N	Officer Name	Finalised	How Finalised
16/03/1999	TSOURGR				

CONTAMINATED SITE ASSESSMENT STAGE II INVESTIGATION REPORT AND REMEDIATION PLAN REC'D FROM
FLUOR DANIEL AS PART OF CSI APPLICATION FEB '99 ON BEHALF OF BORAL TIMBER DIVISION.

R

EMR

Lot 1 Plan RP88582 Category NOTIFIABLE ACTIVITY Record Type BP ID 10159
Hist ID 92-3870

LGA NOOSA SHIRE COUNCIL Region S AMA
Site Name TIMBERYARD - BORAL - COOROY PT16 Notified By DATACONV Notif Rec'd
Street 1 MAPLE STREET Entry Date 27/06/1998 Last Altered Date 27/09/2004
Suburb COOROY Post code 4865 Ext Ref
Owner ALLEN TAYLOR & CO LTD
Owner P O BOX 224
Address COOROY QLD
Post code 4563
Parcel Status D Area 0 m² File 902328 Officer HOPPER
Offsite Disposal Date

Notifiable Activities

WOOD TREATMENT AND PRESERVATION

Comments

Registered Site ID 10159

Date	User ID	Corr N	Officer Name	Finalised	How Finalised
16/03/1999	TSOURGR				
CONTAMINATED SITE ASSESSMENT STAGE II INVESTIGATION REPORT AND REMEDIATION PLAN REC'D FROM FLUOR DANIEL AS PART OF CSI APPLICATION FEB '99 ON BEHALF OF BORAL TIMBER DIVISION.					
27/09/2004	LEWISAN				
IPA APPLICATION (APPLN#10159 PART 1) REC'D FROM NOOSA SHIRE COUNCIL DATED 6/9/04 FOR RECONFIGURATION OF A LOT. REFERRAL AGENCY RESPONSE LETTER DATED 20/9/04 ADVISES CONDITIONS MUST ATTACH TO ANY DEVELOPMENT APPROVAL.					
13/12/2004	MCINTOC				
IPA APPLICATION (APPLN # 10159 PART 2) REC'D FROM MARTOO CONSULTING, DATED 7/12/04, FOR RECONFIGURATION OF A LOT. REFERRAL AGENCY RESPONSE LETTER DATED 10/12/04 STATES THAT CONDITIONS MUST ATTACH TO ANY DEVELOPMENT APPROVAL.					

BNE2007/130

CONTAMINATED
LAND SECTION

- 2 JAN 2007

CALLAGHAN & TOTH

FACSIMILE TRANSMITTAL SHEET

TO:	Miguel Zavaleta	FROM:	CTPI 49-Sch4
FAX NUMBER:	32473278	DATE:	2/1/07
COMPANY:	EPA	TOTAL NO. OF PAGES INCLUDING COVER:	6
PHONE NUMBER:	32251045	SENDER'S REFERENCE NUMBER:	0303
RE:	Lots 1 to 6 SP173771	YOUR REFERENCE NUMBER:	BNE21917

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Miguel,

Enclosed is the letter dated 22nd December 2006 as discussed by phone today.

Please report on progress on this request as Lots 1 & 2 are subject to a building development application which is being held up by Council.

I was asked to ring Kim Barry about the fact that the EPA did not have copies of these new survey plans SP17377.

Regards CTPI 49-Sch4

11 SUNSHINE BEACH ROAD • NOOSA HEADS 4567
PHONE: 5474 9081 • FAX: 5474 9041

www.callaghanandtoth.com.au
ABN No. 57690359242
2/11 Sunshine Beach Road Noosa Junction
0754749081 Fax 0754749041
E-mail lcx@callaghanandtoth.com.au

Callaghan & Toth

Civil, Environmental & Hydraulic Engineers

22nd December 2005

File No: 0303op

The Manager
EPA
Contaminated Sites
GPO Box 2771
Brisbane Q4001

Attention: Elissaveth Black

Re: **EX Boral Mill Site Marara Street Cooroy EPA No BNE21917**
Application No 10159 Part 1

Dear Elissaveth,

The Operational Works associated with the reconfiguration of the lots are now complete and Noosa Council has released the sealed plans for sale. Enclosed are sheets 1 to 4 of SP173771 for your records.

On behalf of Noosa Council I therefore request that the lots 6, 1, 2 and 4 as shown on SP173771 be removed from the Environmental Management Register as these lots have been remediated in accordance with IT Environmental application for Remediation/Validation Assessment under the EPA Act.

Lots 3, 7 and 5 on SP173771 include capped areas as shown in the IT Environmental application for Remediation/Validation Assessment under the EPA Act.

On behalf of Noosa Council I therefore request that the Lots 3, 7 and 5 on SP173771 have the Site Management Plans as prepared and submitted by Golders and Associates attached to there register.

Yours faithfully,
Callaghan & Toth

CTPI 49-Sch4

FILE COPY

CTPI 49-Sch4
Principal BE Environmental RPEQ(civil) MIEAust CPEng NPER

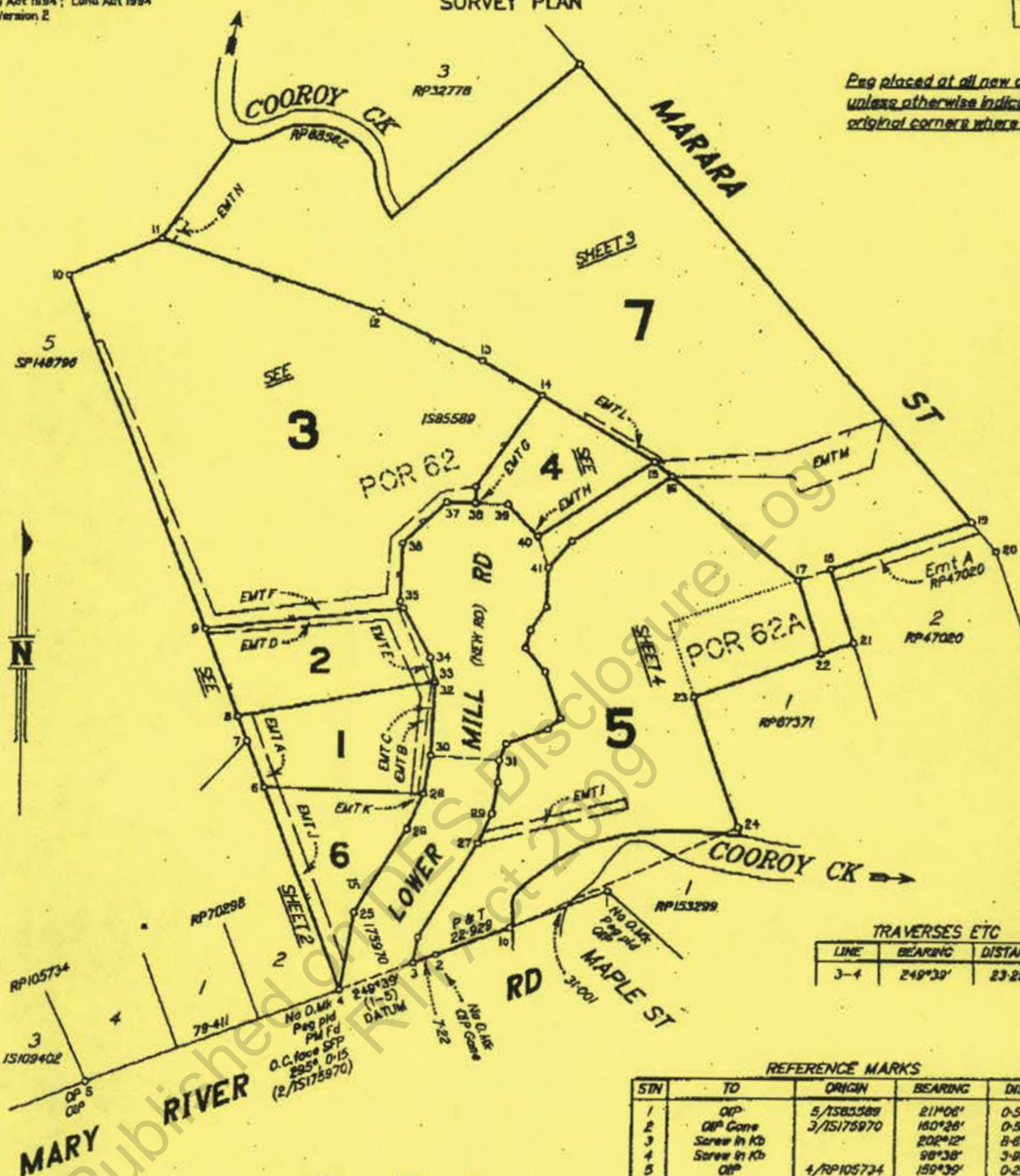
Z:\Jobs\CT0303 Millsites\Lower Mill site\Correspondence\epa\epa remove from register.doc

Sheet	1
-------	---

Land Title Act 1994; Land Act 1994
Form L1 Version 2

SURVEY PLAN

Peg placed at all new corners
unless otherwise indicated &
original corners where stated.



TRAVERSES ETC		
LINE	BEARING	DISTANCE
3-4	249°30'	23.297

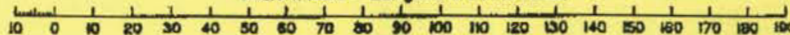
REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
1	OMP	5/1583588	214°06'	0-585
2	OMP Cone	3/15175970	180°28'	0-559
3	Screw in Kb		202°12'	8-688
4	Screw in Kb		98°38'	3-832
5	OMP	4/RP105734	159°39'	0-292

PERMANENT MARKS				
PM	ORIGIN	BEARING	DIST	NO
4-PM F8		248°13'45"	25-598	24979

Area of New Road
4376m²

Original information compiled from
IS85589, RP87371, RP88582 &
RP110206 in the Department of
Natural Resources and Mines.

Scale 1: 1250 – Lengths are in Metres.



1. Maxwell Leslie WATTERSON hereby certifies that the land comprised in this plan was surveyed by Michael Ralph WATSON, registered surveying geodetic, (or whose work I accept responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 15/8/05.

CTPI 49-Sch4

Date 16/9/05

[illegible]

Plan of Lots 1-7

& EMTSA-C in Lot 1, EMTSD & E in Lot 2, EMTF in Lot 3,
EMTSG & H in Lot 4, EMTI in Lot 5, EMTSJ & K in Lot 6
& EMTSL-N in Lot 7

*Cancelling Lots 2 & 3 on RP87371, Lot 1
on RP88582 & Lots 1-3 on RP110206*

PARISH: **TEWANTIN** COUNTY: **March**

Meridian: *Vide RP110206*

COUNTY: *March*

F/N ^o	YES
OK TRAV	

Scale: 1:1250

Format: STANDARD



SP 173771

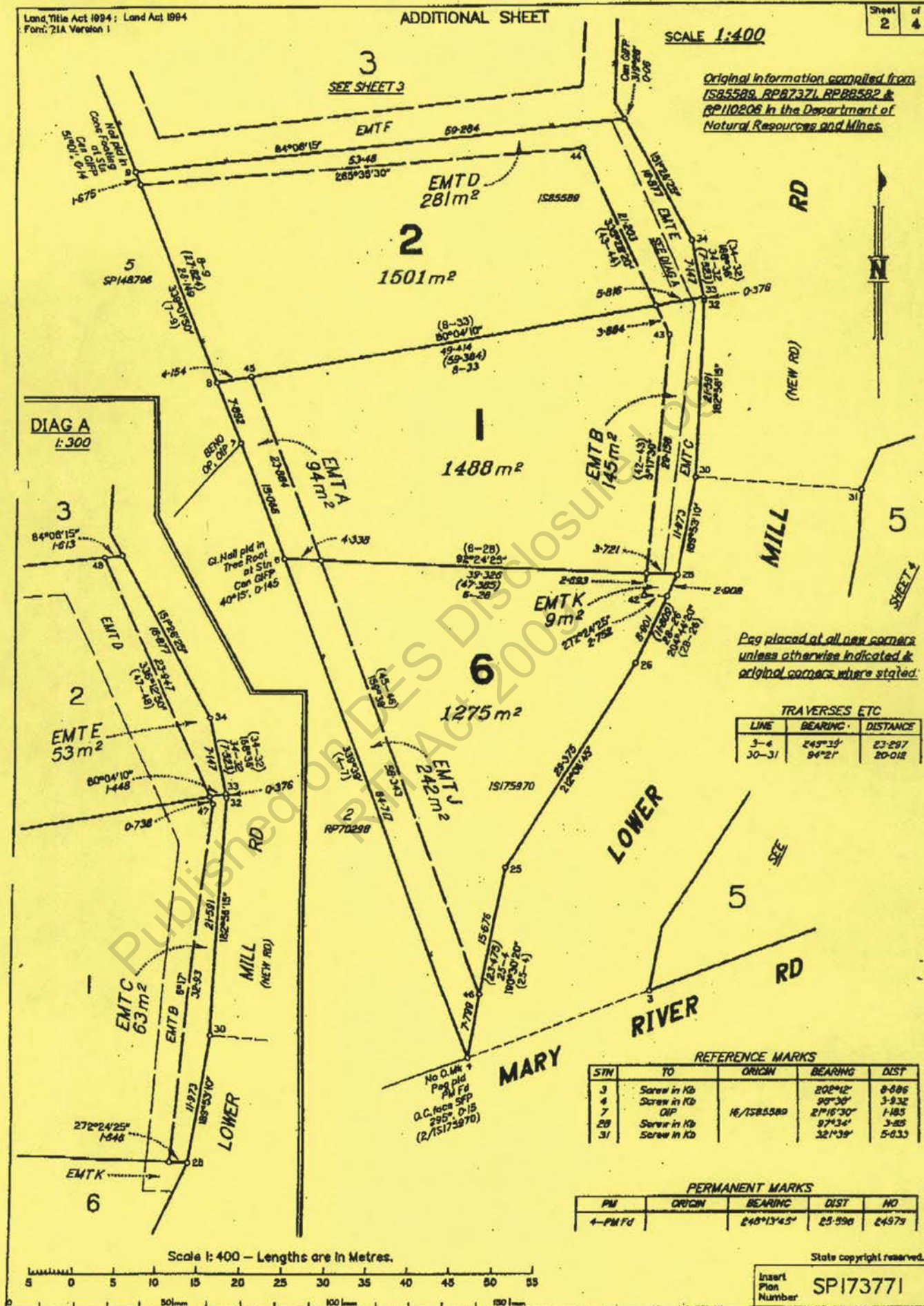
Plan Status	
-------------	--

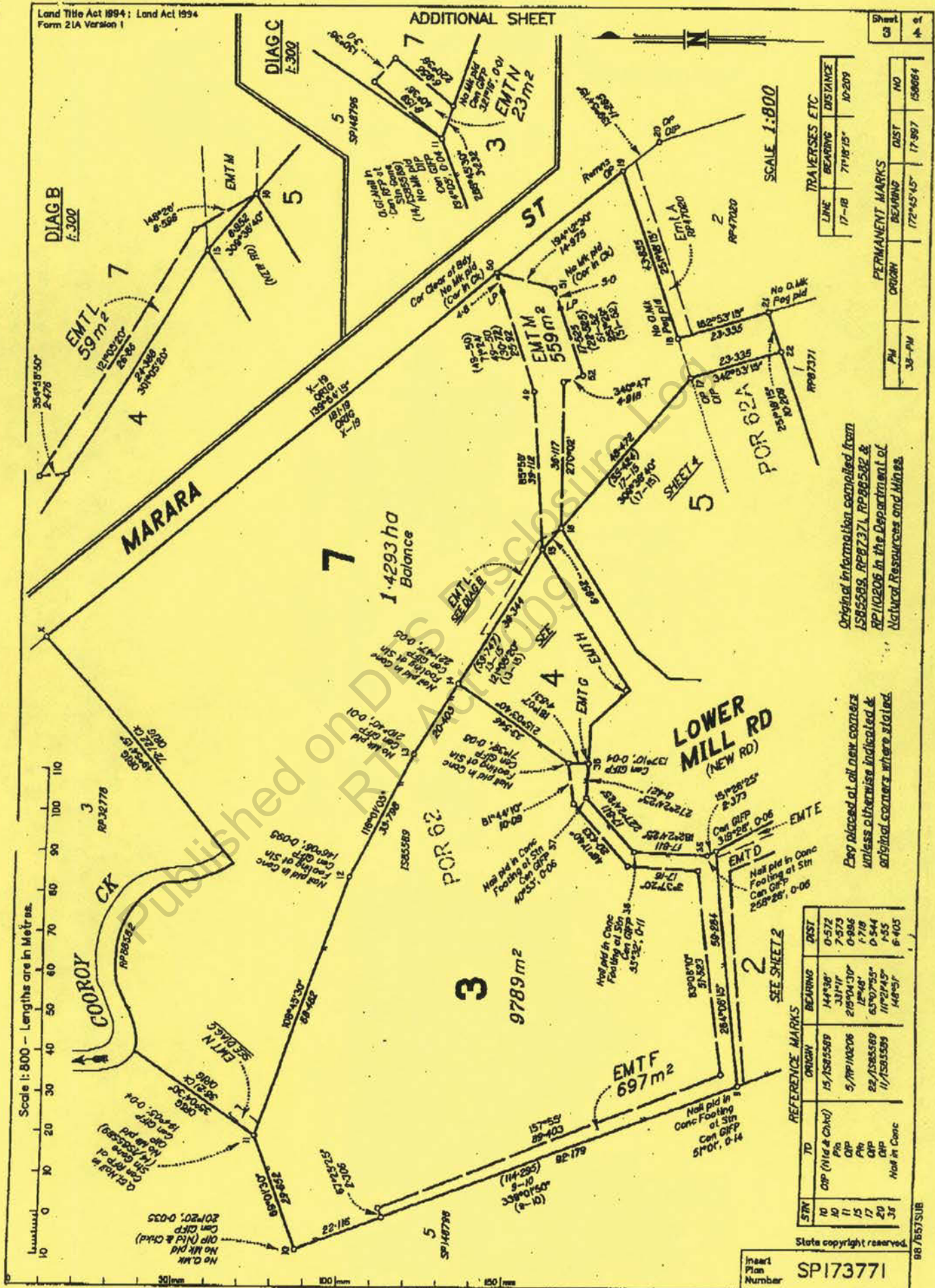
Land Title Act 1984: Land Act 1984
Form 21A Version 1

ADDITIONAL SHEET

Sheet
2 of 4

SCALE 1:400

Original information compiled from
IS85589, RP87371, RP88582 &
RP110206 in the Department of
Natural Resources and Mines

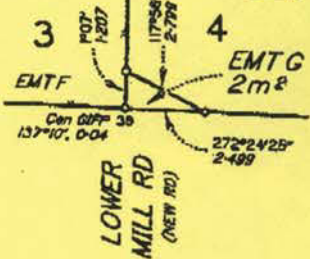
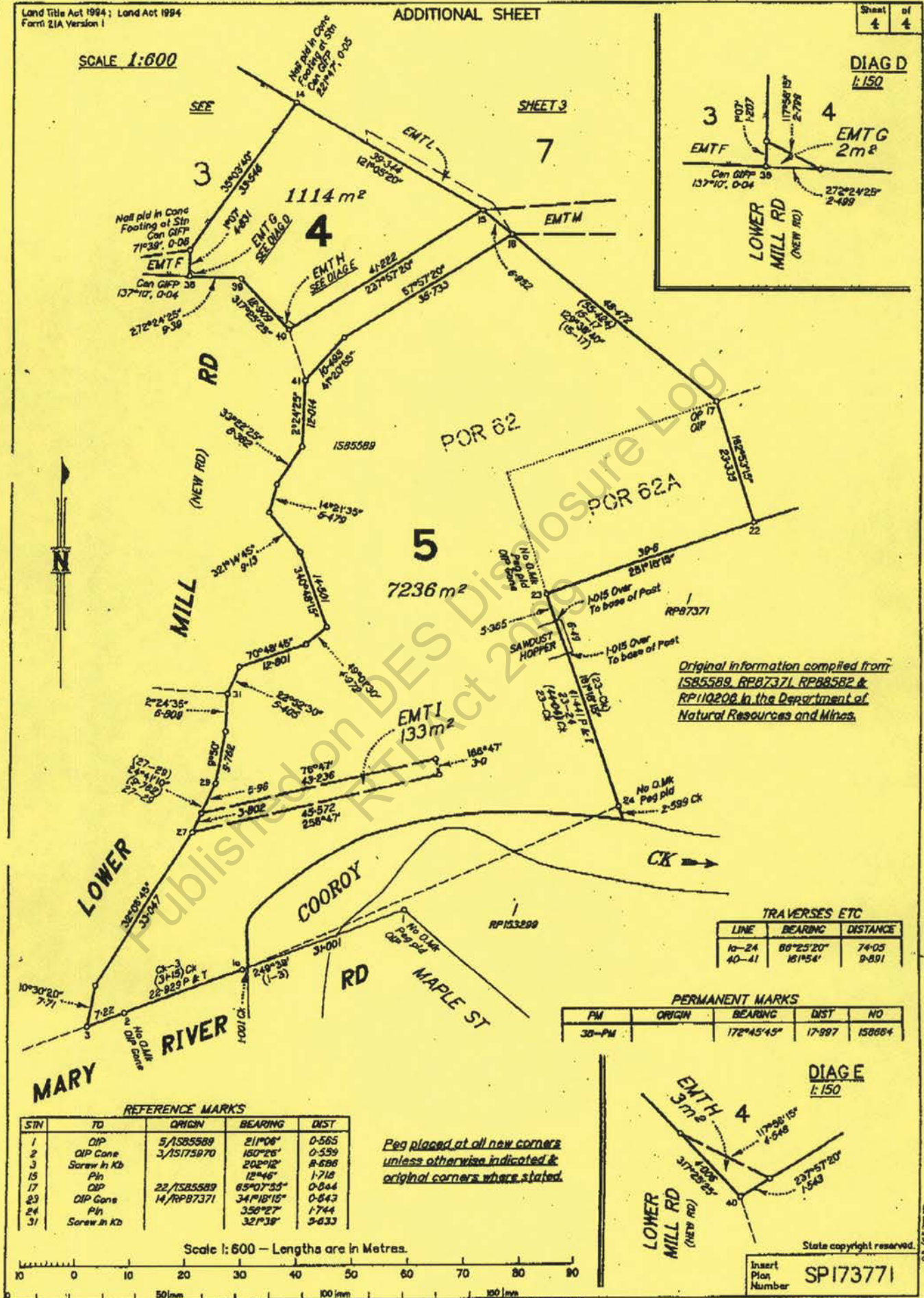


Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet of
4 4

SCALE 1:600

DIAG D
1:150

R

APPLICATION FOR ASSESSMENT OF A SITE INVESTIGATION REPORT

1. PRE-CHECK (Administration Officer)

		NOTES
a. Current application form and statutory fee included	☒	only 1/2 fee needed 922
b. Check Access database to ensure there is no existing file for the site, Development Application (IPA) or Disposal Permit	☒	902328 IPA 10159
c. Check QVAS for current owner details	☒	
d. Check EMR to see whether the site is listed. (If not, need Notification form).	☒	10159, 10233, 10158, 10157 Need Treatment and Preservation
e. Check Certificate of Titles (CoT) for <u>all</u> lots are included	☒	all lots
f. Check that the owner listed on the application form matches that on CoT	☒	
g. Check current Registered Plans for <u>all</u> lots are included	☒	
h. Check Statutory declarations: -Investigator / report preparer has required qualifications and experience -Correct format -Applicant if required	☒	
i. Firm Recommendations wrt EMR/CLR	☒	

More information required? ☒ Yes / ☐ No If yes, what is required?

CTPI 49-5

Requested from: _____ on: _____

S385(1) or S398(1) Notice issued (ie.require additional reports) Date of Notice: _____

Comments: _____

Cheque sent to finance: _____

Date received all required information _____

2. MAKE UP FILE (Administration Officer)

a. Assign file number	☒
b. Write up file cover & attach blue	☒
c. Enter details into ACCESS	☒
d. Enter details into CARMS, attach barcode	☒

3. CHECK FILE (Scientific Advisor)

a. Details on file cover are correct	☒
b. All required information has been provided	☒
c. Details on Access trackers are correct	☒
d. Lots in report, on CoT, RP & application form all match	☒

TPR ☐

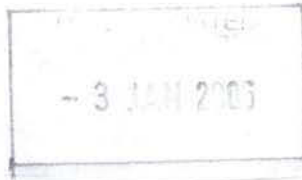
Details added to queue sheet ☐

OK for rounds? ☐

Due date: _____

4. FILE SENT ON ROUNDS Date: _____ Details updated on Access Tracker ☐

5. FILE HAS COMPLETED ROUNDS AND IS READY FOR QUEUE ☐



BNE2006/48
www.callaghanandtoth.com.au
ABN No. 57690359242
2/11 Sunshine Beach Road Noosa Junction
0754749081 Fax 0754749041
E-mail CT@callaghanandtoth.com.au

Callaghan & Toth

Civil, Environmental & Hydraulic Engineers

22nd December 2005

File No: 0303op

The Manager
EPA
Contaminated Sites
GPO Box 2771
Brisbane Q4001



Attention: Elissaveth Black

Re: **EX Boral Mill Site Marara Street Cooroy EPA No BNE21917
Application No 10159 Part 1**

Dear Elissaveth,

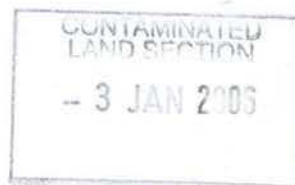
The Operational Works associated with the reconfiguration of the lots are now complete and Noosa Council has released the sealed plans for sale. Enclosed are sheets 1 to 4 of SP173771 for your records.

On behalf of Noosa Council I therefore request that the lots 6, 1, 2 and 4 as shown on SP173771 be removed from the Environmental Management Register as these lots have been remediated in accordance with IT Environmental application for Remediation/Validation Assessment under the EPA Act.

Lots 3, 7 and 5 on SP173771 include capped areas as shown in the IT Environmental application for Remediation/Validation Assessment under the EPA Act.

On behalf of Noosa Council I therefore request that the Lots 3, 7 and 5 on SP173771 have the Site Management Plans as prepared and submitted by Golders and Associates attached to there register.

Yours faithfully,
Callaghan & Toth



CTPI 49-Sch4

CTPI 49-Sch4 BE Environmental RPEQ(civil) MIEAust CPeng NPER
Principal

Peg placed at all new corners unless otherwise indicated & original corners where stated.



TRAVERSES ETC

LINE	BEARING	DISTANCE
3-4	249°39'	23.297

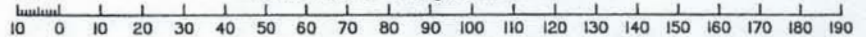
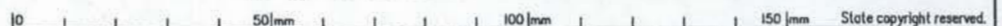
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	5/1585589	211°06'	0.565
2	OIP Gone	3/15175970	160°26'	0.559
3	Screw in Kb		202°12'	8.686
4	Screw in Kb		98°38'	3.932
5	OIP	4/RP105734	159°39'	0.292

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
4-PM Fd		248°13'45"	25.598	24979

Scale 1:1250 - Lengths are in Metres.



Plan of Lots 1-7

& EMTSA-C in Lot 1, EMTSD&E in Lot 2, EMTF in Lot 3, EMTSG&H in Lot 4, EMTI in Lot 5, EMTSJ&K in Lot 6 & EMTSL-N in Lot 7

Cancelling Lots 2 & 3 on RP87371, Lot 1 on RP88582 & Lots 1-3 on RP110206

PARISH: TEWANTIN COUNTY: March

Meridian: Vide RP110206

F/N's: YES CK TRAV

Scale: 1:1250

Format: STANDARD

SP173771

Plan Status:

Original information compiled from IS85589, RP87371, RP88582 & RP110206 in the Department of Natural Resources and Mines.

I, Maxwell Leslie WATTERSON hereby certify that the land comprised in this plan was surveyed by Michael Ralph WATSON, registered surveying graduate, for whose work I accept responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 15/8/05.

CTPI 49-Sch4

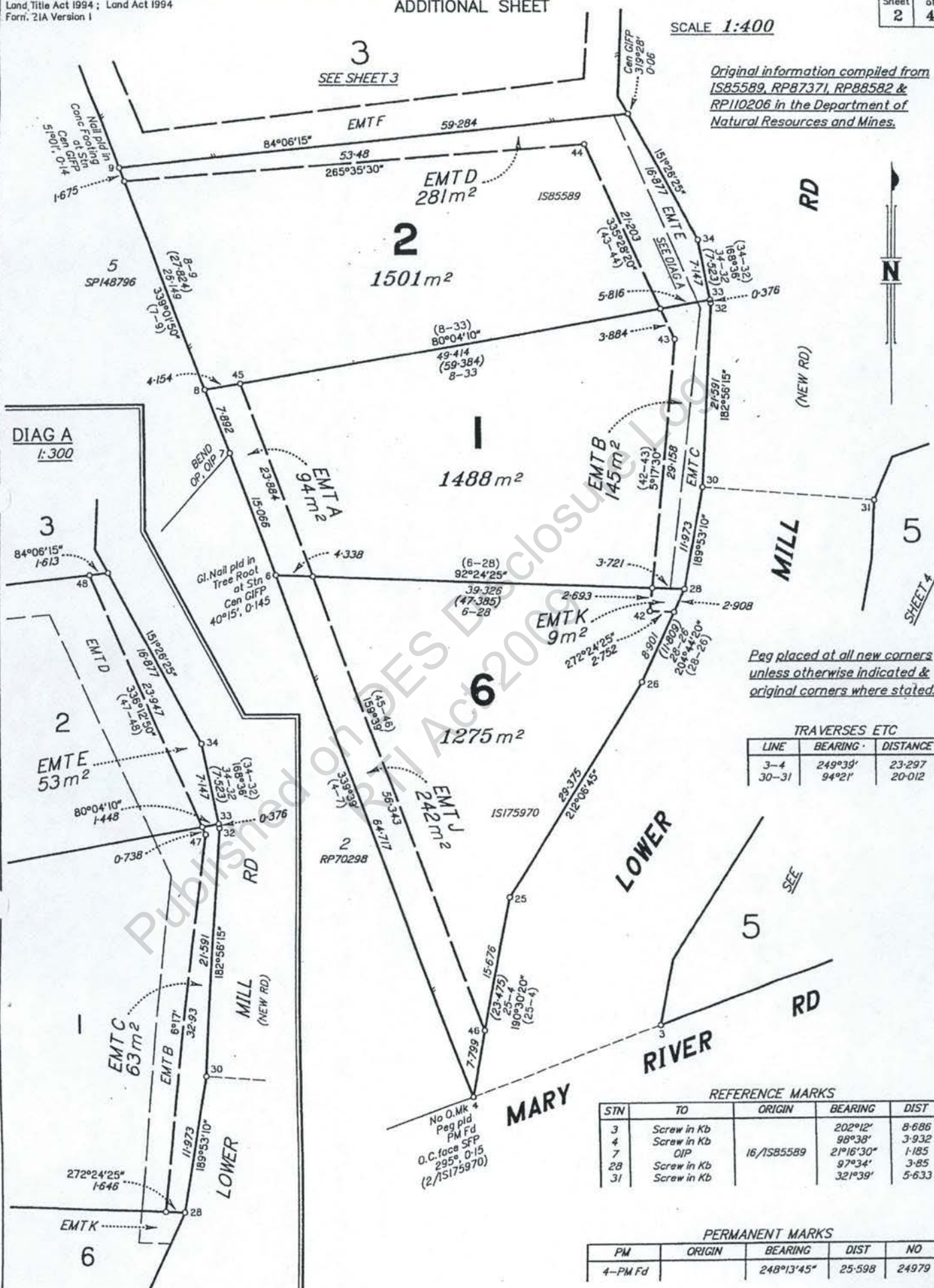
Date: 16/9/05

Cadastral Surveyor

SCALE 1:400

Original information compiled from
IS85589, RP87371, RP88582 &
RP110206 in the Department of
Natural Resources and Mines.

DIAG A
1:300



Peg placed at all new corners
unless otherwise indicated &
original corners where stated:

TRAVERSES ETC

LINE	BEARING	DISTANCE
3-4	249°39'	23.297
30-31	94°21'	20.012

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
3	Screw in Kb		202°12'	8.686
4	Screw in Kb		98°38'	3.932
7	OIP	16/IS85589	21°16'30"	1.185
28	Screw in Kb		97°34'	3.85
31	Screw in Kb		321°39'	5.633

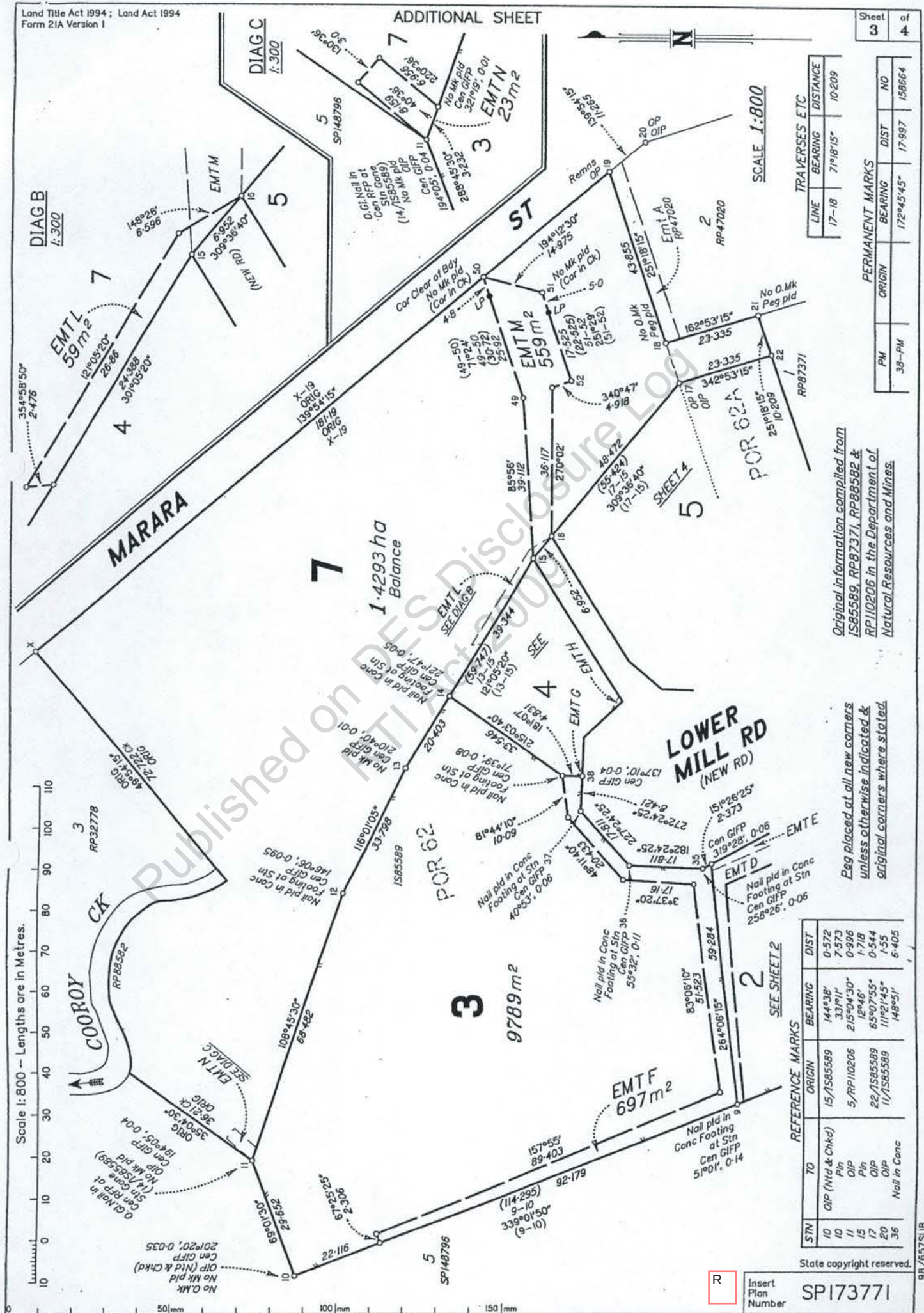
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
4-PM Fd		248°13'45"	25.598	24979

State copyright reserved.

R

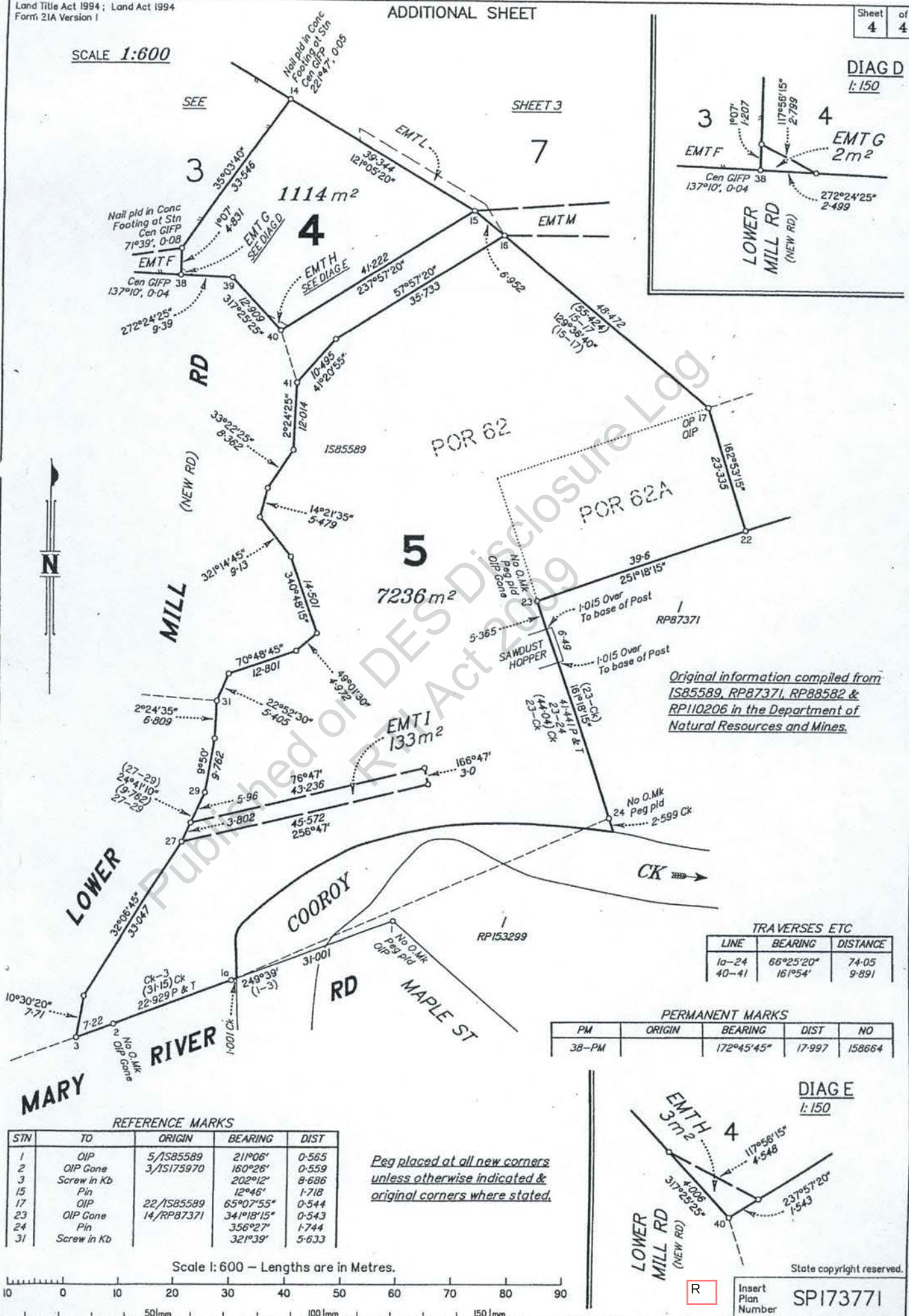
Insert
Plan
Number
SPI73771



SCALE 1:600

SHEET 3

DIAG D
1:150





Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Miguel Zavaleta
Telephone: (07) 3225 1080 miguel.zavaleta@epa.qld.gov.au
Your reference: 2004/4925
Our reference: 10159 Part 3 File No.:BNE21917 (902328)

FAXED
25/10/08

CC: Noosa Shire Council
C/- Martoo Consulting
PO Box 1684
Noosa Heads Qld 4567

Noosa Shire Council
PO Box 141
TEWANTIN QLD 4565

Attention: Ms Jane Davissen

Re: Application (No. 2004/4925) for development approval for assessable development to be carried out at 5 Mary River Road, Cooroy Qld 4565 (Lots 1-3 on RP110206, Lots 2 & 3 on RP87371, and Lot 1 on RP88582).

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

- ☒ Item 21 of Schedule 2 of the *Integrated Planning Regulation 1998*
☐ Item 22 of Schedule 2 of the *Integrated Planning Regulation 1998*

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number or e-mail address provided.

CTPI 49-Sch4

[Redacted signature box]

Signed

25/10/2008

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant: Noosa Shire Council

Council Application Number: 2004/4925

EPA Application Number: 10159 Part 3

Date application received by EPA: 20/10/2005

Relevant Laws and Policies: *Environmental Protection Act 1994*

Jurisdiction: Chapter 7, Part 8 *Environmental Protection Act 1994*

Development Description:

Reconfiguration of a Lot

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

5 Mary River Road, Cooroy Qld 4565
(Lots 1-3 on RP110206, Lots 2 & 3 on RP87371, and Lot 1 on RP88582)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ conditions must attach to any development approval
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

Conditions of the development approval

The reconfiguration of the Lots 1-3 on RP110206, Lots 2 & 3 on RP87371, and Lot 1 on RP88582 where the notifiable activity No.: 38 – Wood treatment and preservation and 29 – Petroleum product or oil storage have been carried out must be in accordance with the survey plan of Lots 1-3 on RP110206, Lots 2 & 3 on RP87371, and Lot 1 on RP88582 map reference 9445-22424 prepared by Michael Ralph Watson dated 15/8/05.

It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the EPA (Contaminated Land Unit) to enable the registration in the Environmental Management Register (EMR) of all new parcels.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional comments or advice about the application

The approval of the reconfiguration of the Lots 1-3 on RP110206, Lots 2 & 3 on RP87371, and Lot 1 on RP88582 does not imply material change of use approval.

The removal of any contaminated soil from this site requires prior approval from the Environmental Protection Agency (EPA) (Contaminated Land Unit) under the *Environmental Protection Act 1994* (EP Act).

No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End Of Concurrence Agency Response ~

R

IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT**Information Request Due Date: 3/11/05****1. PROPOSAL DETAILS****Proposal:****Reconfiguration of a Lot****Proposal Description:**

Create additional industrial lots

2. ADMINISTRATIVE DETAILS**EPA App'n No:****10159 Part 3****File No:****BNE21917 (902328)****Referral Coordination (RCU) No:****NA****ECOTRAK Project No:**

No records

Council:**Noosa Shire Council****LA App'n No:****2004/4925****Site Address:****5 Mary River Road, Cooroy Qld 4565****Property Description:****Lots 1-3 on RP110206, Lots 2 & 3 on****RP87371, and Lot 1 on RP88582****Applicant Name:****, Noosa Shire Council / Martoo Consulting****EMR/CLR/AMA details:**

Lot/Plan	EMR/CLR/ AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
2 RP110206		NA 38 – Wood treatment, (NA 29 – Petroleum storage on Lot 2 RP87371)	
3 RP110206			
2 RP87371			
3 RP87371			
1 RP88582			

3. APPLICATION ASSESSMENT**3.1 Information from the application, EMR or CLU files:****Any existing ERA's?:** 67(a) – Sawmilling or woodchipping**Any new ERA's?:****ERA Jurisdiction:** EPA**3.2 Information from the application and IDAS forms:****Past Use:** milling activities**Current Use:** Sawmill**3.3 Supporting information: (For incorrect referral skip 3.3.1)****3.3.1 Are there any Environmental Values that are at risk? Select one****3.3.2 Other relevant details supporting the conclusion(s)**

On 6 September 2004, the Noosa Shire Council lodged an application for reconf of lots 1 RP88582, 2 RP87371 and Lots 2&3 RP110206.

On 29 Sept 2004, the EPA-CLU recommended its approval subject to standard condition for reconf and advice for soil disposal.

R

On 7 December 2004, the Noosa Shire Council lodged an application which it is based on early application with the addition of lot 1 on RP110206.

On 18 Dec 2004, the EPA recommended its approval subject to standard condition for reconf and advice for soil disposal.

On 20 October 2005, The Noosa Shire Council submitted the new acknowledgement notice for the same application submitted before. At this time the lot 3 on RP87371 is added. This lot is on the EMR 10154 for NA 38 Wood treatment.

4. ASSESSMENT OUTCOME

Conclusion: (Is the site suitable for the proposed development?)

NA is continuing on site.

The proposal is for RoL for industrial purpose.

In accordance with the IPA, schedule 8, part 1, table 2, item 5(c), an application for industrial purpose, considered MCU, within a child parcel on the EMR, where a NA is not carried, requires further assessment under EPA unless the proposal involves minor excavation.

Please Note: an application involving a site that is not on the EMR but a NA was conducted on site does not require further assessment if the proposal is for industrial.

Recommendation:

To issue CAR with standard condition for reconf a lot on EMR plus and advice that this approval does not imply an MCU approval.

Assessor name: Miguel Zavaleta

Date: 25/10/05

Assessor signature:
CTPI 49-Sch4

Reviewer Name:

Revision Date:

Reviewer signature:
CTPI 49-Sch4

Reviewer Recommendation:

Noted

----- End of the Assessment -----
25/10/05

ecomaps

25/10/2005

Queensland Environmental Protection Agency

ecomaps Screen Plot

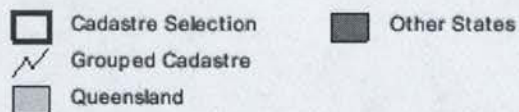
Page 1 of 2



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ecomaps

25/10/2005



ecomaps Screen Plot

ecomaps Layers

Queensland Environmental Protection Agency

Page 2 of 2

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Published on DES Disclosure Log
RTI Act 2009

R



NOOSA COUNCIL

NOOSA COUNCIL 9 Pelican Street Tewantin
P.O. Box 141 Tewantin Q 4565
Phone: (07) 5449 5200 Fax: (07) 5447 1062
mailbox@noosa.qld.gov.au

FACSIMILE TRANSMISSION

File No: 04/4925
Date: 24/10/05
Fax Number: 3247-3278

To: EPA
Attention: MIGUEL
From: DANA

Message:
PLEASE FIND ATTACHED SURVEY PLAN PREPARED BY MAX WATERSON
+ ASSOC. DATED 16/9/05.

PLEASE CONTACT ME ON 5449.5390 TO FURTHER ADVISE
ON ISSUE OF AMENDED DECISION NOTICE. THANKS

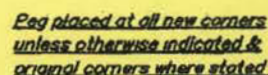
Number of Pages (Inclusive) ☒ 6

Original to Follow

YES ☐

NO ☒

R



WARNING . Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.					
(Dealing No)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Registered</td> <td style="width: 50%; padding: 5px;">s Lodged by</td> </tr> <tr> <td colspan="2" style="padding: 5px; font-size: small;">(Include address, phone number reference, and Lodger Code)</td> </tr> </table>	Registered	s Lodged by	(Include address, phone number reference, and Lodger Code)	
Registered	s Lodged by				
(Include address, phone number reference, and Lodger Code)					

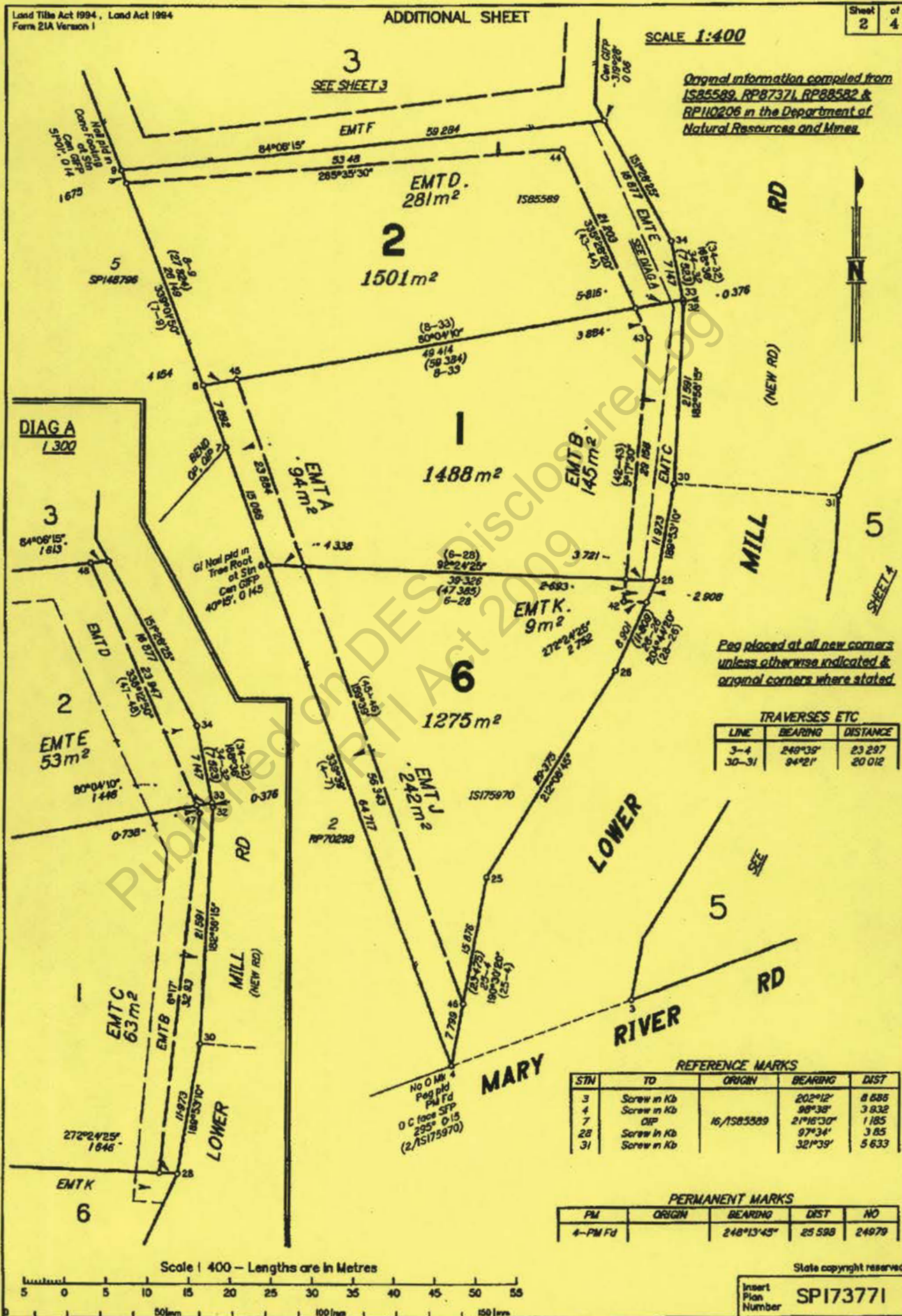
1 Certificate of Registered Owners or Lessees 1/We COUNCIL OF THE SHIRE OF NOOSA (Names in full) * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994 * as Lessees of this land agree to this plan Signature of *Registered Owner: CTPI 49-Sch4 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: left;">Existing</th> <th colspan="3" style="text-align: left;">Created</th> </tr> <tr> <th style="text-align: left;">Title Reference</th> <th style="text-align: left;">Lot</th> <th style="text-align: left;">Plan</th> <th style="text-align: left;">Lots</th> <th style="text-align: left;">Emts</th> <th style="text-align: left;">Road</th> </tr> <tr> <td>13955238</td> <td>2</td> <td>RP87371</td> <td>1-7</td> <td>B-I & K-M</td> <td>New Rd</td> </tr> <tr> <td>13120121</td> <td>3</td> <td>RP87371</td> <td>7</td> <td>L & M</td> <td></td> </tr> <tr> <td>13955238</td> <td>1</td> <td>RP88582</td> <td>2-4 & 7</td> <td>D, F & N</td> <td>New Rd</td> </tr> <tr> <td>18159245</td> <td>1</td> <td>RP110206</td> <td>5 & 6</td> <td>J</td> <td>New Rd</td> </tr> <tr> <td>13955238</td> <td>2</td> <td>RP110206</td> <td>1, 2 & 6</td> <td>A & J</td> <td></td> </tr> <tr> <td>13955238</td> <td>3</td> <td>RP110206</td> <td>1-3</td> <td>A, D & F</td> <td></td> </tr> </table> Encroachment notice issued to the owner of Lot 1 on RP87371 on 3/10/05, in accordance with s19 of the Survey and Mapping Infrastructure Regulation 2004	Existing			Created			Title Reference	Lot	Plan	Lots	Emts	Road	13955238	2	RP87371	1-7	B-I & K-M	New Rd	13120121	3	RP87371	7	L & M		13955238	1	RP88582	2-4 & 7	D, F & N	New Rd	18159245	1	RP110206	5 & 6	J	New Rd	13955238	2	RP110206	1, 2 & 6	A & J		13955238	3	RP110206	1-3	A, D & F	
Existing			Created																																														
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13955238	2	RP110206	1, 2 & 6	A & J																																													
13955238	3	RP110206	1-3	A, D & F																																													

2 Local Government Approval * COUNCIL OF THE SHIRE OF NOOSA hereby approves this plan in accordance with the % <div style="border: 1px solid black; padding: 5px; margin-top: 20px;">CTPI 49-Sch4</div> 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">1-4 & 6</td> <td style="width: 30%;">POR 62</td> <td rowspan="2" style="width: 40%; vertical-align: top; padding: 5px;"> 12 Building Format Plans only I certify that * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads. * Part of the building shown on this plan encroaches onto adjoining * lots and road Cadastral Surveyor/Director * Date <small>* Delete words not required</small> </td> </tr> <tr> <td>5 & 7</td> <td>POR'S 62 & 62A</td> </tr> <tr> <td colspan="2"> Lots Orig </td> <td rowspan="4" style="vertical-align: top; padding: 5px;"> 13 Lodgement Fees Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$ </td> </tr> <tr> <td colspan="2">7 Portion Allocation</td> </tr> <tr> <td colspan="2"> 8 Map Reference 9445-22424 </td> </tr> <tr> <td colspan="2"> 9 Locality COOROY </td> </tr> <tr> <td colspan="2"> 10 Local Government NOOSA S C </td> <td rowspan="2" style="vertical-align: top; padding: 5px;"> 14. Insert Plan Number <div style="font-size: large; font-weight: bold;">SPI73771</div> </td> </tr> <tr> <td colspan="2"> 11 Passed & Endorsed By CTPI 49-Sch4 Date CTPI 49-Sch4 Signed Designation Cadastral Surveyor </td> </tr> </table>	1-4 & 6	POR 62	12 Building Format Plans only I certify that * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads. * Part of the building shown on this plan encroaches onto adjoining * lots and road Cadastral Surveyor/Director * Date <small>* Delete words not required</small>	5 & 7	POR'S 62 & 62A	Lots Orig		13 Lodgement Fees Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$	7 Portion Allocation		8 Map Reference 9445-22424		9 Locality COOROY		10 Local Government NOOSA S C		14. Insert Plan Number <div style="font-size: large; font-weight: bold;">SPI73771</div>	11 Passed & Endorsed By CTPI 49-Sch4 Date CTPI 49-Sch4 Signed Designation Cadastral Surveyor	
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3 Plans with Community Management Statement CMS Number Name	4 References Dept File Local Govt Surveyor 98/657SUB
--	---

SCALE 1:400

Original information compiled from
IS85589, RP87371, RP88582 &
RP110206 in the Department of
Natural Resources and Mines



Peg placed at all new corners
unless otherwise indicated &
original corners where stated

TRAVERSES ETC

LINE	BEARING	DISTANCE
3-4	248°39'	23 297
30-31	94°21'	20 012

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
3	Screw in Kb		202°12'	8 685
4	Screw in Kb		98°38'	3 932
7	OIP	16/1585589	21°16'30"	1 185
28	Screw in Kb		97°34'	3 85
31	Screw in Kb		32°39'	5 633

PERMANENT MARKS

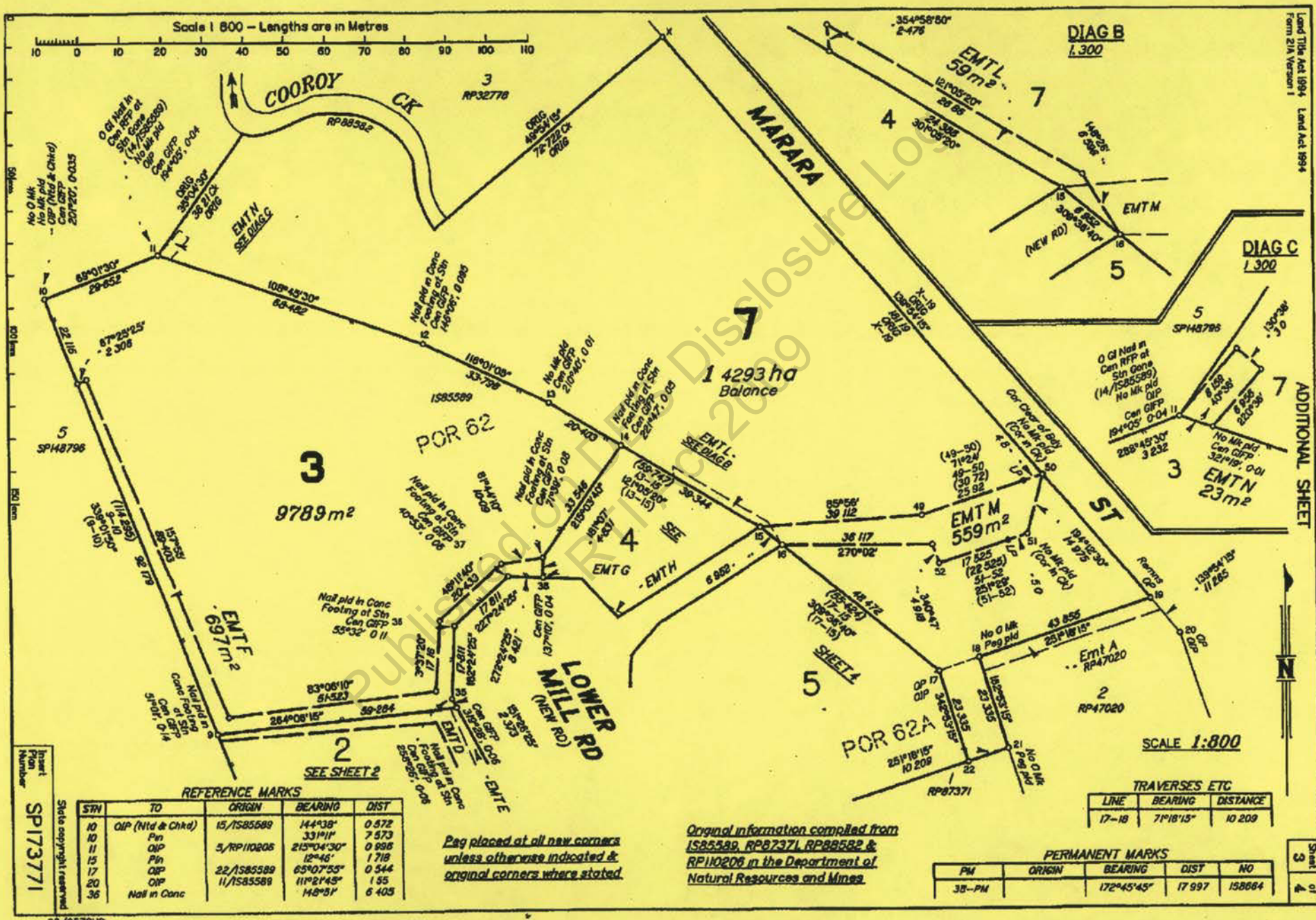
PM	ORIGIN	BEARING	DIST	NO
4-PM Fd		248°13'45"	25 598	24979

State copyright reserved.

Insert
Plan
Number
SPI73771

98/657528

R



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
10	QIP (Ntd & Chd)	15/1585589	144°38'	0.572
10	Pin		331°11'	7.573
11	QIP	5/RP110206	215°04'30"	0.996
15	Pin		12°48'	1.718
17	QIP	22/1585589	65°07'55"	0.544
20	QIP	11/1585589	11°21'45"	1.55
36	Nail in Conc		148°51'	6.403

Pag placed at all new corners unless otherwise indicated & original corners where stated

Original information compiled from 1585589, RP67371, RP88582 & RP110206 in the Department of Natural Resources and Mines

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
38-PM		172°45'45"	17.997	158684

TRAVERSES ETC

LINE	BEARING	DISTANCE
17-18	71°18'15"	10.209

Sheet 2 of 4

DIAG D
1.150



1 RP 110206 ✓ → NO EMR
 2 RP 110206 ✓ ✓ NA 38 EMR 10157
 3 RP 110206 ✓ ✓ NA 38 EMR 10158 } NP 761
 2 RP 87371 ✓ ✓ NA 38 EMR 10233 } SP 173771
 3 RP 87371 → EMR 10154
 1 RP 88582 ✓ ✓ NA 38 EMR 10159
 NA 38 Wood Treatment

J. Lundy

Published on DES Disclosure Log Act 2009

MESSAGE	DATE 26/10/05	TIME 10:50	A.M. P.M.
TO	DANA MCKINZE (NOOSA COUNCIL)		
FROM	DANA MCKINZE (NOOSA COUNCIL)		
DETAILS	M. 10159 - PART - II File - 902328. CTPI 49-Sch4		
SIGNED	URGENT ☒		
Tel. 54495390		☐ Telephoned ☐ Please ring ☐ Mobile ☐ Will ring back ☐ Called in ☐ Fax ☐ ☐ E-Mail ☐	

OFFICER: _____
 RCU No. _____
 DATE INFO REQUEST DUE: _____
 REFERRAL DATE: _____
 FILE NUMBER: _____
 APPLICATION NUMBER: _____

APPLICATION NUMBER: 10159-part 3
 FILE NUMBER: BNE 21917 (902328)
 REFERRAL DATE: 20/10/05
 DATE INFO REQUEST DUE: 03/Nov/2005
 RCU No. NA
 OFFICER: CTPI 49-Sch4



NOOSA COUNCIL

NOOSA COUNCIL 9 Pelican Street Tewantin
 P.O. Box 141 Tewantin Q 4565
 Phone: (07) 5449 5200 Fax: (07) 5447 1062
 mailbox@noosa.qld.gov.au

FACSIMILE TRANSMISSION

File No: 04/4925
 Date: 20/10/05
 Fax Number: 3247.3278

To: EPA
 Attention: MIGUEL
 From: DANA MCKENZIE
 Message:

Miguel - documentation as required. Please
 contact me on 5449.5390 to confirm
 receipt of same. Regards,

CTPI 49-Sch4

Number of Pages (Inclusive) 4

Original to Follow

YES

NO

27 September 2005

Noosa Shire Council
C/O Martoo Consulting Pty Ltd
PO Box 1684
NOOSA HEADS QLD 4567

Dear Sir/Madam,

Re: Acknowledgement Notice - Application for Change a Development Approval situated at 5 Mary River Road COOROY described as LOTS 1-3 on RP 110206, LOTS 2 & 3 on RP 87371 and LOT 1 on RP88582

Receipt of the above application for a Change a Development Approval is acknowledged.

Please find attached an Acknowledgement Notice prepared in accordance with section 3.2.3 of the Integrated Planning Act, 1997. The Acknowledgement Notice contains information relevant to the processing and assessment of the application.

You should be aware that the application is to be referred to a referral agency. Accordingly, you are required to forward a copy of the application and the attached Acknowledgement Notice to the referral agency within three months. Attached for your convenience, is a letter that should be completed and returned once all relevant material has been referred to the referral agency.

Preliminary assessment of the application indicates that further information may be needed for Council to complete the assessment and determination of the application.

Please contact Council's Land Use Section on the above telephone number should you require further assistance or clarification about the application.

Yours faithfully

CTPI 49-Sch4

Jane Davissen
ENVIRONMENTAL ENGINEER - LAND DEVELOPMENT

1 RP88582
2 RP87371
2&3 RP110206
1-3

Award Winner - Australian Clean Beach
Challenge 2004 Litter Prevention

**NOOSA**

Acknowledgement Notice

INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION

File No: 2004/4925

For further information regarding this notice, please contact:

Jane Davissen

Phone: 5449 5177

1 APPLICANT DETAILS

Name: Noosa Shire Council

Postal address: C/O Martoo Consulting Pty Ltd
PO Box 1684
NOOSA HEADS QLD 4567

Phone no: 07 5447 4556

Mobile no:

Fax:

07 5447 5446

2 PROPERTY DESCRIPTION

Street address: 5 Mary River Road COOROY

Real property description: LOTS 1-3 on RP110206, LOTS 2 & 3 on RP87371 and LOT 1 on RP88582

3 OWNER'S DETAILS

Name: Noosa Shire Council

Postal address: PO Box 141
TEWANTIN QLD 4565

4 APPLICATION TYPE

What approval is being sought?

Preliminary
Approval

Development Permit

Change a Development Approval

No

Yes

5 SUPERSEDED PLANNING SCHEME

The application will be assessed under the superseded Planning Scheme.

6 CODE ASSESSMENT

Will Code Assessment be required? Yes

7 REFERRAL AGENCIES

What are the names and addresses of Referral Agencies?

REFERRAL AGENCY ADDRESS

REFERRAL - BASIS

Environmental
Protection Agency

Contaminated Land Unit

Concurrence

PO Box 155 Brisbane Albert Street Qld 4002

R

8 INFORMATION REQUEST

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

Yes

Notification is also given in accordance with section 3.3.6(6) of the *Integrated Planning Act* that the information request period is extended by 10 days.

9 REFERRAL COORDINATION

Does the application require Referral Coordination?

No

10 ASSESSMENT MANAGER

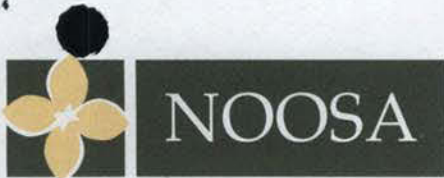
Name: Noosa Council

Signature

CTPI 49-Sch4

Date: 27/9/05

Published on DES Disclosure Log
RTI Act 2009



Cont SUE

If telephoning or calling please ask for:

Jane Davissen, Telephone: 07 5449 5177

Your Ref:

Application Ref: 2004/4925

Email: tod5@noosa.qld.gov.au



27 September 2005

Noosa Shire Council
C/O Martoo Consulting Pty Ltd
PO Box 1684
NOOSA HEADS QLD 4567

Dear Sir/Madam,

Re: Acknowledgement Notice - Application for Change a Development Approval situated at 5 Mary River Road COOROY described as LOTS 1-3 on RP 110206, LOTS 2 & 3 on RP 87371 and LOT 1 on RP88582

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Yours faithfully

CTPI 49-Sch4

Jane Davissen
ENVIRONMENTAL ENGINEER - LAND DEVELOPMENT

3

Change Reconfigu-
ration plan
Don't change
application

IPA 10/59 PT 2
File 902328
14th Dec

Requires request
at application

3/ RP 110206 * 3

2 RP ~~110206~~ 110206 ^{RP 833} 71

1 RP 88582

2 RP 85371

* 1 RP 110206

R

**NOOSA**

Acknowledgement Notice

INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION

File No: 2004/4925

For further information regarding this notice, please contact:

Jane Davissen

Phone: 5449 5177

1 APPLICANT DETAILS

Name: Noosa Shire Council

Postal address: C/O Martoo Consulting Pty Ltd
PO Box 1684
NOOSA HEADS QLD 4567

Phone no: 07 5447 4556

Mobile no:

Fax: 07 5447 5446

2 PROPERTY DESCRIPTION

Street address: 5 Mary River Road COOROY

Real property description: LOTS 1-3 on RP110206, LOTS 2 & 3 on RP87371 and LOT 1 on RP88582

3 OWNER'S DETAILS

Name: Noosa Shire Council

Postal address: PO Box 141
TEWANTIN QLD 4565

4 APPLICATION TYPE

What approval is being sought?

Preliminary
Approval

Development Permit

Change a Development Approval

No

Yes

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The application will be assessed under the superseded Planning Scheme.

6 CODE ASSESSMENT

Will Code Assessment be required? Yes

7 REFERRAL AGENCIES

What are the names and addresses of Referral Agencies?

REFERRAL AGENCY ADDRESS

REFERRAL - BASIS

Environmental
Protection Agency

Contaminated Land Unit

Concurrence

PO Box 155 Brisbane Albert Street Qld 4002

8 INFORMATION REQUEST

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

Yes

Notification is also given in accordance with section 3.3.6(6) of the *Integrated Planning Act* that the information request period is extended by 10 days.

9 REFERRAL COORDINATION

Does the application require Referral Coordination?

No

10 ASSESSMENT MANAGER

Name: Noosa Council

Signature

CTPI 49-Sch4

Date:

27/9/05

Callaghan & Toth

Civil, Environmental & Hydraulic Engineers

BNE 2005/3881
902328

9th March 2005

File No: 0303op

The Manager
EPA
Contaminated Sites
GPO Box 2771
Brisbane Q4001



Attention: Elissaveth Black

**Re: Imported Fill to EX Boral Mill Site Marara Street Cooroy EPA No BNE21917
Application No 10159 Part 1**

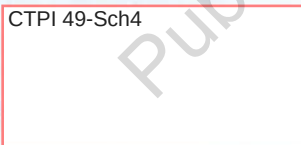
Dear Elissaveth,

As discussed by phone I enclosed a copy of the results of heavy metals testing of a stockpile used to import allotment fill onto the site from the adjacent Noosa Council Sewerage treatment plant. The results show background levels only as per appendix 9 table 9.1.

Also enclosed is a copy of a letter by Noosa Councils Manager Sewerage stating that to his knowledge the material was not contaminated.

Yours faithfully,
Callaghan & Toth

CTPI 49-Sch4



A D Toth BE Environmental RPEQ(civil) MIEAust CPEng NPER
Principal



If telephoning or calling please ask for:

Jeff Steel (07) 5449 5252

Your Ref:

Email: msew@noosa.qld.gov.au

22 February 2005

The Manager
Callaghan & Toth
2/11 Sunshine Beach Rd
Noosa Junction Qld 4567

Dear CTPI

**RE: EXISTING SOIL STOCKPILE AT THE COOROY SEWERAGE
TREATMENT PLANT**

The 2500m³ clay stockpile located adjacent to the access road at the south-east corner of the Sewerage Treatment Plant was created from spoil excavated from natural material in the creation of a wetland basin for the Cooroy Sewerage Treatment Plant.

To my knowledge no materials or liquids from the sewerage treatment processes have been deposited on this material.

Yours faithfully

CTPI 49-Sch4

Jeff Steel
Manager Sewerage





CERTIFICATE OF ANALYSIS

Client :	CALLAGHAN & TOTH CONSULTING ENG	Laboratory :	ALS Environmental Brisbane	Page :	1 of 4
Contact :	MR CTP1 49-Sch4	Contact :	CTPI 49-Sch4	Work order :	EB0501542
Address :	2/11 SUNSHINE BEACH ROAD NOOSA HEADS QLD AUSTRALIA 4567	Address :	32 Shand Street Stafford QLD Australia 4053		
Project :	0303 Mill	Quote number :	---	Date received :	22 Feb 2005
Order number :	- Not provided -			Date issued :	8 Mar 2005
C-O-C number :	- Not provided -				
Site :	- Not provided -				
E-mail :	CTP@callaghanandtoth.com.au	E-mail :	CTPI 49-Sch4 @alsenviro.com	No. of samples	
Telephone :	(07)5474-9081	Telephone :	61-7-32437222	Received :	8
Facsimile :	(07)5474-9041	Facsimile :	61-7-32437259	Analysed :	8

This final report for the ALSE work order reference EB0501542 supersedes any previous reports with this reference.

Results apply to the samples as submitted. All pages of this report have been checked and approved for release.

This report contains the following information:

- Analytical results for samples submitted
- Surrogate control limits

ALSE - QUALITY, SERVICE and TECHNOLOGY provided GLOBALLY



NATA Accredited Laboratory - 825

The Laboratory is accredited by the National Association of Testing Authorities, Australia. The test(s) reported herein have been performed in accordance with its scope of accreditation. This document shall not be reproduced except in full.

This document has been digitally signed by those names that appear on this report and are the authorised signatories. Digital signing has been carried out in compliance with procedures specified in 21 CFR Part 11.

Signatory

CTPI 49-Sch4

Department

Inorganics - NATA 818 (Brisbane)

Client : CALLAGHAN & TOTH CONSULTING ENG
Project : 0303 Mill

Work Order : EB0501542
ALS Quote Reference : ----

Page Number : 2 of 4
Issue Date : 8 Mar 2005



When moisture determination has been performed, results are reported on a dry weight basis. When a reported 'less than' result is higher than the LOR, this may be due to primary sample extracts/digestion dilution and/or insufficient sample amount for analysis. Surrogate Recovery Limits are static and based on USEPA SW846 or ALS-QWI/EN38 (in the absence of specified USEPA limits).
Abbreviations: **CAS number** = Chemical Abstract Services number, **LOR** = Limit of Reporting. # Indicates a raised LOR, * Indicates failed Surrogate Recoveries.
When date(s) and/or time(s) are shown bracketed, these have been assumed by the laboratory for process purposes.

Analytical Results

Analytical Results

Client Sample ID :				1	2	3	4	5
Sample Matrix Type / Description :				SOIL / SOIL	SOIL / SOIL	SOIL / SOIL	SOIL / SOIL	SOIL / SOIL
Sample Date / Time :				21 Feb 2005 13:40	21 Feb 2005 13:40	21 Feb 2005 13:40	21 Feb 2005 13:40	21 Feb 2005 13:40
Laboratory Sample ID :				EB0501542-001	EB0501542-002	EB0501542-003	EB0501542-004	EB0501542-005
Analyte	CAS number	LOR	Units					
EA055: Moisture Content								
Moisture Content (dried @ 103°C)		1.0	%	11.0	10.0	8.5	11.0	7.1
EG005T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	9	<5	<5	6	7
Cadmium	7440-43-9	1	mg/kg	1	<1	<1	1	<1
Chromium	7440-47-3	2	mg/kg	48	30	21	37	23
Copper	7440-50-8	5	mg/kg	5	7	<5	<5	5
Lead	7439-92-1	5	mg/kg	11	11	8	9	10
Nickel	7440-02-0	2	mg/kg	<2	<2	<2	<2	<2
Zinc	7440-66-6	5	mg/kg	6	9	<5	<5	<5
EG035T: Total Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	0.1	<0.1

Client : CALLAGHAN & TOTH CONSULTING ENG
 Project : 0303 Mill

Work Order : EB0501542
 ALS Quote Reference : ----

Page Number : 3 of 4
 Issue Date : 8 Mar 2005



Analytical Results

Client Sample ID :				6	7	8		
Sample Matrix Type / Description :				SOIL / SOIL	SOIL / SOIL	SOIL / SOIL		
Sample Date / Time :				21 Feb 2005 13:40	21 Feb 2005 13:40	21 Feb 2005 13:40		
Laboratory Sample ID :				EB0501542-006	EB0501542-007	EB0501542-008		
Analyte	CAS number	LOR	Units					
EA055: Moisture Content								
Moisture Content (dried @ 103°C)		1.0	%	6.5	11.5	13.0		
EG005T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	<5		
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1		
Chromium	7440-47-3	2	mg/kg	16	15	20		
Copper	7440-50-8	5	mg/kg	<5	10	<5		
Lead	7439-92-1	5	mg/kg	7	12	6		
Nickel	7440-02-0	2	mg/kg	<2	4	<2		
Zinc	7440-66-6	5	mg/kg	<5	35	8		
EG035T: Total Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1		

R

Client : CALLAGHAN & TOTH CONSULTING ENG
Project : 0303 Mill

Work Order : EB0501542
ALS Quote Reference : ----

Page Number : 4 of 4
Issue Date : 8 Mar 2005



Surrogate Control Limits

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- No surrogates present on this report.

Published on DES Disclosure Log
RTI Act 2009

R

Elissaveth Black

From: CTPI 49-Sch4 [redacted] @callaghanandtoth.com.au]
Sent: Wednesday, 9 March 2005 7:45 AM
To: Elissaveth Black
Cc: Jeff Steel; Wayne Brogden
Subject: Noosa Council stockpile heavy metal test results of or imported material to the Old Boral Mill site. EPA No BNE21917, EPA Application No 10159 Part
Importance: High
Dear Elissaveth,

I enclose the test results for the stockpile of spoil from the Cooroy Treatment plant future wetland excavation which is to be used as fill on the Boral mill Site. The results are all well within the background levels as set out in Draft Guidelines for the assessment of contaminated land Appendix 9 (Investigation threshold levels 9.1 Health based soil guidelines).
I will mail a copy together with a letter certifying where the fill was sourced by Noosa Councils Sewerage Manager.
Thanks for the advice

Regards

CTPI 49-Sch4 [redacted]

Callaghan & Toth

Civil, Environmental & Hydraulic Engineers
2/11 Sunshine Beach Rd, NOOSA HEADS
Phone: 5474 9081
Fax: 5474 9041

please file here!

CTPI 49-S [redacted]

902328

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Civil, Environmental & Hydraulic Engineers

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Phone: 5474 9081

Fax: 5474 9041

please file here!

CTPI 49-

902328

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CERTIFICATE OF ANALYSIS

Client :	CALLAGHAN & TOTH CONSULTING ENG	Laboratory :	ALS Environmental Brisbane	Page :	1 of 4
Contact :	MR CTPI 49-Sch4	Contact :	CTPI 49-Sch4	Work order :	EB0501542
Address :	2/11 SUNSHINE BEACH ROAD NOOSA HEADS QLD AUSTRALIA 4567	Address :	32 Shand Street Stafford QLD Australia 4053		
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Department

Inorganics - NATA 818 (Brisbane)

Client : CALLAGHAN & TOTH CONSULTING ENG
Project : 0303 Mill

Work Order : EB0501542
ALS Quote Reference : ----

Page Number : 3 of 4
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Nickel	7440-02-0	2	mg/kg	<2	4	<2		
Zinc	7440-66-6	5	mg/kg	<5	35	8		
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Project : 0303 Mill

Work Order : EB0501542
ALS Quote Reference : ----

Page Number : 4 of 4
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- No surrogates present on this report.

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R

Darryl Byers

From: Darryl Byers [darryl.byers@epa.qld.gov.au]
Sent: Thursday, 20 January 2005 7:31 AM
To: CTPI 49-Sc@itenviro.com.au'
Subject: Boral Timber Yards, Coorory

CTPI 49-Sc

Kim has asked that you provide a firm recommendation with respect to the sites listing on the register.

Regards

Darryl Byers

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RTI Act 2009



Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997

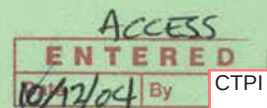
This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Helen Bankes
Telephone: 07 3227 7667
Your reference: 04/4925
Our reference: 10159 Part 2 File No.:902328

CC: Ms CTPI 49-Sch4
Martoo Consulting
PO Box 1684
Noosa Heads Qld 4567

Noosa Shire Council
PO Box 141
TEWANTIN QLD 4565

Attention: Ms Jane Davissen



Re: Application (No. 04/4925) for development approval for assessable development to be carried out at Marara Street, Cooroy (Lot 1 on RP88582, Lot 2 on RP87371 and Lots 1 - 3 on RP110206).

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

- ☒ Item 21 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☐ Item 22 of Schedule 2 of the *Integrated Planning Regulation 1998*

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number or e-mail address provided.

CTPI 49-Sch4

Signed

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	Martoo Consulting
Council Application Number:	04/4925
EPA Application Number:	10159 Part 2
Date application received by EPA:	7/12/2004
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Reconfiguration of a Lot

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

Marara Street, Cooroy
(Lot 1 on RP88582, Lot 2 on RP87371 and Lots 1 - 3 on RP110206)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ conditions must attach to any development approval
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

R

Conditions of the development approval

1. The reconfiguration must be in accordance with the plan of proposed reconfiguration of Lot 1 on RP88582, Lot 2 on RP87371, Lots 2 & 3 on RP110206 on plan drawing number 98/657M8 prepared by Max Watterson & Associates dated 11/11/04.
2. It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the EPA (Contaminated Land Unit).
3. No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the Environmental Protection Act 1994 (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Reasons for inclusion of development conditions or refusal

Not applicable

Additional comments or advice about the application

Not applicable

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End Of Concurrence Agency Response ~

IPA APPLICATION FILE NOTE

Street Address: Marara Street, Cooroy

Lot 1 on Plan RP88582, Lot 2 on RP87371, Lots 2 & 3 on RP110206

Applicant: Noosa Shire Council

App'n No: 10159 Part 2

File No: 902328

Council: Noosa Shire Council

On EMR for: Yes, Lot 1 on RP88582 On the EMR for:

N.A. - 38 - Wood treatment and preservation , Lot 2 on RP87371 On the EMR for N.A - 38 - Wood treatment and preservation and for N.A - 29 - Petroleum product or oil storage, Lot 2 on RP110206 On EMR for N.A - 38 - Wood treatment and preservation and Lot 3 on RP110206 On EMR for N.A - 38 - Wood treatment and preservation.

Any new ERA's?: No.

Existing ERA's?: Yes, ERA 67(a) - sawmilling or woodchipping (SR2509)

Responsibility: EPA - waste group

Referral Coordination: no

Proposal: DP - RoL - amended plan to provide revised access to the site.

Current Use: Sawmill

Past Use: milling activities

Recommendation:

It is recommended that a Concurrence Response be prepared which includes the following standard clauses:

The reconfiguration must be in accordance with the plan of proposed reconfiguration of Lot 1 on RP88582, Lot 2 on RP87371, Lots 2 & 3 on RP110206 on plan drawing number 98/657M8 prepared by Max Watterson & Associates dated 11/11/04.

It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the EPA (Contaminated Land Unit).

No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the Environmental Protection Act 1994 (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

CTPI 49-Sch4

Darryl Byers
9 December 2004

CTPI 49-S

CTPI 49-S

File C

CTPI 49-S

CTPI

Spoke to Jane
Daveson
Noosa S.C.
confirmed plan and date
9/12/04
CTPI

F A C S I M I L E



attention: EPA - Darryl Byers

fax no: 3247 3278

from: CTPI 49-Sch4

date: 7th December 2004

re: 902328

- town planning
- development consultants
- urban design

■ NOOSA
18 Duke Street,
SUNSHINE BEACH
P.O. Box 1884
NOOSA HEADS Q 4567
Ph: (07) 5447 4556
Fax: (07) 5447 5446
Email: mail@martooconsulting.com

total pages (including this one): 2

message:

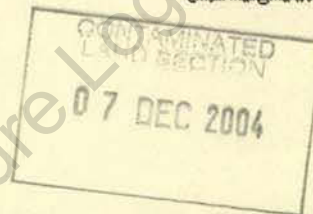
Darryl,

please find a copy of an amended plan submitted to Council in response to the information request. The changes to the plan relate to a revised access location and amendment to lot 1 and 6.

Would you please advise as soon as possible as to whether EPA has any issues with the alterations.

Thanks

CTPI 49-Sch4

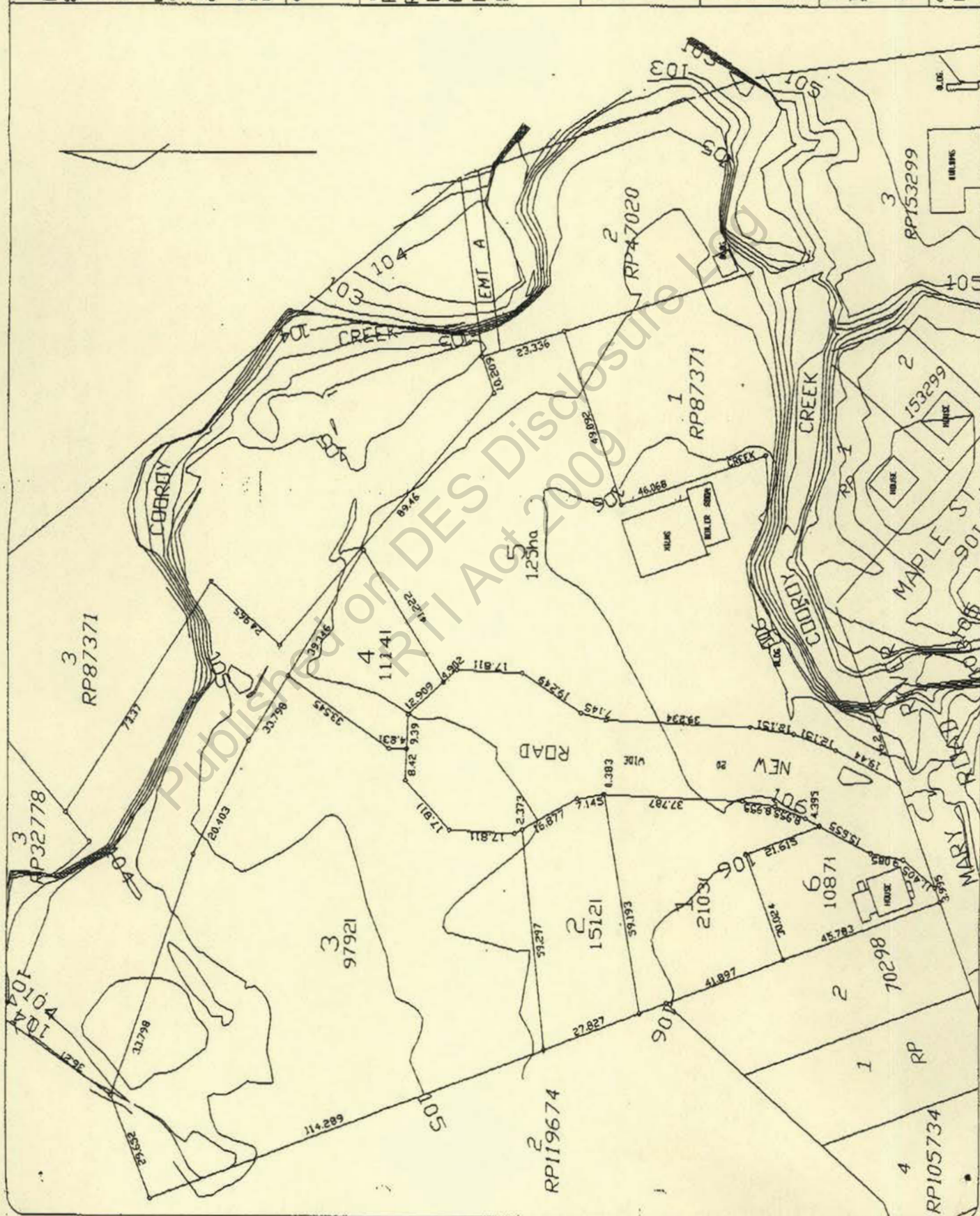


APPLICATION NUMBER:	10159 P12
FILE NUMBER:	902328
REFERRAL DATE:	7/12/2004
DATE INFO REQUEST DUE:	21/12/2004
RCU No.	
OFFICER:	

MARTOO CONSULTING
ABN 47 353 058 813

OFFICE ALSO AT:
■ RAINBOW BEACH

0	10	20	30	40	50
---	----	----	----	----	----





Unit 7, 20 Smallwood Place
Murarie QLD 4172
Telephone: 61 7 3899 8359
Facsimile: 61 7 3899 9692

A Member of The IT Group
www.theitgroup.com.au



Quality
Endorsed
Company
QEC11845

1 December 2004

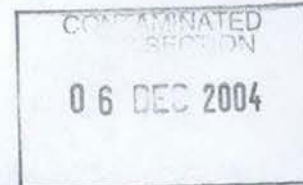
Reference: J207570G-L01

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service
Southern Regional Office
Level 16, 288 Edward Street
Brisbane QLD 4001

Attention: Ms. Elissaveth Black

Dear Elissaveth

**Re: Former Boral Timber Mill, 1 Maple Street, Cooroy QLD - EPA
File no. 902328**



As discussed in our recent telephone conversation, and with reference to your File Note dated 14 October 2004, IT Environmental are submitting an Application for Assessment of a Site Investigation Report (attached) for the above referenced site. The site consists of four Lots:

Lot 1 on RP88582
Lot 2 on RP87371
Lot 2 on RP110206
Lot 3 on RP110206

A current Certificate of Title is also attached.

Please note that the following reports prepared by IT Environmental and associated statutory declarations pertaining to this Application have already been submitted to the EPA:

- *Stage II Investigation Report, Boral Timber Yards, 1 Maple Street, Cooroy QLD, 9 October 1998, Fluor Daniel GTI;*
- *Additional Environmental Investigation, Boral Timber Cooroy, 28 September 2000, IT Environmental; and*
- *Closure Report – Soil Remediation and Stormwater Management Works, Boral Timber Mill, Maple Street, Cooroy QLD, 19 April 2001, IT Environmental.*

It is our understanding that a Development Approval and lot reconfiguration request have been lodged for this site. IT Environmental has had no involvement in that process. We further understand that other consultants have been engaged to a prepare Site Management Plan(s) for the new development. Again, IT Environmental has had no direct involvement in that process.

R



Should you require any additional information or have any further queries please do not hesitate to contact me on (07) 3899 8359.

Yours sincerely

IT ENVIRONMENTAL (AUSTRALIA) PTY LTD

CTPI 49-Sch4

CTPI 49-Sch4

State Manager, QLD/NT

Attachments: Application for Assessment of a Site Investigation Report
Current Certificate of Title, Title Reference 13955238
Cheque #053508 in the amount of \$3688.00

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RTI Act 2009

CURRENT TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 112426112
Search Date: 01/12/2004 10:08 am

Title Reference: 13955238
Date Created: 03/11/1966

Previous Title: 12700047
13198158
13548211

REGISTERED OWNER

Dealing No: 705975790 23/09/2002

COUNCIL OF THE SHIRE OF NOOSA

ESTATE AND LAND

Estate in Fee Simple

LOT 2	REGISTERED PLAN 87371 County of MARCH Local Government: NOOSA SHIRE	Parish of TEWANTIN
LOT 1	REGISTERED PLAN 88582 County of MARCH Local Government: NOOSA SHIRE	Parish of TEWANTIN
LOT 2	REGISTERED PLAN 110206 County of MARCH Local Government: NOOSA SHIRE	Parish of TEWANTIN
LOT 3	REGISTERED PLAN 110206 County of MARCH Local Government: NOOSA SHIRE	Parish of TEWANTIN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11177076 (POR 62A)
Deed of Grant No. 11394224 (POR 62)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES & MINES) [2004]
Requested By: CITEC CONFIRM

Insert here business stamp including ABN number

Environmental Protection Agency
ABN 87 221 158 786
TAX INVOICE / RECEIPT



Queensland
Government

A 156866

Date: 8/12/04

RECEIVED by Cash/Cheque from IT ENVIRONMENTAL (P/L)
(Insert here name of drawer of cheque) the sum of THREE THOUSAND SIX HUNDRED +
EIGHTY EIGHT dollars cents
on account of the Queensland Government, for SITE ASSESSMENT

4051

W/BLOI 5200

Price Excluding GST: \$ 3 688.00

GST (if applicable): \$ -

TOTAL PRICE INCLUDING GST: \$ 3 688.00

Signature: _____

CTPI 49-Sch4

Cheques or other negotiable instruments accepted subject to clearance



Unit 7, 20 Smallwood Place
Murarrie QLD 4172
Telephone: 61 7 3899 8359
Facsimile: 61 7 3899 9692



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QEC11845

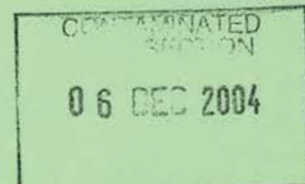
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Ref: J207570G-L01.dot

Page 1 of 2

R

Elissaveth Black

From: Elissaveth Black

Sent: Friday, 15 October 2004 2:41 PM

To: CTPI@callaghanandtoth.com.au'

Subject: Maples Street, Cooroy site

Dear CTPI 49

Further to our telephone conversation yesterday, I can provide the following comments (refer attachment).

I trust this clarifies the situation.

Have a nice day!!!!

Elissaveth Black

(Principal Environmental Officer,
Contaminated Land Unit, EPA)

Published on DES Disclosure Log
RTI Act 2009

File No.: BNE21917	File Note	Author: E. Black
1 Maple Street, Cooroy		Date: 14 October 2004

Background

1. Site Details

- Site comprises a number of lots: Lot 1 on RP88582, Lot 2 on RP87371, Lots 2 and 3 on RP110206.
- All of these land parcels are currently listed on the EMR: all lots were subject to the notifiable activity of wood treatment and preservation, Lot 2 on RP87371 is also listed for petroleum product and/or oil storage.

2. Site Investigations

- A number of site investigations have been undertaken and reports prepared:
 - "Stage II Investigation Report, Boral Timber Yards, 1 Maple Street, Cooroy Qld", dated 9 October 1998, prepared by Fluor Daniel GTI (now IT Environmental);
 - "Additional Environmental Investigation, Boral Timber Cooroy", dated 28 September 2000, prepared by IT Environmental (IT);
 - "Closure report – Soil Remediation and Stormwater Management Works, Boral Timber Mill, Maples Street, Cooroy Qld", dated 19 April 2001, prepared by IT Environmental.
- Copies of these reports were submitted to the EPA as part of a Development Approval (DA) application for reconfiguration of lots under the *Integrated Planning Act 1997* with a statutory declaration from CTPI 49-Sch4 of IT.
- CTPI advises that no additional works were carried out on the site (any of the current land parcels) by IT since 2001.
- No application from a suitably qualified and experienced consultant (as required by *Environmental Protection Act 1994* (the EPAct) for assessment of the reports and decision in relation to the status of the land parcels has been made to the EPA.

3. Development Approval (DA) application for reconfiguration of lots

- A DA application for reconfiguration of lots under the *Integrated Planning Act 1997* (IPA) was referred to EPA for Concurrence Agency Response on contaminated land matters.
- This application was received on 6 September 2004.
- The EPA gave Notice of Concurrence Agency Response to Council of 20 September 2004: approval of the reconfiguration must occur subject to conditions relating to reconfiguration to be undertaken in accordance with the plan submitted with the application and removal of contaminated soil from the site being subject to approval under S424 of the EPAct.

4. Site Management Plans (SMP's)

- Draft SMP's were submitted with the DA application.
- The draft SMP's relate to all of the currently existing land parcels, proposing that the residual contamination be managed, subject to the SMP's.
- No application for approval of these SMP's (as required) under the EPAct was submitted with these draft SMP's.

File No.: BNE21917	File Note	Author: E. Black
1 Maple Street, Cooroy		Date: 14 October 2004

Issues

1. DA application under IPA

- The application received related to reconfiguration of lots only.
- It is understood from Noosa Shire Council (Council) that the EPA's Notice of concurrence agency response with respect to this application has been received by Council, but that Council has not yet finalised its decision.
- As a consequence of Council's approval of any reconfiguration of the base land parcels listed on the EMR (and no change to the status of these with respect to their EMR listing having been requested), the resulting child parcels will be listed on the EMR.

2. SMP's

- The relevant EPA files show no records of the conversations/ recommendations with respect to the SMP's allegedly made by Ms Anita Packwood of the EPA and allegedly conveyed to Mr CTPI 49-Sch4 Ms Packwood is currently unavailable for comment/confirmation.
- Further, based on information received from Mr CTPI 49 and Council, it appears that there is a misunderstanding of the processes related to contaminated land matters for these land parcels, in particular the distinction of processes undertaken under the EPAct as opposed to those relating to IPA decisions.
- The following information is pertinent:
 - The contaminated land processes under both EPAct and IPA are applicant driven – this requires the applicant to make the appropriate applications, supported by sufficient information, for decisions to be able to be made by the EPA;
 - The draft SMP's as they have been presented will require further review – updating/amendment to meet current EPA standards will be required pending communication with the applicant - chosen contaminated land consultant;
 - Conversations with IT indicate that while IT have not conducted any further investigations/works on the site since 2001, at least one other, if not two, contaminated land consultant(s) have conducted some work in relation to this site;
 - Any application for assessment of past site investigation reports will consequently result in a request for additional information regarding the above matter – thus, any assessment application should be expanded to include the most recent relevant information.

3. Facilitation of Outcomes

- Since no further application for assessment of reports has been received at this time, all of the proposed child parcels will be listed on the EMR once the plans have been sealed.
- An application for assessment of site investigations may result in the removal of some of the proposed child parcels from the EMR.
- At this time, there is no application for a Material Change of Use (MCU) under IPA for any of the proposed child parcels. The decision of whether the proposed (warehouse) development for the proposed child parcels constitutes an MCU under IPA rests with Council.
- Should Council decide that an MCU is applicable and an appropriate application is made, the draft SMP's may be reviewed at that time and appropriately amended to reflect which of the child parcels will be subject to the SMP's. Approval of the SMP's may proceed under EPAct at that time (notwithstanding

File No.: BNE21917	File Note	Author: E. Black
1 Maple Street, Cooroy		Date: 14 October 2004

the necessity for the appropriate reports – refer above – and application under EPAct to be submitted for assessment and approval).

- Should Council decide that an MCU is not applicable, assessment of reports and related SMP's may be applied for on a voluntary basis (ie. there is no statutory requirement for an SMP to cover a site that continues to be listed on the EMR and continues to be used for the same land use).
- The issue of operational works permits is a matter for Council (ie. EPA has no statutory role). While Council may wish to refer to EPA for advice, contaminated land matters cannot be included in such permits because the administration of contaminated land matters falls to the EPA under the EPAct. In any case, the general environmental duty and other contaminated land provisions of the EPAct still apply.

Published on DES Disclosure Log
RTI Act 2009

R

Elissaveth Black

From: CTPI 49-Sch4 [redacted]@itenviro.com.au]

Sent: Thursday, 14 October 2004 2:49 PM

To: elissaveth.black@epa.qld.gov.au

Subject: FW: Cooroy Forest Park Allotment

This is where is all started to go pear shaped. CTPI 49-Sch4 is the name I was trying to think of. In response to the email below I sent CTPI a letter outlining what would have to be done in order for us to even evaluate which (if any) of the blocks would be suitable for removal from the EMR with no further work (being as our brief was to leave the site suitable for use as an ongoing sawmill). CTPI elected not to have us provide this advice - I don't know what he ended up telling Al.

CTPI 49-Sch4

State Manager, QLD/NT
IT Environmental (Australia) Pty Ltd
Metroplex on Gateway
7/20 Smallwood Place
MURARRIE QLD 4172

tel: CTPI 49-Sch4

fax: (07) 3899 9692

email: CTPI 49-[redacted]@itenviro.com.au

website: www.itenviro.com.au

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete the file. Thank you.

From: CTPI 49-Sch4 [redacted]@callaghanandtoth.com.au]

Sent: Monday, 9 August 2004 3:10 PM

To: CTPI 49-Sch4

Subject: FW: Cooroy Forest Park Allotment Reconfiguration

CTPI 49:

Can you comment on if you can do this as part of your report.

Regards

CTPI 49-Sch4

-----Original Message-----

From: CTPI 49-Sch4 [redacted]@golder.com.au]

Sent: Monday, 9 August 2004 1:17 PM

To: CTPI 49-S

Subject: RE: Cooroy Forest Park Allotment Reconfiguration

I am going to assume that IT will request that the Lots which do not have a waste fill area are to be removed from the Environmental Management Register (EMR) and as such will not require the Site Management Plan (SMP)

CTP

CTPI 49-Sch4

Golder Associates Pty. Ltd.
611 Coronation Drive
Toowong, Queensland

Australia 4064

+61-CTPI 49-Sch4

+61-7-3721-5401 (fax)

-----Original Message-----

From: CTPI 49-Sch4 [redacted]@callaghanandtoth.com.au]

Sent: Monday, 9 August 2004 12:34 PM

To: CTPI 49-Sch4 [redacted]

Cc: CTPI 49-Sch4 [redacted]

Subject: Cooroy Forest Park Allotment Reconfiguration

Importance: High

CTPI [redacted]

Please proceed with finalizing the SMPs as per the attached memo.

CTPI 49-S [redacted] of Martoo Consulting would like to submit the reconfiguration application on this Wednesday.

Regards

CTPI 49-Sch [redacted]

Published on DES Disclosure Log
RTI Act 2009

~~Oct 22~~

originally paid \$900

then 4x\$922 (\$3688)

~~10x\$922~~ 11x\$922

10 lots listed on one

Darby

yellow check list
on part 3 please - also
we need to determine the
correct fee - maybe

10x\$922 - \$900 - \$3688 ??

MESSAGE
WHILE YOU WERE OUT

Date

Timeam/pm

Phone

Mobile

 Called to see you

☐ Wants to see you

Message

.....

.....

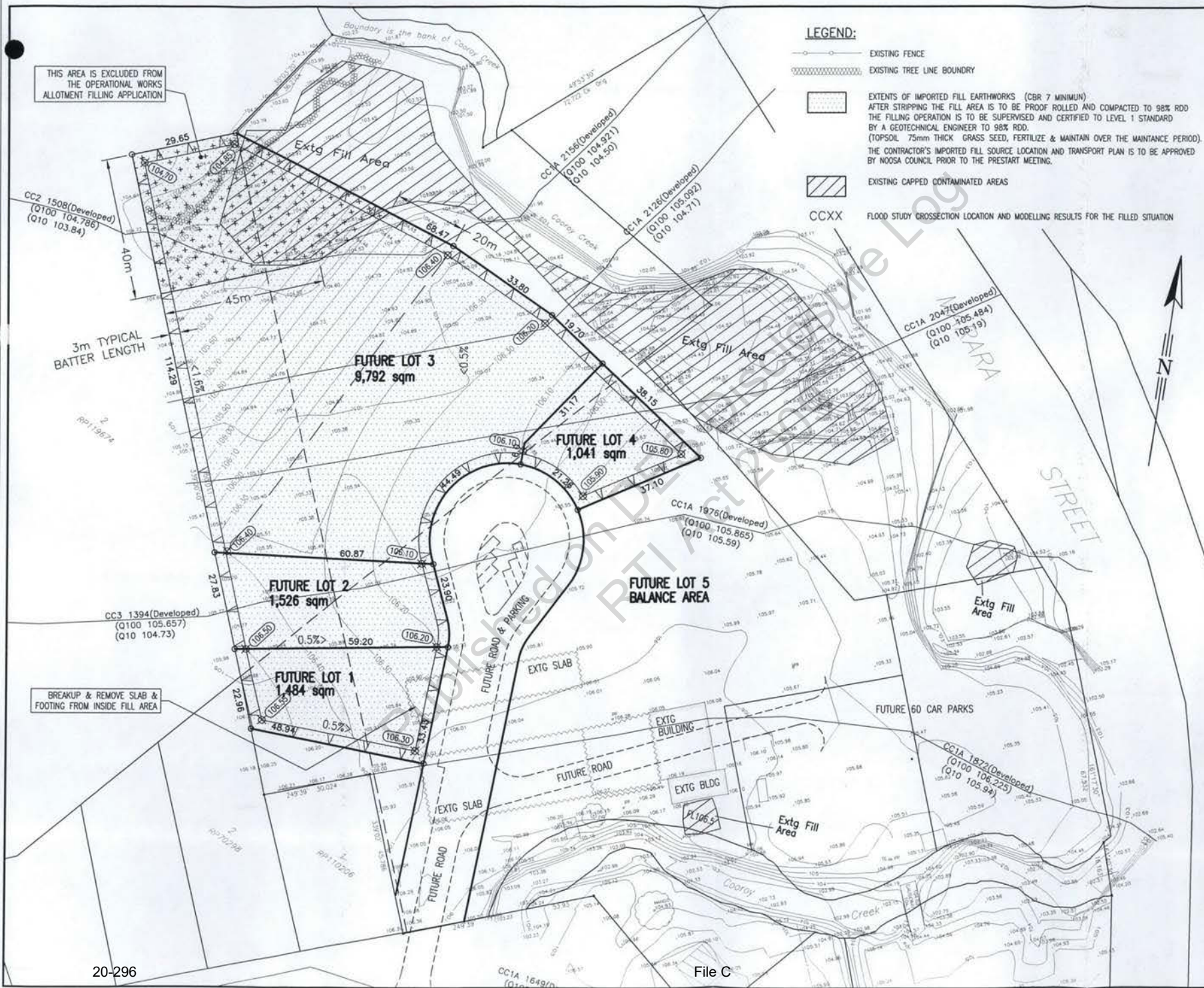
COOROY FOREST PARK ALLOTMENT RECONFIGURATION

Notes from discussion with Anita Packwood EPA

1. i t Group provide all necessary un-submitted Reports and Declarations via Callaghan & Toth to the applicant.
2. Golder Associates provide SMP's for the existing Lots for inclusion in the Allotment Reconfiguration Application.
3. Golder Associates provide a covering letter saying that their SMP's for lots XYZ are based on i T Group reports sent under separate cover.
4. The Applicant (Martoo Consulting) sends one copy of Golder's SMP's, one copy of its Reports with Statutory Declarations and a copy of the acknowledgement notice to Anita at the EPA.
Request that EPA accesses the reports as a concurrent agent for the DA...
5. EPA will send out an Information Request even if they have all the information, as it is an IPA trigger.
6. The EPA will simply change the headings on the Site Management Plans to suit the final lot reconfiguration. The text of the SMP's will remain the same.

CTPI 49-Sch 3/08/04

THIS AREA IS EXCLUDED FROM
THE OPERATIONAL WORKS
ALLOTMENT FILLING APPLICATION



CALLAGHAN & TOTH
Civil, Environmental &
Hydraulic Engineers

2/11 Sunshine Beach Road
NOOSA JUNCTION 4566
Phone 54749081
Fax 54749041

designed **CT** datum AHD DERIVED
drawn
checked Origin (B.M.) PSM *
RL *

approved
SURVEYED BY
MAX WATTERSON & ASSOCIATES
PHONE 54426121

project
**COOROY LOWER MILL SITE
OPERATIONAL WORKS
ALLOTMENT FILLING**

Client
NOOSA COUNCIL

title
ALLOTMENT FILLING PLAN

**LOT 3 on RP110206,
LOT 1 on RP88582,
LOT 2 on RP110206 &
LOT 2 on RP87371
PARISH OF TEWANTIN
COUNTY OF MARCH
LOCAL GOVT. NOOSA COUNCIL
TOWN : COOROY**

SCALE
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scale
1:1000(A3)
SCALE SHOWN IS ORIGINAL DRAWING SCALE
DO NOT SCALE FROM THIS DRAWING
USE ONLY DIMENSIONS PROVIDED

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FILES
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Sheet 3 of 4 sheets
drawing number
0303-23
Page 119 of 211
date 06/08/2004

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



Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

ACCESS
ENTERED
Date 21/9/04 By CTPI

Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Kapila R Bogoda
Telephone: 07 3225 8416
Your reference: 04/4925
Our reference: 10159 Part 1 File No.:902328

CC: Ms [redacted] CTPI 49-Sch4
Martoo Consulting
PO Box 1684
NOOSA HEADS 4567

Noosa Shire Council
PO Box 141
TEWANTIN QLD 4565

Attention: Ms Jane Davissen

Re: Application (No. 04/4925) for development approval for assessable development to be carried out at Marara Street, COOROY QLD 4567 (Lot 1 on RP88582, Lot 2 on RP87371 and Lots 2 & 3 on RP110206).

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

- ☐ Item 3 of Schedule 2 of the *Integrated Planning Regulation 1998* (for Environmentally Relevant Activities)
- ☒ Item 8 of Schedule 2 of the *Integrated Planning Regulation 1998* (for contaminated land)

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number or e-mail address provided.

CTPI 49-Sch4

[redacted]

Signed

20/9/2004

Date

Delegate of Administering Authority
Environmental Protection Act 1994

Concurrence agency response

Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	Noosa Shire Council
Council Application Number:	04/4925
EPA Application Number:	10159 Part 1
Date application received by EPA:	6/09/2004
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Reconfiguration of a Lot

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

Marara Street, COOROY QLD 4567
(Lot 1 on RP88582, Lot 2 on RP87371 and Lots 2 & 3 on RP110206)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ conditions must attach to any development approval
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements;
- ☐ the application must be refused

R

Conditions of the development approval

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

1. The reconfiguration must be in accordance with the plan of proposed reconfiguration of Lot 1 on RP88582, Lot 2 on RP87371, Lots 2 & 3 on RP110206 on plan drawing number 98/657M3 prepared by Max Watterson & Associates dated 26/07/04.
2. No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the Environmental Protection Act 1994 (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the Acts Interpretation Act 1954, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional comments or advice about the application

Not applicable

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End Of Concurrence Agency Response ~

IPA APPLICATION FILE NOTE

Street Address: Marara Street, Cooroy

Lot 1 on Plan RP88582, Lot 2 on RP87371, Lots 2 & 3 on RP110206

Applicant: Noosa Shire Council

App'n No: 10159

File No: 902328

Council: Noosa Shire Council

On EMR for: Yes, Lot 1 on RP88582 On the EMR for:

N.A. - 38 - Wood treatment and preservation , Lot 2 on RP87371 On the EMR for N.A - 38 - Wood treatment and preservation and for N.A - 29 - Petroleum product or oil storage, Lot 2 on RP110206 On EMR for N.A - 38 - Wood treatment and preservation and Lot 3 on RP110206 On EMR for N.A - 38 - Wood treatment and preservation.

Any new ERA's?: No.

Existing ERA's?: Yes, ERA 67(a) - sawmilling or woodchipping (SR2509)

Responsibility: EPA - waste group

Referral Coordination: no

Proposal: DP - RoL - create one additional lot for an industrial subdivision (4 lots to 5 lots)

Current Use: Sawmill

Past Use: milling activities

Recommendation:

It is recommended that a Concurrence Response be prepared which includes the following standard clauses:

The reconfiguration must be in accordance with the plan of proposed reconfiguration of Lot 1 on RP88582, Lot 2 on RP87371, Lots 2 & 3 on RP110206 on plan drawing number 98/657M3 prepared by Max Watterson & Associates dated 26/07/04.

No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the Environmental Protection Act 1994 (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

CTPI 49-Sch4

Helen Banks
17 September 2004

Agreed
CTPI 49-Sch4

CTPI 49-Sch

CTPI 49

23 AUG 2004 15:16

54471062

No. 4061

P. 3

23 AUG 2004 14:32:07 EST

FROM: 11471062

MSG# 29417419-004-1

PAGE 003 OF 003

Form 1 Development Application

idas

ASSESSMENT SYSTEM

A**Common details
for all applications**

The completion of all the questions below (other than those indicated as "If applicable" or "Optional") is mandatory for all IDAS applications. Any information requested on this form may be provided in an attachment to the application. For further information about completing the following details refer to **Guide 1 Making an IDAS Application** available from the IPA website at www.ipa.qld.gov.au.

1. Description of land

The description must identify all land subject of the application including land/assessments over which access is to be obtained.

The lot & plan details (eg. SP/RP) are shown on title documents or a title notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb / locality & postcode)

Mary River Road

Cooroy

Postcode 4563

Lot & plan details (Attach list if necessary)

Lot 1 on RP 88582, Lot 2 on RP 87371, Lots 2 & 3 on RP 110206 Parish of Tewantin

Shop / tenancy no. (If applicable)

Storey / level (If applicable)

Total area of land (m² / ha)

30604sqm

In which local government area is the land situated?

Noosa Shire Council

2. Proposal

Provide details of the proposal (eg. new house/apartment building etc, demolition / removal of a house, extension to existing shop, new carport etc).

Details of the existing use of the land (Attach proposal report if necessary)

Sawmill

Details of the proposal (Attach proposal report if necessary)

See attached report

3. Other parts of the form completed

Complete all other parts of the form applicable to your application.

What other parts of the form are attached (E.g. Part B if the application involves assessment against the Building Act, Part D if the application involves assessment against the planning scheme for material change of use, Part F if the application involves reconfiguring a lot)

Part F

4. Applicant details

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

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

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

All correspondence will be mailed to this address.

Name

Noosa Shire Council

Signature

Date

Contact person

Phone no.

CTPI 49-Sch4 C/- Martoo Consulting

CTPI 49-Sch4

Mobile no.

Fax no.

Email address

07 5447 5446

mell@martooconsulting.com

Postal address

PO Box 1684

Noosa Heads Qld

Postcode 4567

5. Consent of land owner/s

Completion of Question 5 is only required if the applicant is not the owner or the person authorised to sign as owner.

Completion of Question 5 provides the owner's consent to the lodgement of this application. If there are multiple owners, the consent of each owner is required. If the owner is a company refer to Guide 1.

Where the provision of contact details is mandatory, an owner nominated under "Contact details" will receive a copy of the decision notice and approved plans.

Name/s (In full) (Attach list if necessary)

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

Date

Contact details (Optional, except where Part B of this form applies for single detached class 1a buildings or class 10 buildings or structures)

Name

Postal address

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

FEE (\$)

DATE RECEIVED

RECEIVING OFFICER'S NAME/S

REFERENCE NUMBER/S

Notification of Engagement of Private Certifier (Optional format for private certifiers)

To:

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

Date of engagement:

Accreditation Number

Name:

Signature:

Form 1 Development Application

idas INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

PART

A

Common details for all applications

The completion of all the questions below (other than those indicated as "If applicable" or "Optional") is mandatory for all IDAS applications. Any information requested on this form may be provided in an attachment to the application. For further information about completing the following details refer to Guide 1 Making an IDAS Application available from the IPA website at www.ipa.qld.gov.au

1. Description of land

The description must identify all land subject of the application including land/easements over which access is to be obtained.

The lot & plan details (eg. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb / locality & postcode)

Mary River Road

(Marana St)

Cooroy

Postcode 4563

Lot & plan details (Attach list if necessary)

Lot 1 & 2 on RP 873371 Parish of Tewantin

Refer attached form A.

Shop / tenancy no. (If applicable)

Storey / level (If applicable)

Total area of land (m² / ha)

30504sqm

In which local government area is the land situated?

Noosa Shire Council

2. Proposal

Provide details of the proposal (eg. new house/apartment building etc, demolition /removal of a house, extension to existing shop, new carport etc).

Details of the existing use of the land (Attach proposal report if necessary)

Sawmill

Details of the proposal (Attach proposal report if necessary)

See attached report

3. Other parts of the form completed

Complete all other parts of the form applicable to your application.

What other parts of the form are attached (E.g. Part B if the application involves assessment against the Building Act, Part D if the application involves assessment against the planning scheme for material change of use, Part F if the application involves reconfiguring a lot)

Part F

4. Applicant details

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

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

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

All correspondence will be mailed to this address.

Name

Noosa Shire Council

Signature

CTPI 49-Sch4

Date

Contact person

CTPI 49-Sch4

C/- Martoo Consulting

Phone no.

CTPI 49-Sch4

Mobile no.

Fax no.

07 6447 5446

Email address

mail@martooconsulting.com

Postal address

PO Box 1684

Noosa Heads Qld

Postcode 4567

5. Consent of land owner/s

Completion of Question 5 is only required if the applicant is not the owner or the person authorised to sign as owner.

Completion of Question 5 provides the owner's consent to the lodgement of this application. If there are multiple owners, the consent of each owner is required. If the owner is a company refer to Guide 1.

Where the provision of contact details is mandatory, an owner nominated under "Contact details" will receive a copy of the decision notice and approved plans.

Name/s (In full) (Attach list if necessary)

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

Date

Contact details (Optional, except where Part B of this form applies for single detached class 1a buildings or class 10 buildings or structures)

Name

Postal address

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

Fee(s) 3990

DATE RECEIVED

25-8-04

RECEIVED

OFFICER'S NAME

Karyn Carlow

REFERENCE NUMBER

04/4025

Journal 83

Notification of Engagement of Private Certifier (Optional format for private certifiers)

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

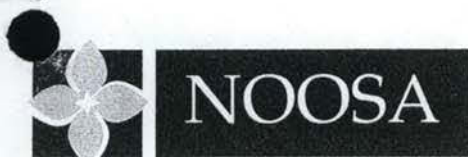
1.2

Date of engagement

Assessment Number

Name

Signature



If telephoning or calling please ask for:
Jane Davissen (07) 5449 5177
04/4925 (our ref)
Email: jtd5@noosa.qld.gov.au

RECEIVED
02 SEP 2004

1 September 2004

NOOSA SHIRE COUNCIL
C/O MARTOO CONSULTING
PO BOX 1684
NOOSA HEADS QLD 4567

Dear Sir/Madam,

Re: Application for a Development Approval for Lot Reconfiguration, situated at Marara Street, Cooroy, described as Lot 1 RP88582, Lot 2 on RP87371 and Lots 2 & 3 on RP110206 Parish of Tewantin

I refer to your above application received on the 25 August 2004.

This letter is to notify you that your application has triggered a referral to the Environmental Protection Agency as concurrence agency, you are required to notify them of your intentions.

Please send a copy of your plan, your application and the attached acknowledgement notice to:-

CONTAMINATED LAND UNIT
PO BOX 155
BRISBANE ALBERT STREET QLD 4002

For any further information please contact me on the above telephone number.

Yours faithfully

CTPI 49-Sch4

Jane Davissen
TECHNICAL OFFICER - LAND DEVELOPMENT

APPLICATION NUMBER:	10159
FILE NUMBER:	902328
REFERRAL DATE:	6 September 2004
DATE INFO REQUEST DUE:	20 September 2004
RCU No.	
OFFICER:	Helen Banks

NOOSA COUNCIL ABN 97 969 214 121
9 Pelican Street Tewantin PO Box 141 Tewantin Q 4565
Phone: 07 5449 5200 Fax: 07 5447 1062
Email: mailbox@noosa.qld.gov.au

**NOOSA**

Acknowledgement Advice

INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION
- CODE ASSESSMENT

File No: 2004/4925

For further information
regarding this advice,
please contact:

Ms Jane Davissen

Phone: 5449 5177

1. APPLICANT DETAILS

Name: Noosa Council

Postal address: PO Box 1684
NOOSA HEADS QLD 4567

Phone no: 5447 4556

Mobile no:

Fax: 5447 5446

2. PROPERTY DESCRIPTION

Street address: Marara Street COOROY 4563

Real property description: LOT 1 RP88582, Lot 2 on RP87371 and Lots 2 & 3 on RP110206

3. OWNER'S DETAILS

Name: Noosa Shire Council

Postal address: PO Box 141
TEWANTIN QLD 4565

4. APPLICATION TYPE

What approval is being sought?

Preliminary
ApprovalDevelopment
Permit

Lot Reconfiguration - 5 Lots

NO

YES

5. CODE ASSESSMENT

Will Code Assessment be required? Yes

6. REFERRAL AGENCIES

What are the names and addresses of Referral Agencies?

REFERRAL AGENCY ADDRESS

REFERRAL - BASIS

Environmental
Protection AgencyContaminated Land Unit
PO Box 155 Brisbane Albert Street QLD 4002

Concurrence

R

7. INFORMATION REQUEST

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

Yes

Notification is also given in accordance with section 3.3.6(6) of the *Integrated Planning Act* that the information request period is extended by 10 days.

8. REFERRAL COORDINATION

Does the application require Referral Coordination?

No

9. ASSESSMENT MANAGER

Name: Noosa Council

Signature

CTPI 49-Sch4

Date: 1/09/04

902328

CONT SITES

STH 2004/6266

NSC reference: 04/4925
Our Reference: 00221-04 L07 LF



ABN 47 353 058 813

- town planners
- development consultants
- urban designers

■ **NOOSA**
3/18 Duke Street,
SUNSHINE BEACH
P.O. Box 1684
NOOSA HEADS Q 4567
Ph: (07) 5447 4556
Fax: (07) 5447 5446
Email: mail@martooconsulting.com

3 September 2004

Contaminated Land Unit
Environmental Protection Agency
GPO Box 155
Brisbane Albert Street Qld 4001

Attention Anita Packward

Dear Sir/Madam



RE: Application for Development Permit for Lot Reconfiguration at Marara Street, Cooroy described as Lot 1 on RP 88582, Lot 2 on RP 87371 and Lots 2 & 3 on RP 110206, Parish of Tewantin

I refer to the above application for a development permit which has been lodged, with the Noosa Shire Council as the Assessment Manager, under the *Integrated Planning Act 1997*.

Noosa Shire Council has recently issued an acknowledgement notice which identified referral to your agency as it is located in a contaminated land area.

A copy of the following is enclosed for your agencies reference:

1. IDAS Form 1, Parts A and F;
2. Proposal report and plans;
3. Acknowledgment Notice issued by the Noosa Shire Council, dated 1 September 2004.
4. *Closure Report - Soil Remediation and Stormwater Management Works* - prepared by IT Environmental (Australia) Pty Ltd;
5. *Stage 2 Investigation Report*- prepared by IT Environmental (Australia) Pty Ltd;
6. *Additional Environmental Investigations* - prepared by IT Environmental (Australia) Pty Ltd; and
7. *Statutory declaration and clarification letter s-* prepared by IT Environmental (Australia) Pty Ltd.

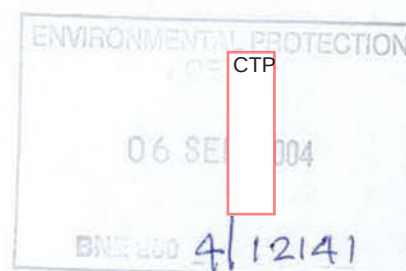
Please contact our Noosa office on 07 5447 4556 or mail@martooconsulting.com if you require any further information and/or clarification.

Yours sincerely

CTPI 49-Sch4

CTPI 49-Sch4

Senior Planner
Martoo Consulting



Principal: CTPI 49-S
Page 129 of 211
Map App Sc (Urban Design), LS, PIA

Form 1 Development Application

idas INTEGRATED DEVELOPMENT
ASSESSMENT SYSTEMPART
F

Complete if this application involves

Reconfiguring a Lot

Completion of all questions on Part F of this form is **mandatory** for all applications for reconfiguring a lot including conceptual design for any associated works that require approval under the planning scheme.

Nature of the reconfiguration

A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

Reconfiguring a lot includes freehold subdivision, community title subdivision, subdivision by lease, realignment of boundaries, creation of an access easement, etc.

1. This application is for (Tick one or both if applicable):

☐ Preliminary approval ☒ Development permit

2. If both of the above boxes are ticked (i.e. a staged subdivision) provide details (E.g. stage 1 – development permit and stages 2, 3 & 4 – preliminary approval) (Provide details in Proposal Report if insufficient room)

Lot 1 on RP 88582, Lot 2 on RP87371, Lots 2 and 3 on RP 110206

3. What is the nature of the reconfiguration? (E.g. subdivision, subdivision by lease, realignment of a boundary)

Create one additional lot for an industrial subdivision

Referral triggers

This application may trigger referral to an IDAS referral agency. These questions help identify whether referral is required.

Referral coordination occurs - when an application involves 3 or more concurrence agencies; or under transitional arrangements.

Referral coordination is further explained in the Referrals Checklist.

4. Does the application trigger referral to an IDAS referral agency? (Tick applicable box) (Use the Referrals Checklist to determine any possible referrals for this application).

☐ NO ☒ YES If yes, attach Referrals Checklist

5. Does the application trigger referral coordination? (Tick applicable box) (Use the Referrals Checklist to determine if this application triggers referral coordination).

☒ NO ☐ YES If yes, attach Referrals Checklist
Details of the land

Completion of questions 6 and 7 will assist in the identification of referral agencies and / or is requested for statistical and planning purposes.

6. Number of existing lots

four

7. Total area of land in application (If staged, total area of the land in stage)?

30504sqm

8. How is the subject land identified in the planning scheme? (Name the zone, precinct etc.)

See attached report

9. What is the current use of the land? (If vacant, also identify the previous use)

See attached report

10. Provide details of any existing structures / buildings on the land

See attached report

11. Provide details of existing services (E.g. water & sewerage) (Attach plan identifying location if appropriate)

See attached report

12. Are there any existing easements over the land? (Tick applicable box)

☐ NO ☐ YES Attach plan identifying easement location & purpose
Proposal details

Completion of questions 13 to 16 will assist in the identification of referral agencies and / or is requested for statistical and planning purposes.

13. Number of proposed lots

five

14. Number of additional **residential** lots proposed in development permit

nil

15. If the application is for a stage or stages of an overall subdivision proposal, provide details of estate name & stage number below

n/a

16. Total area of land in the development permit (minus any balance area)?

See attached report

17. Area of land to be contributed for community purposes

See attached report

18. Length of new road to be constructed

See attached report

Plans and documents

19. Is the application accompanied by: (Tick applicable box/es)

☒ Plans

☒ Proposal Report

☐ Other (Specify)

This application cannot be accepted by the assessment manager unless accompanied by Part A of the Development Application

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED

REFERENCE NUMBER/S

R

- town planners
- development consultants
- urban designers

■ **NOOSA**
3/18 Duke Street,
SUNSHINE BEACH
P.O. Box 1684
NOOSA HEADS Q 4567
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Fax: (07) 5447 5446
Email: mail@martooconsulting.com

PROPOSAL REPORT

Development Application

seeking

Development Approval for Reconfiguring a Lot

for

Noosa Council

on

Lot 1 & 2 on RP 87371 Parish of Tewantin

at

Mary River Road, Cooroy

Prepared: August 2004

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1 **Introduction**

This report supports a proposal by Noosa Council for the subdivision of a three hectare site fronting Mary River Road at Cooroy into 5 industrial lots. The site incorporates Lot 1 on RP88582, Lot2 on RP87371 and Lots 2 and 3 on RP 110206, Parish of Tewantin.

The proposed subdivision of the site constitutes development as defined by Section 1.3.2 of the *Integrated Planning Act 1997*. This development application seeks a Development Permit for Reconfiguring a Lot which is code assessable development under the current Noosa Planning Scheme and the *Integrated Planning Act 1997*.

This report supports the required development application by - confirming the characteristics of the subject site and its locality; explaining the proposed subdivision layout and development works; undertaking a town planning assessment of the proposal; and providing a conclusion which recommends a conditional approval of the development application.

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RTI Act 2009

2 **Summary Details of Application**

Basic information relating to this development application includes:

Applicants: *Noosa Council*

Owners: *Noosa Council*

Address of Site: *Mary River Road, Cooroy*

RPD of Site *Lot 1 on RP 88582, Lot 2 on RP87371 and Lots 2&3 on RP 110206, Parish of Tewantin, County of March*

Area of Site: *30504m²*

Current Use of Site: *Sawmill*

Strategic Plan Designation: *Industry, Rural Conservation and Open Space - Conservation & Waterway Protection*

Strategic Plan Other Designation: *Major Road Network and Railway*

Land Use Zonings: *Village Industry and Rural Conservation*

Proposal: *To realign existing boundaries and create one additional lot for an industrial subdivision creating a total of 5 lots*

Approval Sought: *Development Permit for Reconfiguring a Lot*

Referral Agencies: *Environmental Protection Agency*

Consultants involved in preparing this development application:

<i>Town Planners -</i>	<i>Martoo Consulting</i>
<i>Surveyors -</i>	<i>Max Watterson and Associates</i>
<i>Civil Engineers -</i>	<i>Callaghan and Toth</i>

3 **Characteristics of the Site**

3.1 **Real Property Description and Location**

The subject site is described as Lot 1 on RP 88582, Lot 2 on RP 87371 and Lots 2 & 3 on RP 110206 Parish of Tewantin, County of March.

The site is located on the northern periphery of the township of Cooroy about 200 metres from the central business area of Cooroy. A map showing the general locality of the site is shown in **Figure 1**.

The site comprises four existing parcels of land which are of an uneven shape and relatively level with a slight fall of approximately one metre from the front to the rear of the entire site. Existing surface levels over the site vary from about 106 AHD to 105 metres AHD and the site is subject to flooding.

The site is bounded by Six Mile Creek along the southern and eastern boundaries and to the west by land owned by Noosa Council for a range of recreation activities. The site has been extensively modified through past milling and activities with existing vegetation located along the creek line.

The site has direct access to Mary River Road.

3.2 **Existing Development on the Site**

The site was previously used as the Boral Sawmill which recently ceased operations. Noosa Council subsequently acquired the land and continues to maintain the license for milling activities on the site. A number of buildings exist on the site including a large open shed, a shed containing the existing sawmill, kilns, boiler rooms and a number of ancillary buildings. Several of the buildings are not structurally sound and are condemned.

An application to change the existing sawmill approval has recently been lodged with Council and relates to buildings located on proposed lot 5.

Access to the site is from Mary River Road via a gravel access.

The site is known to be contaminated from past sawmilling activities and certain remediation works have been carried out on the site. Contaminants from sawmill use have been disposed of on site in capped areas indicated on the proposal plans. (**Refer Appendix A**)

3.3 **Existing Road Frontages and Access**

The subject site has direct road frontage to Mary River Road with all access taken from this road. The site also has frontage to Marara Street though no access is taken from this road due to the location of Cooroy Creek.

3.4 **Infrastructure Servicing the Site**

All community infrastructure considered essential for industrial development is either currently available or can be easily extended to service the subject site.

3.5 **Topography and Minimum Development Levels**

The site is relatively level and is to be filled to 106.6 at Mary River Road and 105 at the northern boundary of the site.

3.6 **Existing Vegetation over Site**

Much of the site has been cleared through the activities of the sawmill and is currently grassed. Significant vegetation is located around the Cooroy Creek and contains a range of riparian species including Camphor Laurel trees.

3.7 Noosa Planning Scheme

The 1997 Strategic Plan scheme includes the site in the Industry and the Rural Conservation preferred dominant land use designations with an Open Space - Conservation & Waterway Protection designation located along Cooroy Creek.

The site is predominantly included in the Village Industry zone on the zoning maps of the Planning Scheme.

4 The Proposal

4.1 Proposed Reconfiguring of a Lot

The proposal is to undertake an industrial subdivision creating a total of 5 lots (i.e. 2 additional lots from three existing parcels). Refer **Appendix A**.

This development is proposed to be undertaken in one stage and the proposed layout incorporates the following characteristics:

- Lot 1 - 1485 m²
- Lot 2 - 1512 m²
- Lot 3 - 9792 m²
- Lot 4 - 1114 m²
- Lot 5 - 1.29ha
- Access to the site is to be via an upgraded intersection at the existing access off Mary River Road. A traffic report has been included as **Appendix B**;
- The site is subject to flooding and a hydraulic investigation is included as **Appendix C**. The site is to be filled to 106.6 AHD at Mary River Road and 105 AHD at the northern boundary of the site. Filling of the site will be the subject of a separate operational works application to be lodged in the near future;
- **Appendix D** provides a plan of the area proposed to be filled; and
- **Appendix E** provides a draft Site Management Plan which outlines past uses and outlines management of contamination on the site. It is noted that several areas were remediated and four areas of the site were designated as 'fill areas' and contaminated soils were stockpiled and capped with clay. These areas are generally located outside the areas to be subdivided except for an area intruding into proposed lot 3. The draft site Management Plan indicates that this area must be maintained at all times and construction works on the cap could include placement of asphalt and bitumen which would prevent further access to underlying soils.

4.2 Proposed Development Works

The proposal will also incorporate the following works:

- removal of several of existing condemned buildings on the site;
- sealed roadways in accordance with Council's road design standards;
- filling of the site in accordance with a separate application for operational works;
- upgrading of the existing intersection to the site; and
- reticulated sewerage and water supply;

Although there are no recorded cultural heritage sites on the site or adjoining parcels, appropriate measures will be undertaken in accordance with the Cultural Record Act 1997 (Landscapes Queensland and Queensland Estate) if any artefacts of this nature are uncovered on the site during associated operational works, then the to ensure they are appropriately managed.

R

5 Development Assessment

5.1 Compliance with State Planning Policies

None of the gazetted state planning policies are triggered by this development application.

The site will be filled above the minimum level of the defined flood event as indicated in the *Hydraulic Investigation* report prepared by Lawson & Treloar Pty. Ltd. and detailed on plans 0303-01 and 02 prepared by Callaghan & Toth.

5.2 Compliance with Noosa Planning Scheme

5.2.1 Compliance with Noosa Strategic Plan

The subject area is designated Industry, Rural Conservation and Open Space - Conservation & Waterway Protection under the provisions of the Noosa Strategic Plan.

Section 7.4.1 of the Noosa Strategic Plan identifies the objective of the 'industry' designation, stating that:

'Maintain and encourage the establishment of industries and service-related businesses on appropriate land in the town of Cooroy.'

The Plan indicates that the provision of employment related industries including manufacturing, processing and mechanical industries are to be encouraged in Mary River Road precinct. The proposal is consistent with the objective of this designation providing additional industrial land for the township.

The area around Cooroy Creek is included in the Open Space - Conservation & Waterway Protection designation the most relevant objectives which include:

Protect the environmental values which exist in the Cooroy locality.

Encourage the development of an open space network in the Cooroy locality.

The proposal is consistent with these objectives as the proposed lot reconfiguration does not impact upon the existing environmental values of the creek. The lots have been designed so as to avoid all existing riparian vegetation and ensure that the areas around the creek line are included in balance Lot 5 which will be retained in Council ownership.

A small section of the site (along the northern boundary) is included in the Rural Conservation designation. An analysis of the site indicates that there is no significant difference between this area of the site and the remainder of the site included in the industry designation. As such the use of the land for industrial purposes would not impact upon the amenity or environmental values of the site. Councils Manager of Land Use - Shane Adamson indicated support for such a proposal at a prelodgement meeting.

5.2.2 Compliance with Lot Reconfiguration Provisions

The proposal is consistent with scheme provisions relating to lot reconfiguration and complies with the minimum area for industrial lots of 1000m².

A traffic report has been included as **Appendix B** indicating access requirements to the site.

5.2.3 Site Contamination

The site has been subject to contamination from the past activities and metal, boron and hydrocarbon contamination were determined in a number of areas on the site. Some areas where remediated and other areas have been designated as 'Fill areas' where contaminated soils were stockpiled and capped with clay. These areas are generally located outside the areas to be subdivided except for an area intruding into proposed lot 3. The draft site Management Plan indicates that this area must be maintained at all times and construction works on the cap could include placement of asphalt and bitumen which would prevent further access to underlying soils. **Appendix E** provides a copy of a draft Site Management Plan for the site.

The application has been discussed with Ms Anita Packwood of the Environmental Protection Agency.

6 Conclusion

The proposal is to subdivide the subject site 5 industrial allotments. This proposal report concludes that the development application can be supported on a number of grounds which include, but not necessarily limited to, the following:

- The proposal is consistent with the Industry and Open Space - Conservation & Waterway Protection designations for the site;
- The proposal is consistent with Planning Scheme requirements for the Village industry zone;
- The surrounding land uses and public infrastructure available to the site support the development of the site into industrial lots;
- the proposal consolidates industrial growth for the Cooroy township which is promoted by the Planning Scheme;

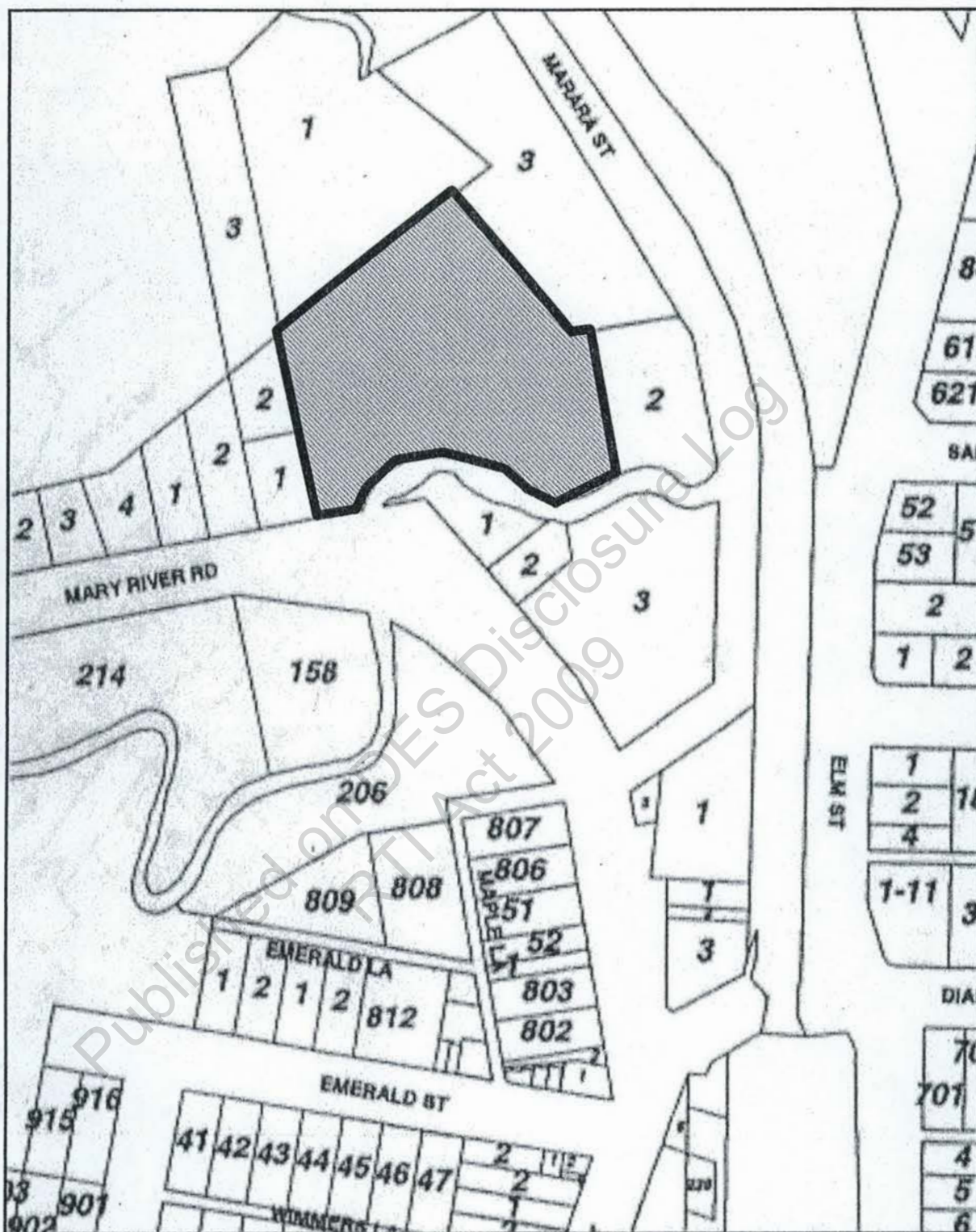
The development proposal therefore is considered to represent an opportunity to provide industrial development in a suitable locality within the proximity to the township of Cooroy.

Favourable consideration of this development application is therefore recommended.

Figures

Figure 1: Location Map

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RTI Act 2009



- TOWN PLANNERS
- DEVELOPMENT CONSULTANTS
- URBAN DESIGNERS

Proposed Change of Development Approval to an Existing
Sawmill at Lot 1 & 2 on RP 87371, Mary River Road, Cooroy

LOCATION MAP

PLANNING ASSESSMENT REPORT

FILE NAME >	LOCATION MAP	DATE >	6 July 2004
JOB NO >	00221	AMENDED >	N/A
SCALE >	"see above"	VERSION >	1.0
SOURCE >	NOOSA SHIRE COUNCIL	FIGURE	1

File C

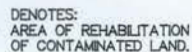
Page 140 of 211

Appendix A

Plans for the Proposed Reconfiguring of a Lot

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R



DENOTES:
AREA OF REHABILITATION
OF CONTAMINATED LAND.

NOTES:

1. SITE TO BE FILLED TO 106.6m AT MARY RIVER ROAD TO 105.0 AT NORTH BOUNDARY OF PROPOSED LOT 3.
2. Q100 INUNDATION LINE SHOWN ON PLANS PREPARED BY CALLAGHAN & TOTH.

**MAX WATTERSON
& ASSOCIATES**

Surveyors & Planners

10 Maple Street
COOROY

P.O. Box 639
COOROY Q 4563

Ph. (07) 5442 6121
Fax. (07) 5442 5125
Email. mwasurveys@oznetcom.com.au

Client: NOOSA SHIRE
COUNCIL

Project.
PLAN OF PROPOSED
RECONFIGURATION OF
LOT 1 RP88582
LOT 2 RP87371,
LOTS 2 & 3 ON
RP110206.

PARISH: TEWANTIN

COUNTY: MARCH

LOCAL GOVT: NOOSA S.C.

LOCALITY: COOROY

Scale: 1: 1000

Plan 1 of 1

Date: A.H.D.

Date: 26/07/04

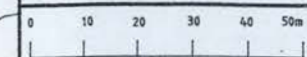
4 Origin: PM 105338
RL 106.538

Ref:
98/657M3

NOTE

This plan has been prepared for application purposes only and may be subject to change.

Dimensions and areas shown hereon are approximate only and subject to final survey.



Appendix B

Traffic Report

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RTI Act 2009

PROPOSED INDUSTRIAL SUBDIVISION

**MARY RIVER ROAD
COOROY**

**DRAFT TRAFFIC REPORT FOR
NOOSA SHIRE COUNCIL
BUSINESS DIRECTORATE**

**PROJECT NO: 225 J4
1 August 2004**

R

1.0 INTRODUCTION

The Business Directorate section of Noosa Shire Council is proposing to develop land at Cooroy for industrial purposes.

The land has a total area of 30,504 square metres and is described as Lot 1 on RP 88582, Lots 1 and 2 on RP 87371 and Lots 2 and 3 on RP 10206.

The land was previously used as a sawmill. The proposal as shown on drawing number 0303-13C and drawing number 0303-14B by Engineers Callaghan and Toth is to construct a new road intersecting Mary River Road just west of Cooroy Creek to provide access to four industrial lots and a balance lot to be used generally for community uses but may also include a facility for recycling wood from exotic camphor laurel trees.

2.0 ROAD NETWORK

Figure 1 shows the site in relation to the surrounding road network.

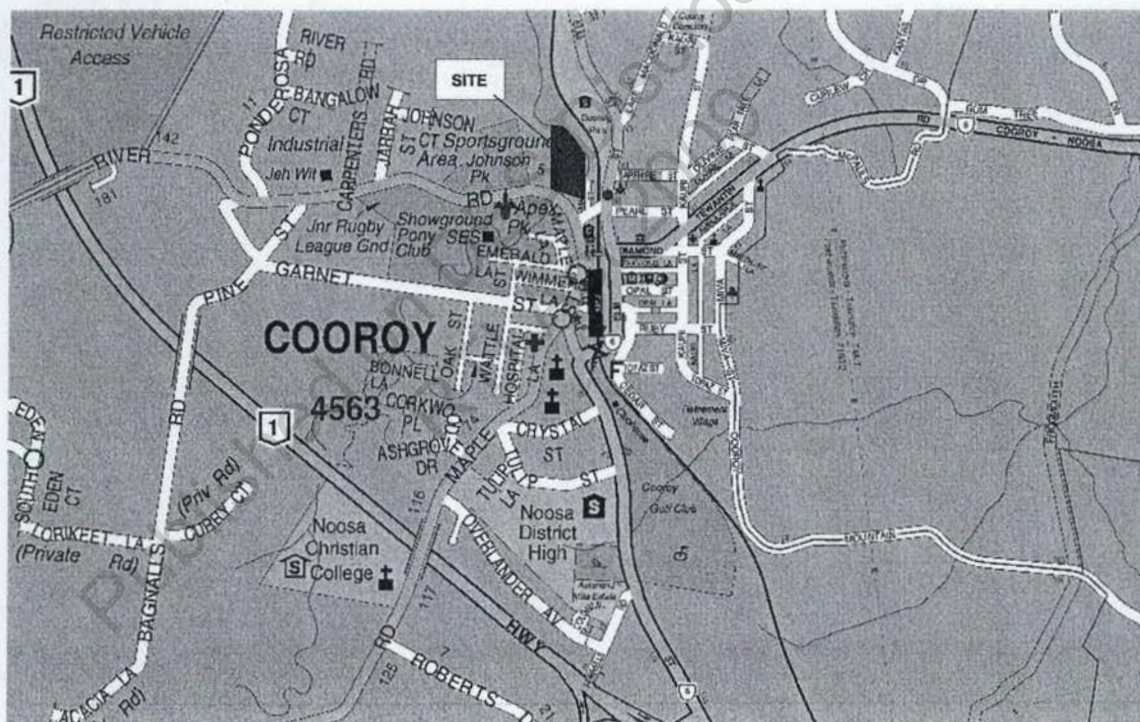


FIGURE 1
LOCALITY PLAN

Mary River Road is a two lane rural standard road that provides access to the industrial estate at Jarrah Street, sporting fields and the showground at Cooroy and rural residential communities at Black Mountain. Traffic volumes using Mary River Road at present are quite low. To the west of Jarrah Street, the volume is approximately 2,000 vehicle/day while to the east, it is approximately 3,000 vehicle/day.

Figure 2 shows existing peak period traffic flows using Mary River Road at the intersection with Jarrah Street.

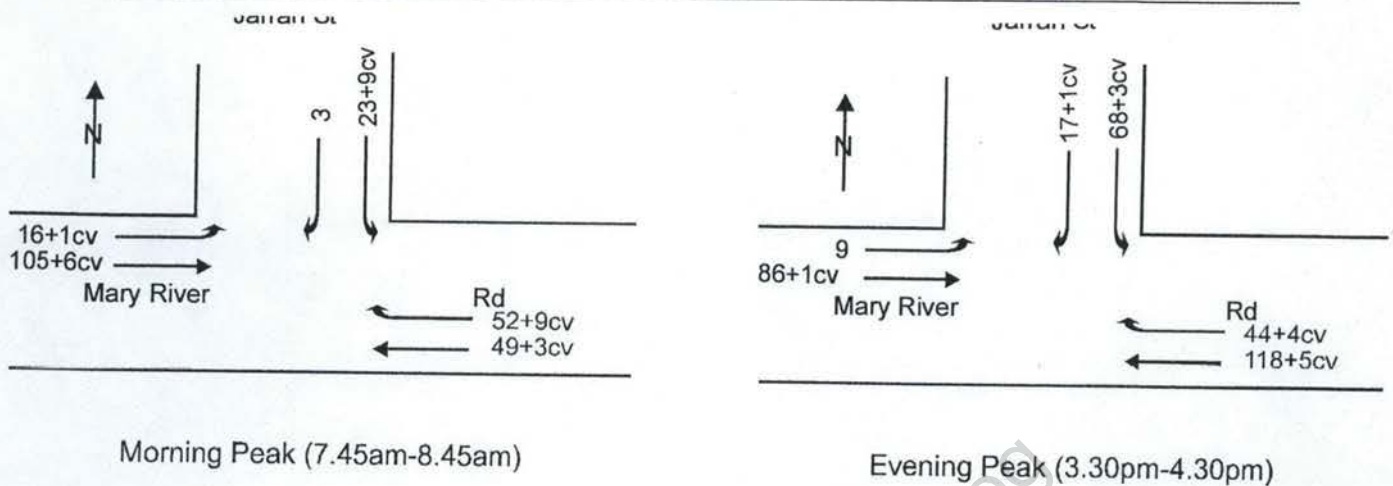


FIGURE 2
Existing Volumes (Thursday 24-6-04)
cv = commercial vehicle

Time	Left to Jarrah St	East on Mary River Rd	Right from Jarrah St	Left from Jarrah St	Right to Jarrah St	West on Mary River Rd
	→	→	↓	↓	←	←
7.15-7.30	5	38+4cv	0	4+4cv	16+2cv	23+3cv
7.30-7.45	4	17+4cv	1	1+3cv	4+1cv	18+1cv
7.45-8.00	6	23+2cv	0	5+2cv	20+1cv	21
8.00-8.15	3+1cv	29+1cv	0	5	13+6cv	11+1cv
8.15-8.30	3	30+1cv	2	3+4cv	8+1cv	10
8.30-8.45	4	23+2cv	1	10+3cv	11+1cv	7+2cv
8.45-9.00	4	19	4+1cv	9+2cv	15+1cv	16
9.00-9.15	4	23+2cv	5+1cv	16+2cv	14	11
9.15-9.30	3	12	2	12+4cv	20	10
3.30-3.45	4	22+1cv	4	28+2cv	20+2cv	31+2cv
3.45-4.00	3	21	6	17+1cv	10	32+2cv
4.00-4.15	0	16	3	15	10+1cv	24
4.15-4.30	2	27	4+1cv	8	4+1cv	31+1cv
4.30-4.45	3	21+1cv	8+1cv	11+2cv	12+2cv	35+1cv
4.45-5.00	0	23	0	9	4	29
5.00-5.15	1	15+1cv	2	11+2cv	4+1cv	35
5.15-5.30	0	38	2	12+2cv	7+4cv	31



Peak hour

One of the disbenefits of the existing road network is that commercial vehicle traffic generated by the existing (and proposed) industrial areas travels through the town centre of Cooroy to reach the arterial road network.

Consideration has been given to the provision of future on and off ramps to the Bruce Highway from Mary River Road to provide an alternative route for this traffic. However, no detailed planning has been undertaken by the Department of Main Roads and there is no approval for the concept.

3.0 IMPACT OF PROPOSED DEVELOPMENT

3.1 VEHICLE GENERATION

The proposal is for four industrial lots with a total area of 13,843 square metres. An additional 6,000 square metres (approximately) may be allocated for community uses of a generally industrial nature such as recycling of camphor laurel trees. The draft Queensland Transport publication *Transport Assessment Guide* advises that the eventual gross floor area for industrial uses is typically 45% of site area giving a likely final gross floor area of 9,000 square metres.

The suggested daily vehicle generation per 100 square metres of gross floor area for a mix of warehousing and light and heavy industrial development is of the order of 7 trips/day with a peak hour rate of 0.7 trips/hour.

Consequently, the development could be expected to generate approximately 630 trips/day and 63 peak hour trips.

Figure 3 below shows the expected assignment of traffic at the site access based on the observed vehicle movements at the Mary River Road/Jarrah Street intersection.

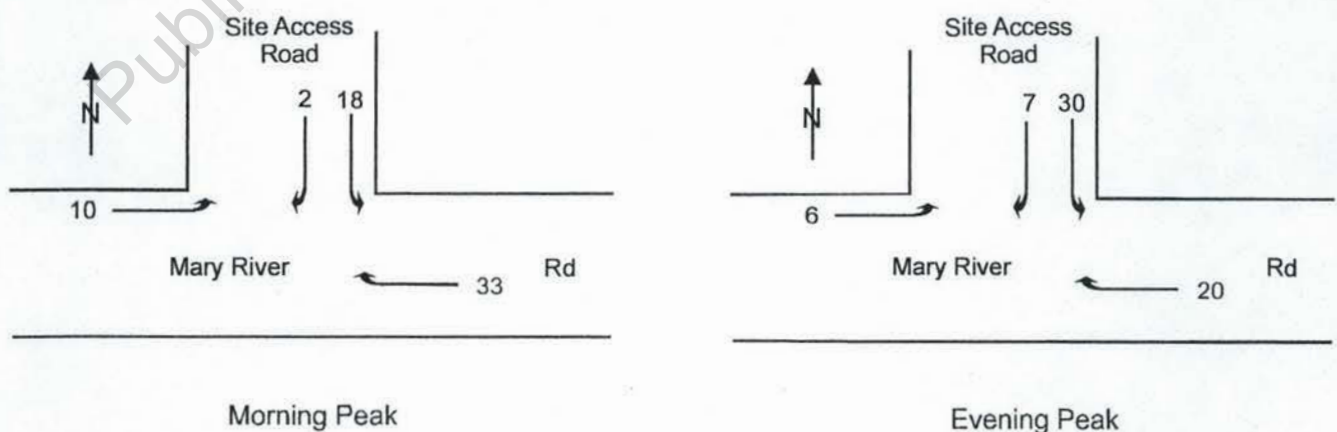


FIGURE 3
Assumed Assignment of Generated Traffic Flows

3.2 ACCESS

3.2.1 General

Site access is severely constrained by Cooroy Creek. There is a limited frontage length to Mary River Road immediately to the west of the creek crossing on this road and the new road is proposed to enter the site at this point.

This is the location of the existing site access that previously was used for the Boral Sawmill operation. However, it is immediately west of the narrow bridge over Cooroy Creek (7.6 metres between kerbs on the bridge) and does not allow for any right turn storage for traffic entering the site. There are a number of options that have been investigated to improve access to this site and these are discussed in the following sections.

3.2.2 Left in-Left out Access with Circulation at Jarrah Street

It would be possible for site generated traffic to access the estate (with the access road limited to left in-left out) by using Jarrah Street for circulation. Jarrah Street is linked to Carpenters Road by a short service road parallel to Mary River Road. The service road has an 11.0 metre wide carriageway which appears to have been constructed to industrial standards.

Carpenters Road is unsealed but links back to Mary River Road approximately 100 metres to the west of Jarrah Road. Consequently, traffic from the east would turn right from Mary River Road into Jarrah Street, left to the service road, left to Carpenters Road, left to Mary River Road and then left into the site access road.

Traffic leaving the site to travel to the west would U turn at Marara Street or circulate at the Maple Street/Emerald Street roundabout.

Under this arrangement, the generated traffic movements would be as indicated in Figure 4 below.

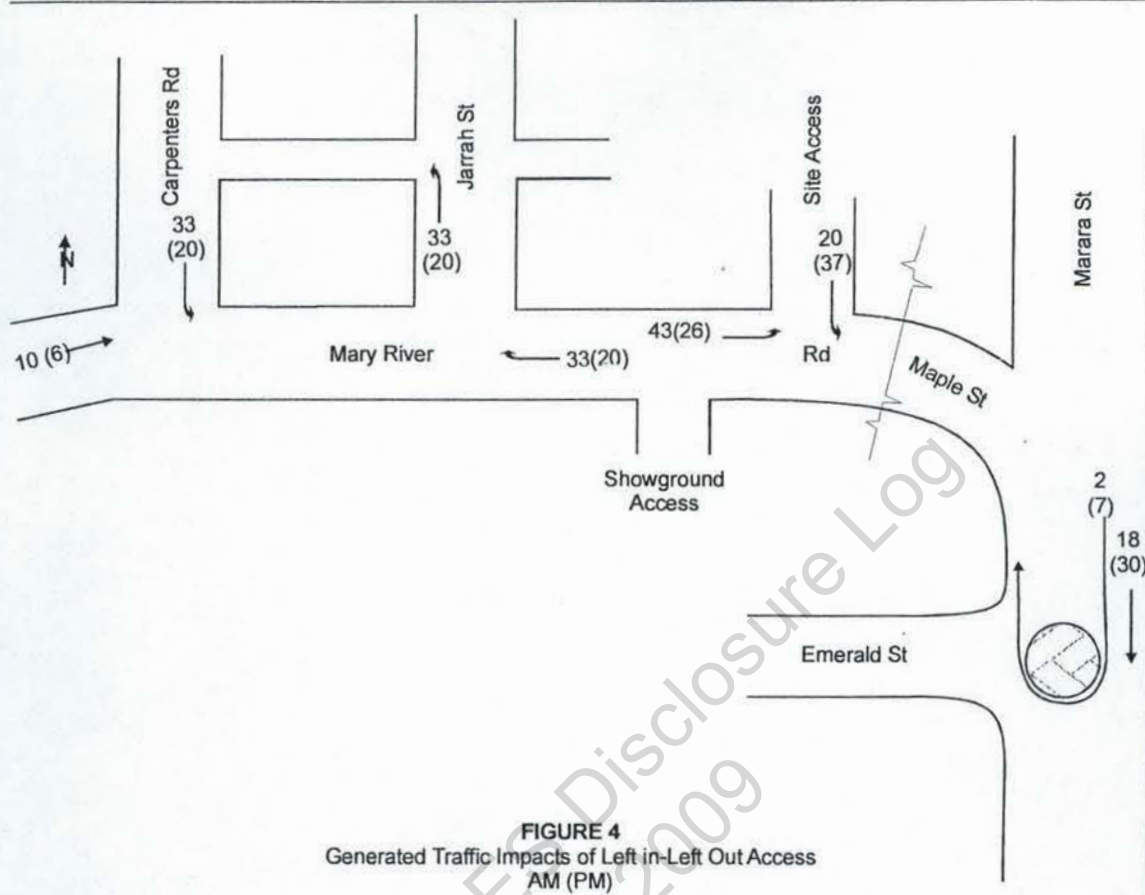


FIGURE 4
Generated Traffic Impacts of Left in-Left Out Access
AM (PM)

The additional traffic has little impact on intersection operation at Jarrah Street. The intersection was assessed at a ten year design horizon assuming a 4% per annum background traffic growth rate for Mary River Road. The results of the analysis are shown at Table 1 below.

TABLE 1
Jarrah Street/Mary River Road Intersection with Site Generated Traffic

Scenario		Sidra File	Degree of Saturation (highest)	Practical Spare Capacity (lowest)	Longest 95 th Percentile Queue Length (m)	Level of Service	
						Intersection	Worst Approach
Year 2015 base flows	AM	225 J4A1	0.103	678%	5	A	B
	PM	225 J4P1	0.151	431%	7	A	B
Year 2015 with development flows	AM	225 J4 A2	0.13	515%	6	A	B
	PM	225 J4 P2	0.159	402%	8	A	B

The critical intersection in the road network between the site and Elm Street is the Maple Street/Myall Street/Garnet Street roundabout. This intersection was also analysed for year 2015 flows assuming a 4% per annum background traffic growth and also assuming that Garnet Street will carry additional traffic (above 4%) due to a proposed residential development of 226 residential units (66 group housing and 160 normal lots) with access to

that street. Figure 5 shows the base traffic flows for this scenario.

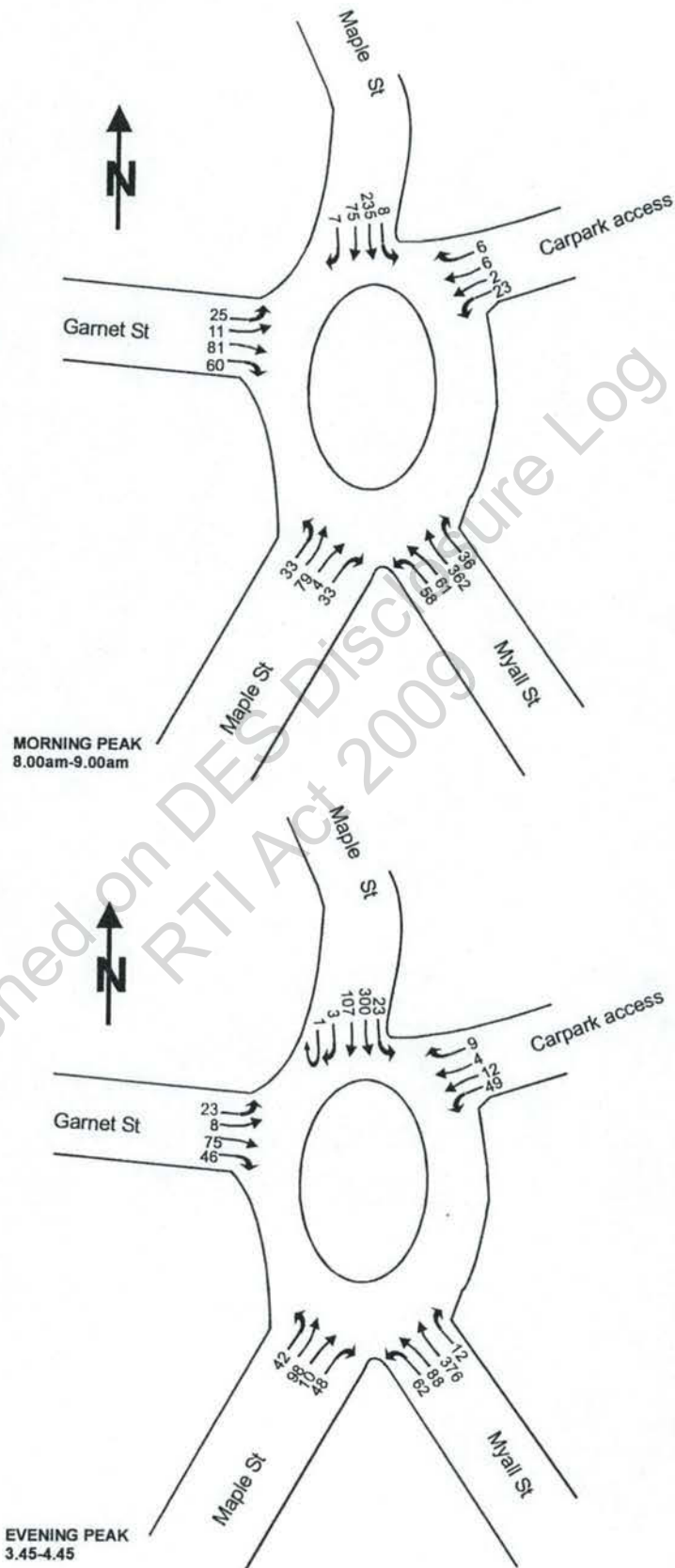


FIGURE 5
Base Flows - Year 2015

Table 2 gives the results of this analysis

TABLE 2
Operating parameters at 2015
Maple Street/Garnet Street/Myall Street roundabout

Scenario		Sidra File	Degree of Saturation (highest)	Practical Spare Capacity (lowest)	Longest 95 th Percentile Queue Length (m)	Level of Service	
						Intersection	Worst Approach
Year 2015 base flows	AM	225 J4 R1	0.318	167%	16	B	B
	PM	225 J4 R2	0.337	152%	18	B	B
Year 2015 with development flows	AM	225 J4 R3	0.389	119%	20	B	B
	PM	225 J4 R4	0.41	107%	22	B	B

It can be seen that the impact of site generated traffic on this intersection is not significant.

Although the additional traffic generated by the proposed development can be accommodated on the road network, this option is not considered to be a suitable one for the following reasons:

- i. The diversion required for traffic arriving from the east is over 1 kilometre in length and would introduce a number of new traffic conflicts at several intersections;
- ii. It would be difficult to enforce the left in-left out operation of the intersection. Because the additional travel distance is substantial, many drivers would elect to undertake a U turn in Mary River Road prior to Jarrah Street or enter the site access on the incorrect side of the splitter island;
- iii. Works would be required to upgrade Carpenters Road.

3.2.3 Left in-Left out Access with a Roundabout at the Showground Access with Mary River Road for Circulation

This option is similar to that discussed above but reduces the travel distance penalty for circulating traffic to approximately 600 metres.

It also provides a more convenient means of circulation and improves access to the showgrounds. The option would still be susceptible to avoidance driving behaviour with some drivers electing to U turn prior to the roundabout, or alternatively, entering the access road from the incorrect side of the splitter island.

3.2.4 Showground Roundabout with New Road to Link to Garnet Street

This option is shown in concept form on Callaghan and Toth plan 0303-25. It proposes a new road constructed through the showgrounds/sporting fields. This option would require community consultation since it changes the status and use of that part of Garnet Street between the new access point and the Maple Street roundabout.

It would, however, enable much of the town centre to be by-passed by heavy vehicles. It would also enable a left in-left out arrangement at the site access and operate better for all arriving traffic. There would be no difference for egress traffic except for heavy vehicles if these are prohibited from using Maple Street through the town centre. Such vehicles would need to U turn at Marara Street to avoid travel through the town centre.

Alternatively, the site entry road could be modified to operate left in but with both left-out and right-out movements permitted on egress. This arrangement would work acceptably.

3.2.5 Acquisition of Lot 1 on RP 110206

If Lot 1 on RP 110206 could be purchased then it would be possible to allow all movement access by moving the site access road sufficiently from the bridge structure at Cooroy Creek to allow low speed bypass of any waiting right turn entry traffic (the length available would be sufficient to enable a 19 metre articulated vehicle to be passed). This option would be more acceptable if the 40km/hour speed limit could be extended to the western side of the bridge (currently the speed limit changes between 40km/hour and 60km/hour just east of the bridge crossing).

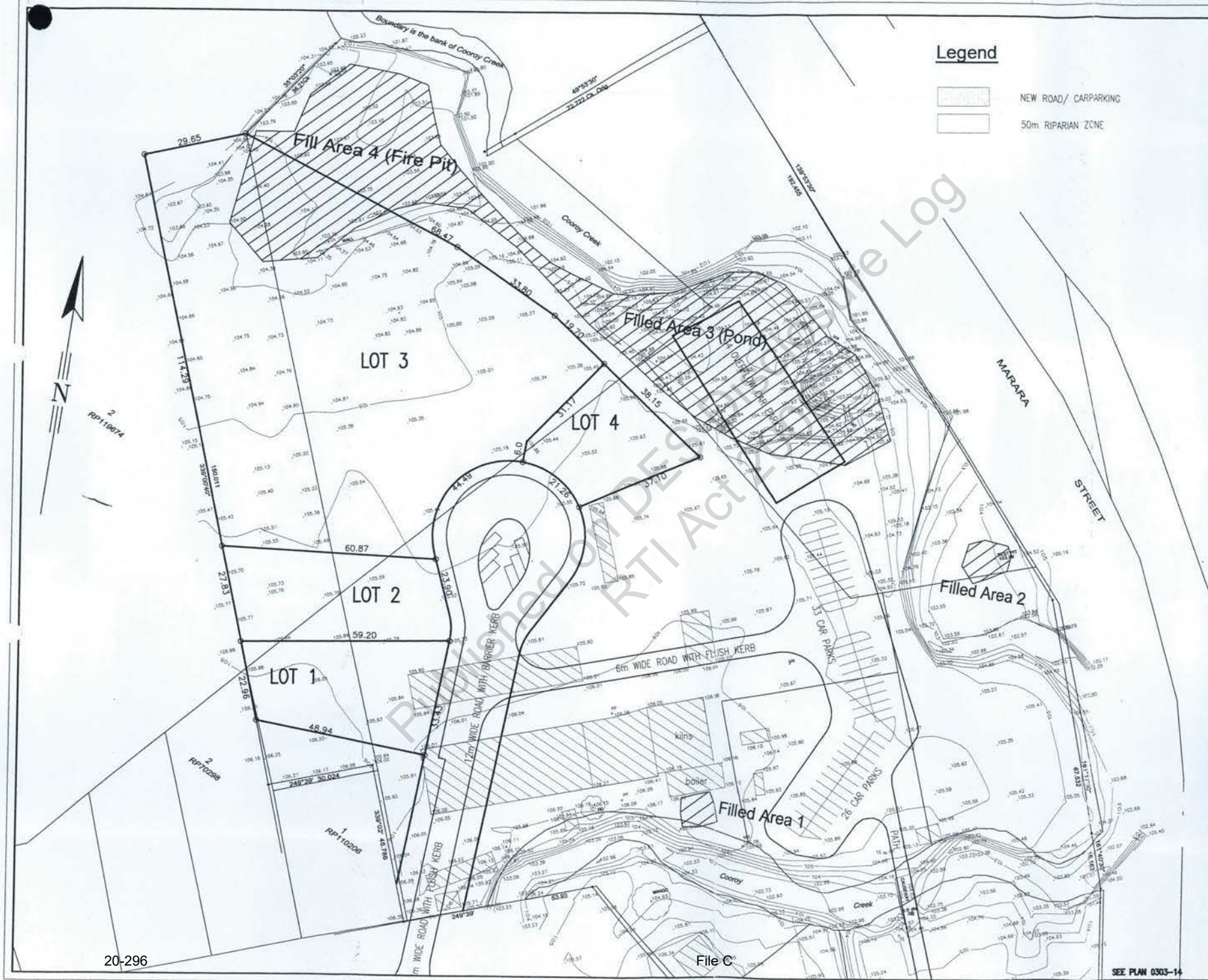
The relocation of the access would not significantly affect the sight distance available at the access road intersection (approximately 120 metres to the east and 250 metres to the west).

4.0 CONCLUSIONS

The preferred option is to acquire Lot 1 on RP 110206 to enable construction of a low speed bypass of any waiting right turn traffic in Mary River Road. This would allow the subdivision to proceed immediately.

The option of a new road link connecting Mary River Road to Garnet Street should also be pursued but will take time for community consultation and budget allocation.

With eventual construction of this link, heavy vehicle movement through the town centre can be minimised.



Legend

- NEW ROAD/ CARPARKING
- 50m RIPARIAN ZONE

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Civil, Environmental & Hydraulic Engineers

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NOOSA JUNCTION 4567
Phone 54749081
Fax 54749041

designed **CTF** datum AHD
drawn
checked Origin (B.M.) PSM XX RLXX

approved
SURVEYED BY
MAX WATTERSON & ASSOCIATES
PHONE 54426121

project
**COOROY LOWER MILL SITE
REDEVELOPMENT**

Client
NOOSA COUNCIL

title
LOT RECONFIGURATION LAYOUT

For Comment

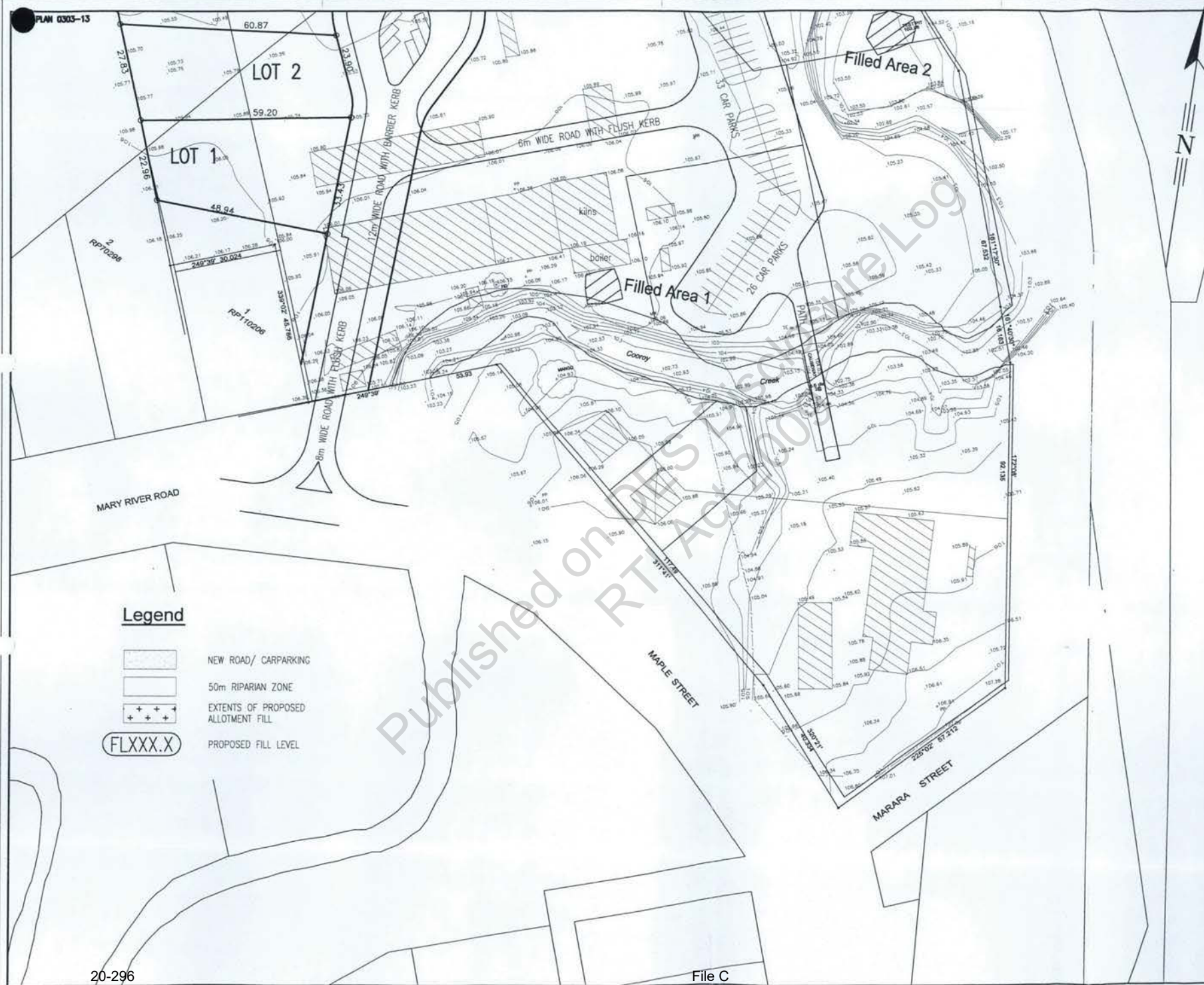
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3	change layers	4/04

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Sheet 01 of 02 sheets
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Page 153 of 211
date 28/01/2004



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Fax 54749041

designed	CTF	datum AHD	
drawn			
checked		Origin (B.M.)	PSM XX RLXX

approved

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PHONE 54425121

project

**COOROY LOWER MILL SITE
REDEVELOPMENT**

Client
NOOSA COUNCIL

title
LOT RECONFIGURATION LAYOUT

For Comment

Business Directorate

Director – Business.....

DATE APPROVED BY COUNCIL

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Sheet 02 of 02 sheets
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CALLAGHAN & TOTH
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Hydraulic Engineers

CTPL 4 The Beach Road
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designed	CTI	datum AHD
drawn		Origin (B.M.)
checked		PSMZ RLZ

approved
SURVEYED BY
XX
PHONE 54426121

project
**RECONFIGURE A LOT FOR
5 LOTS
DA XXX
MAPLE STREET COORY**

Client
**NOOSA COUNCIL
BUSINESS DIRECTORATE**

title
**COOROY SHOWGROUNDS BYPASS
CONCEPT PLAN**

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date 12th Aug 2004

Appendix C

Hydraulic Investigation

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OLD BORAL SAWMILL SITE, COOROY

HYDRAULIC INVESTIGATION

Report Prepared For

Callaghan & Toth, Consulting Engineers

**Report #J8186/R1
November, 2003**

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REPORT STATUS

Version	Date	Status	Prepared by:	Reviewed by:	Approved by:
1	05/11/03	FINAL	CTPI 49-Sch4		

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4. HYDRAULIC MODELLING	4
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FIGURES

APPENDICES

APPENDIX A - MIKE 11 Model - Detailed Results

REFERENCES DOCUMENTS



1. INTRODUCTION

This report has been prepared by Lawson and Treloar Pty Ltd (L&T), specialist hydraulic consultants, for Callaghan & Toth Consulting Engineers (CTCE) on Behalf of Noosa Shire Council (NSC).

This report summarises the flooding analysis and hydraulic impacts of the proposed site filling at the Old Boral Sawmill Site in Cooroy. The site is adjacent to Cooroy Creek and is located just downstream of Maple Street. This investigation utilises NSC's existing hydraulic and hydrologic model of Cooroy Creek and extends the hydraulic model downstream of the old sawmill site using site survey and photogrammetry supplied by CTCE and NSC respectively.

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2. SITE CHARACTERISTICS AND CATCHMENT DESCRIPTION

The old Boral sawmill site currently consists of buildings, sheds and timber stockpiles and is prone to flooding from Cooroy Creek. Cooroy Creek meanders through the site generally in a northerly direction. Immediately upstream and adjacent to the site is the Township of Cooroy. Land downstream of the site consists of natural bushland.

Cooroy Creek is a tributary in the Six Mile Creek – Left Branch catchment, draining an area of approximately 870ha upstream of Cooroy Township. The dominant land use of the catchment is rural conservation with scattered areas of rural residential and settlements.

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3. HYDROLOGY

Hydrologic modelling of the catchment has been performed using NSC's current RAFTS-XP model of Cooroy Creek which incorporates the Preferred Dominant Land Uses (PDLU) for the catchment. RAFTS-XP is a non-linear runoff-routing package produced by Willing & Partners. A figure showing the RAFTS model layout is presented in the reference section of this report.

Design events used in the analysis are the 10 year to 100 year Average Recurrence Interval events with durations ranging from 2 to 9 hours. The hydrologic impact of the proposed development on flows in Cooroy Creek were checked and found to be negligible.

Table 3.1 – Cooroy Creek Peak Discharges at Maple Street

Flood Event	Discharge (m ³ /s)
10 year ARI	72.2
20 year ARI	89.3
50 year ARI	116.8
100 year ARI	135.8

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4. HYDRAULIC MODELLING

4.1 Model Setup

Analysis of flood levels in each creek has been performed using the Danish Hydraulic Institute's MIKE11 version 1999b one-dimensional hydrodynamic modelling system. The model layout is presented in Figure 1. This model was originally constructed for NSC's Cooroy Creek Flood Study.

The Mike 11 model has been extended downstream of the old sawmill site using site survey and photogrammetry supplied by CTCE and NSC respectively. Additional Mike 11 cross sections have been incorporated into the model around the old sawmill site to more accurately assess the hydraulic impact of the development. An additional mike 11 branch, CC3 has been incorporated into the model to better assess flows passing to the west of the subject site.

Inflows were obtained from the RAFTS-XP hydrologic model as discussed in Section 3. Tailwater conditions were derived from rating curves based on a normal depth assumption at the most downstream cross-section.

Outside of the subject site roughness values used in the modelling were consistent with those in the Cooroy Creek Flood Study. A Manning's 'n' of 0.08 has been used through the site.

Table 4.1 - Roughness Values Adopted

Location	Manning's 'n'
Old Sawmill Site	0.08
Creek bed	0.06
Flood Plain (cleared)	0.03 – 0.05
Flood Plain (uncleared)	0.06 – 0.12

4.2 Proposed Case Analysis

The areas of filling modelled in the proposed case are as per Callaghan & Toth drawings 0303-01 & 02 (as shown in the reference section of this report) with the exception of a 32m wide overbank flow path in the the South-East of the site which has been left unfilled as indicated on Figure 1 (Callaghan & Toth advice1/4/03).

Vertical Batters have been assumed on the fill pads and all areas of fill have been modelled above the 100 year ARI flood level.



5. RESULTS

Critical storm duration hydrographs from the hydrologic model were used in conjunction with the existing and proposed case hydraulic models to estimate peak water surface levels for the 10 year to 100 year ARI design flood events through the site.

Detailed results of the hydraulic modelling have been included in Appendix A.

Peak water surface levels and the impact of the proposed site filling for the 100yr ARI event at selected locations are presented below.

Table 5.1 – 100yr ARI Peak Water Surface Levels

Mike 11 XS	Location	Existing Peak WSL (m AHD)	Developed Peak WSL (m AHD)	Impacts (m)
CC1 1115	U/S Extent of Peak WSL Impacts	107.61	107.62	0.00
CC1a 1607	Immediately U/S of Maple Street	106.82	106.87	0.04
CC1a 1649	Immediately D/S of Maple Street	106.48	106.58	0.10
CC1a 2156	Northern Limit of Site	104.78	104.92	0.14
CC1a 2300	D/S Extent of Peak WSL Impacts	104.04	104.04	0.00

The hydraulic analysis estimated offsite impacts on the downstream of Maple Street of up to approximately 100mm for the Q100 event due to the site filling proposed. These are reduced to up to 43mm on the upstream side of Maple Street and are negligible 300 to 400m upstream of the site at cross-section CC1 1115.

At the upstream extent of the site modelling predicts flood level impacts of approximately 140mm for the Q100 event.

To the west of the site impacts are less than 7mm for the 100 year ARI event and up to 14mm for the smaller events. Impacts within the site are largest towards the northern end (up to 140mm).

Downstream of the site peak flows increase by up to $0.3\text{m}^3/\text{s}$, causing peak water level impacts of up to 3mm for all events analysed



6. CONCLUSIONS

Hydrologic and hydraulic Impacts of the proposed site filling at the Old Boral Sawmill Site in Cooroy have been assessed utilising NSC's current hydraulic and hydrologic models of Cooroy Creek.

Modelling of the proposed site filling predicts maximum flood level impacts of approximately 140mm for the 100 Year ARI event. These become negligible approximately 300 to 400m upstream of the site.

Hydrologic impacts of the proposed development were assessed by the modelling to be negligible.

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7. REFERENCES

Lawson & Treloar, 2002, Draft Report J7961D1, 'Cooroy Flood Study'

WP Software, 1992, 'XP-RAFTS Users Manual'

Danish Hydraulic Institute, 1999, 'MIKE 11 Users Manual',

Institution of Engineers, Australia, 1987, 'Australian Rainfall and Runoff', Volume 2.

Institution of Engineers, Australia, 1999, 'Australian Rainfall and Runoff, Book 6, Estimation of Large and Extreme Floods'

Noosa Council, Feb 1993, 'Engineering Design Standards For Subdivisions and Development Projects'

Noosa Council, 1997, 'Shire of Noosa Strategic Plan'

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8. LIMITATIONS AND QUALIFICATIONS

This report has been prepared by Lawson and Treloar (L&T) specifically for Callaghan & Toth Consulting Engineers (CTCE) and specifically to provide advice on flooding associated with the proposed development of the old Boral Sawmill site in Cooroy.

Our analysis and overall approach has been specifically catered for the particular requirements of CTCE and may not be applicable beyond this scope. For this reason any other third parties are not authorised to utilise this report without further input and advice from L&T.

This report is based on the following studies and information prepared by others:

- L&T has relied on site survey supplied by CTCE
- L&T have relied on 3D-terrain information and photogrammetry provided by NSC and survey provided by Murray and Associates. Cross sections and survey used in previous investigations by GHD, Covey & Associates and WBM have also been utilised.
- L&T have relied upon historic flood levels provided by NSC and from information obtained from a previous Cooroy flood study by WBM.
- L&T have relied on Preferred Dominant Land Uses provided by NSC.

The accuracy of the report is dependent on the accuracy of this information.

Whilst satisfactory calibration of the hydraulic and hydrologic models has been achieved in a previous Lawson & Treloar study, Cooroy Creek is an ungauged catchment. Hence, future observed flood levels may vary from those predicted.

FIGURES

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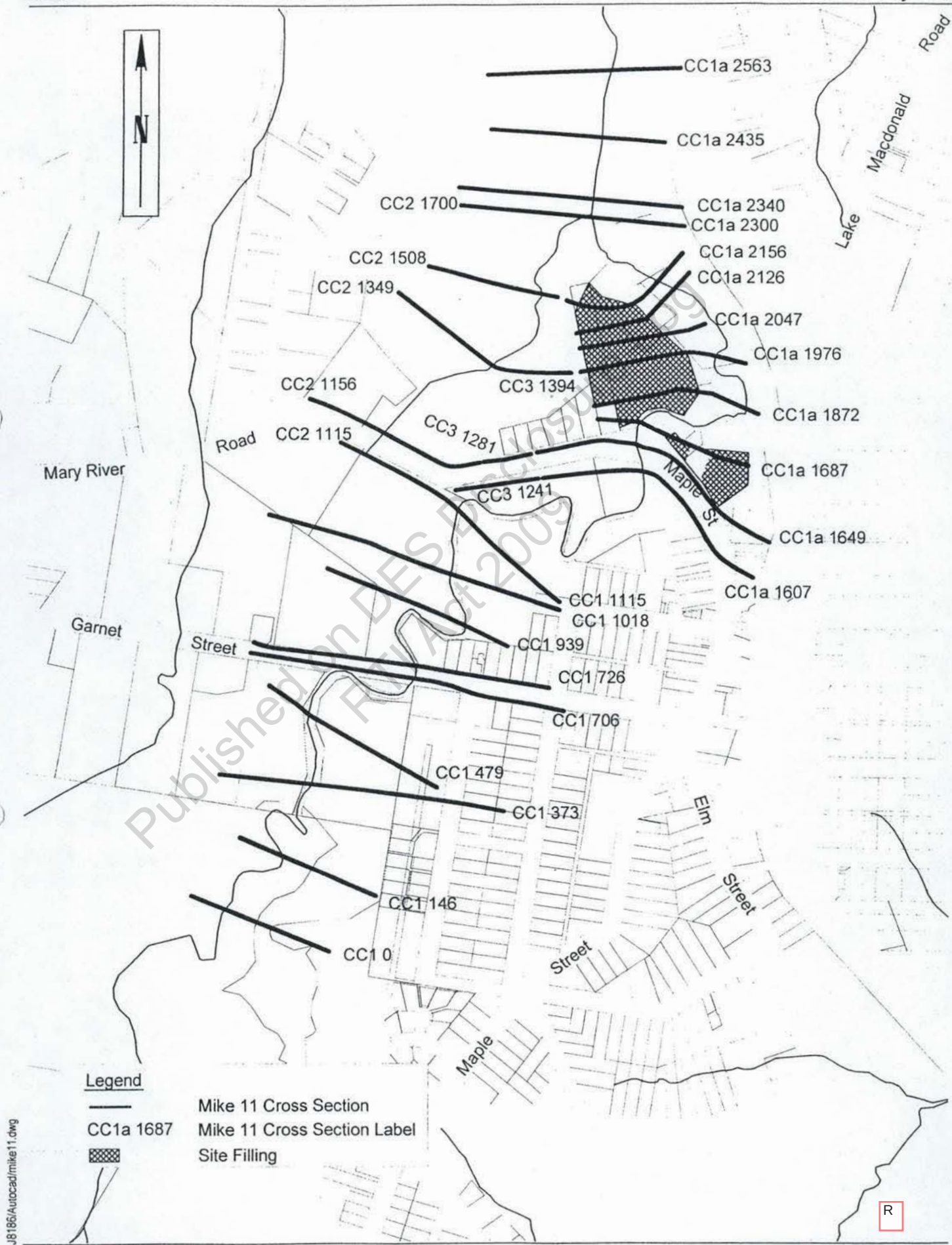


Figure 1 - Mike 11 Model Layout

APPENDICES

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APPENDIX A
MIKE 11 MODEL – DETAILED RESULTS

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Cooroy Creek Mike 11 Model Results

Existing Case

Peak Flood Levels (mAHD)

Cross Section ID	Flood Event			
	100 yr ARI	50 yr ARI	20 yr ARI	10 yr ARI
CC1-939	108.43	108.35	108.19	108.00
CC1-1018	108.08	108.00	107.84	107.65
CC1-1115	107.61	107.54	107.37	107.23
CC1A-1115	107.61	107.54	107.37	107.23
CC1A-1607	106.82	106.76	106.62	106.45
CC1A-1649	106.48	106.43	106.33	106.23
CC1A-1687	106.43	106.38	106.28	106.18
CC1A-1872	106.16	106.12	106.02	105.93
CC1A-1976	105.82	105.78	105.68	105.59
CC1A-2047	105.44	105.40	105.30	105.19
CC1A-2126	104.96	104.89	104.77	104.65
CC1A-2156	104.78	104.71	104.57	104.46
CC1A-2300	104.04	103.93	103.69	103.53
CC1A-2340	103.87	103.76	103.53	103.38
CC1A-2435	103.31	103.19	102.94	102.78
CC1A-2563	102.33	102.17	101.85	101.64
CC2-1115	107.61	107.54	107.37	107.23
CC2-1156	106.04	105.86	105.43	104.96
CC2-1349	105.65	105.50	105.13	104.72
CC2-1508	104.78	104.68	104.42	103.83
CC2-1700	104.04	103.93	103.69	103.53
CC3-1115	107.61	107.54	107.37	107.23
CC3-1241	107.61	107.53	107.37	107.23
CC3-1281	106.71	106.61	106.39	106.28
CC3-1394	105.65	105.50	105.13	104.72

Cooroy Creek Mike 11 Model Results

Developed Case

Peak Flood Levels (mAHD)

Cross Section ID	Flood Event			
	100 yr ARI	50 yr ARI	20 yr ARI	10 yr ARI
CC1-939	108.43	108.35	108.19	108.00
CC1-1018	108.08	108.00	107.84	107.65
CC1-1115	107.62	107.54	107.38	107.23
CC1A-1115	107.62	107.54	107.38	107.23
CC1A-1607	106.87	106.80	106.65	106.48
CC1A-1649	106.58	106.51	106.37	106.25
CC1A-1687	106.51	106.44	106.31	106.20
CC1A-1872	106.23	106.16	106.04	105.94
CC1A-1976	105.87	105.81	105.69	105.59
CC1A-2047	105.48	105.42	105.29	105.19
CC1A-2126	105.09	105.02	104.84	104.71
CC1A-2156	104.92	104.84	104.64	104.50
CC1A-2300	104.04	103.94	103.70	103.54
CC1A-2340	103.87	103.76	103.53	103.38
CC1A-2435	103.31	103.19	102.94	102.78
CC1A-2563	102.33	102.17	101.86	101.64
CC2-1115	107.62	107.54	107.38	107.23
CC2-1156	106.04	105.87	105.44	104.97
CC2-1349	105.66	105.50	105.14	104.73
CC2-1508	104.79	104.68	104.43	103.84
CC2-1700	104.04	103.94	103.70	103.54
CC3-1115	107.62	107.54	107.38	107.23
CC3-1241	107.61	107.54	107.38	107.23
CC3-1281	106.72	106.62	106.40	106.28
CC3-1394	105.66	105.50	105.14	104.73

Impacts on Existing Case (m)

Cross Section ID	Flood Event			
	100 yr ARI	50 yr ARI	20 yr ARI	10 yr ARI
CC1-939	0.00	0.00	0.00	0.00
CC1-1018	0.00	0.00	0.00	0.00
CC1-1115	0.00	0.00	0.00	0.00
CC1A-1115	0.00	0.00	0.00	0.00
CC1A-1607	0.04	0.04	0.03	0.03
CC1A-1649	0.10	0.08	0.04	0.02
CC1A-1687	0.08	0.06	0.03	0.01
CC1A-1872	0.07	0.05	0.02	0.01
CC1A-1976	0.05	0.03	0.01	0.00
CC1A-2047	0.04	0.02	0.00	0.00
CC1A-2126	0.14	0.13	0.07	0.06
CC1A-2156	0.14	0.13	0.07	0.04
CC1A-2300	0.00	0.00	0.00	0.00
CC1A-2340	0.00	0.00	0.00	0.00
CC1A-2435	0.00	0.00	0.00	0.00
CC1A-2563	0.00	0.00	0.00	0.00
CC2-1115	0.00	0.00	0.00	0.00
CC2-1156	0.01	0.01	0.01	0.01
CC2-1349	0.01	0.01	0.01	0.01
CC2-1508	0.01	0.00	0.01	0.01
CC2-1700	0.00	0.00	0.00	0.00
CC3-1115	0.00	0.00	0.00	0.00
CC3-1241	0.00	0.00	0.00	0.00
CC3-1281	0.00	0.01	0.01	0.00
CC3-1394	0.01	0.01	0.01	0.01

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Cooroy Creek Mike 11 Model Results

Existing Case

Peak Discharges (m³/s)

Cross Section ID	Flood Event			
	100 yr ARI	50 yr ARI	20 yr ARI	10 yr ARI
CC1-832.5	125.7	108.3	81.8	66.0
CC1-978.5	125.4	108.0	81.3	65.5
CC1-1066.5	125.3	107.9	81.2	65.5
CC1A-1361	95.5	88.7	76.5	66.6
CC1A-1634	94.4	87.5	74.4	64.8
CC1A-1668	94.3	87.4	74.3	64.8
CC1A-1779.5	94.2	87.3	74.2	64.7
CC1A-1924	94.1	87.2	74.2	64.7
CC1A-2011.5	94.0	87.1	74.1	64.7
CC1A-2086.5	94.0	87.1	74.1	64.7
CC1A-2141	94.0	87.1	74.1	64.6
CC1A-2228	93.7	87.1	74.1	64.6
CC1A-2320	127.2	109.5	80.5	65.4
CC1A-2387.5	127.1	109.4	80.5	65.4
CC1A-2499	127.1	109.4	80.5	65.4
CC2-1134	29.0	20.6	7.2	1.0
CC2-1252.5	28.8	20.2	6.7	1.0
CC2-1428.5	34.5	23.2	6.8	1.0
CC2-1604	33.9	22.9	6.5	1.0
CC3-1178	6.1	3.4	2.0	1.7
CC3-1271	6.0	3.2	1.0	1.0
CC3-1337.5	6.0	3.2	1.0	1.0

Cooroy Creek Mike 11 Model Results

Developed Case

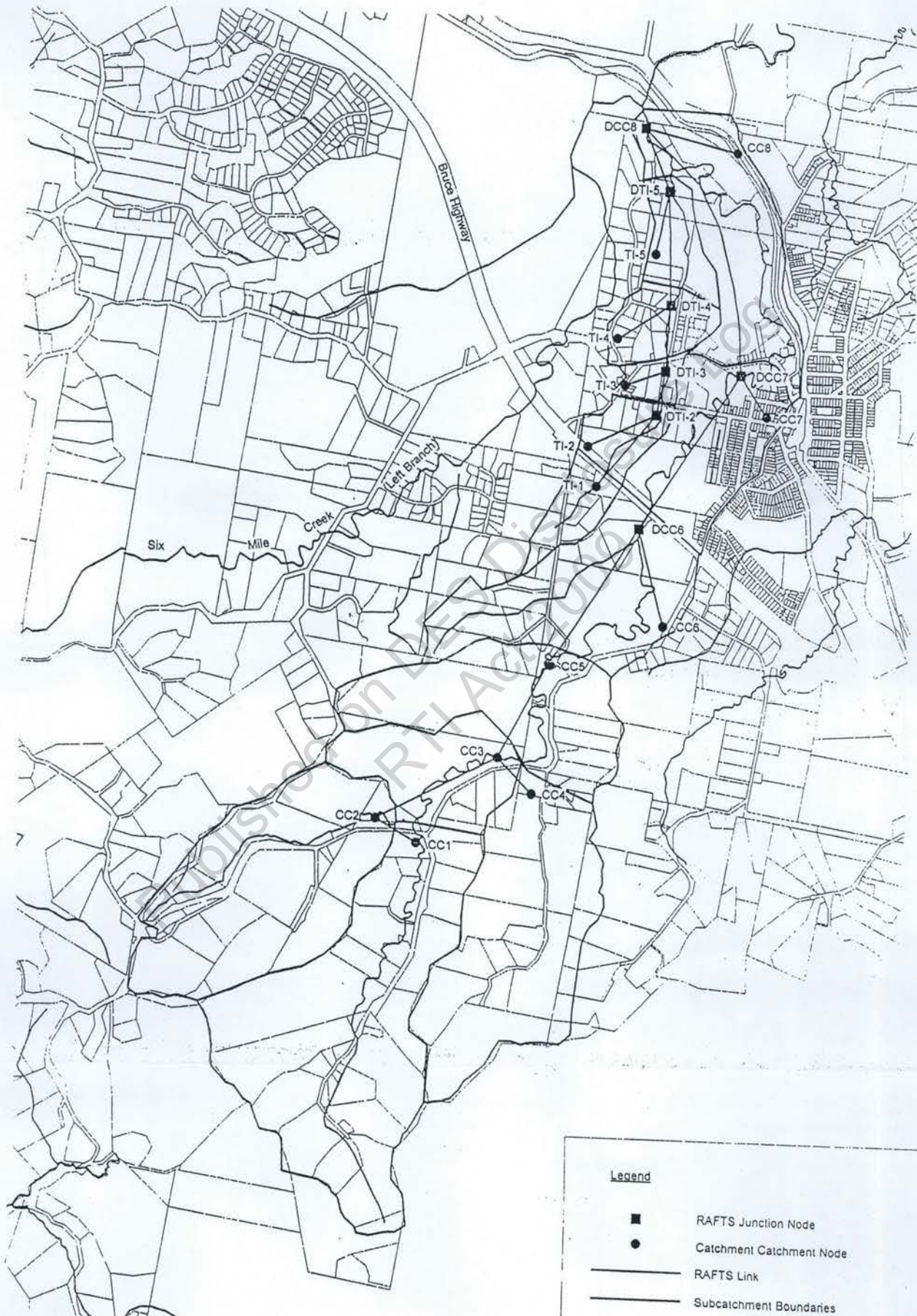
Peak Discharges (m³/s)

Cross Section ID	Flood Event			
	100 yr ARI	50 yr ARI	20 yr ARI	10 yr ARI
CC1-832.5	125.7	108.3	81.8	66.0
CC1-978.5	125.4	108.0	81.3	65.5
CC1-1066.5	125.3	107.9	81.2	65.5
CC1A-1361	95.0	88.2	76.3	66.5
CC1A-1634	93.5	86.8	74.1	64.7
CC1A-1668	93.5	86.8	74.1	64.7
CC1A-1779.5	93.4	86.7	74.1	64.7
CC1A-1924	93.3	86.7	74.0	64.7
CC1A-2011.5	93.3	86.6	74.0	64.7
CC1A-2086.5	93.3	86.6	74.0	64.7
CC1A-2141	93.3	86.6	74.0	64.7
CC1A-2228	93.2	86.6	74.0	64.7
CC1A-2320	127.5	109.7	80.7	65.5
CC1A-2387.5	127.5	109.7	80.7	65.5
CC1A-2499	127.4	109.6	80.7	65.5
CC2-1134	29.4	20.9	7.4	1.1
CC2-1252.5	29.2	20.6	6.9	1.0
CC2-1428.5	35.1	23.6	7.0	1.0
CC2-1604	34.8	23.4	6.8	1.0
CC3-1178	6.2	3.4	2.0	1.7
CC3-1271	6.2	3.3	1.0	1.0
CC3-1337.5	6.1	3.3	1.0	1.0

Impacts on Base Case (m³/s)

Cross Section ID	Flood Event			
	100 yr ARI	50 yr ARI	20 yr ARI	10 yr ARI
CC1-832.5	0.0	0.0	0.0	0.0
CC1-978.5	0.0	0.0	0.0	0.0
CC1-1066.5	0.0	0.0	0.0	0.0
CC1A-1361	-0.5	-0.5	-0.2	-0.1
CC1A-1634	-0.8	-0.7	-0.2	-0.1
CC1A-1668	-0.8	-0.7	-0.2	-0.1
CC1A-1779.5	-0.7	-0.6	-0.1	0.0
CC1A-1924	-0.8	-0.5	-0.1	0.0
CC1A-2011.5	-0.7	-0.5	-0.1	0.0
CC1A-2086.5	-0.7	-0.5	-0.1	0.0
CC1A-2141	-0.7	-0.5	-0.1	0.0
CC1A-2228	-0.4	-0.5	-0.1	0.0
CC1A-2320	0.3	0.3	0.2	0.1
CC1A-2387.5	0.3	0.3	0.2	0.1
CC1A-2499	0.3	0.3	0.2	0.1
CC2-1134	0.4	0.3	0.2	0.1
CC2-1252.5	0.4	0.3	0.2	0.0
CC2-1428.5	0.6	0.4	0.2	0.0
CC2-1604	0.9	0.4	0.2	0.0
CC3-1178	0.2	0.1	0.0	0.0
CC3-1271	0.2	0.1	0.0	0.0
CC3-1337.5	0.2	0.1	0.0	0.0

REFERENCE DOCUMENTS



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Figure 3 - Western Catchment Rafts Model Layout

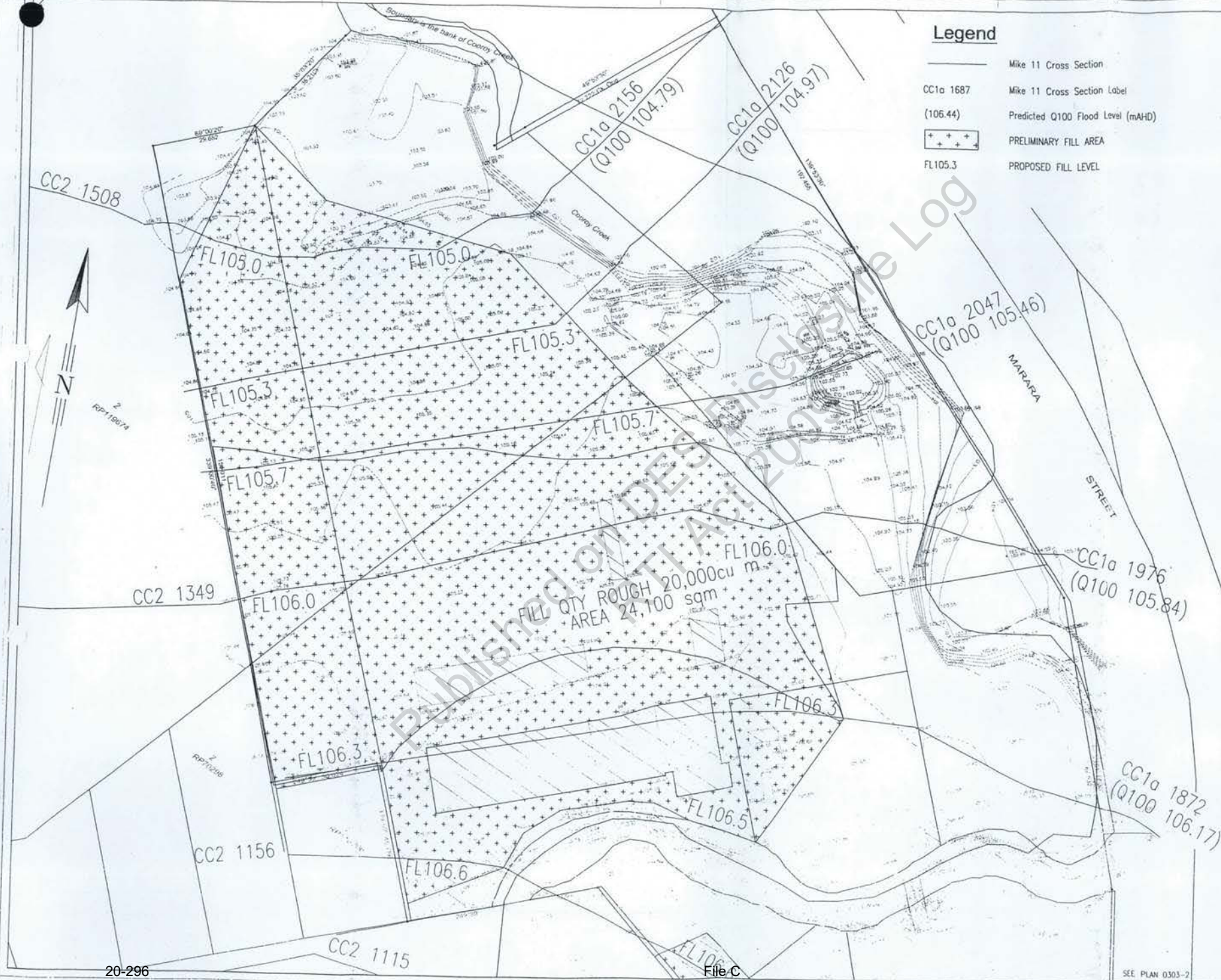
Cooroy Flood Study

Appendix D

Plans for Filling of the Site

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Legend

- Mike 11 Cross Section
- Mike 11 Cross Section Label
- Predicted Q100 Flood Level (mAHD)
- PRELIMINARY FILL AREA
- PROPOSED FILL LEVEL

CALLAGHAN & TOTH
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CTPI 49-Sch4
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NOOSA JUNCTION 4566
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designed	ADT	datum	AHD
drawn	ADT		
checked	LDC	Origin	(B.M.) RLXX

approved
SURVEYED BY
MAX WATTERSON & ASSOCIATES
PHONE 54426121

project
COOROY LOWER MILL SITE
REDEVELOPMENT

Client
NOOSA COUNCIL

title EXISTING SITE LAYOUT
PRELIMINARY FILL LEVELS

For Comment

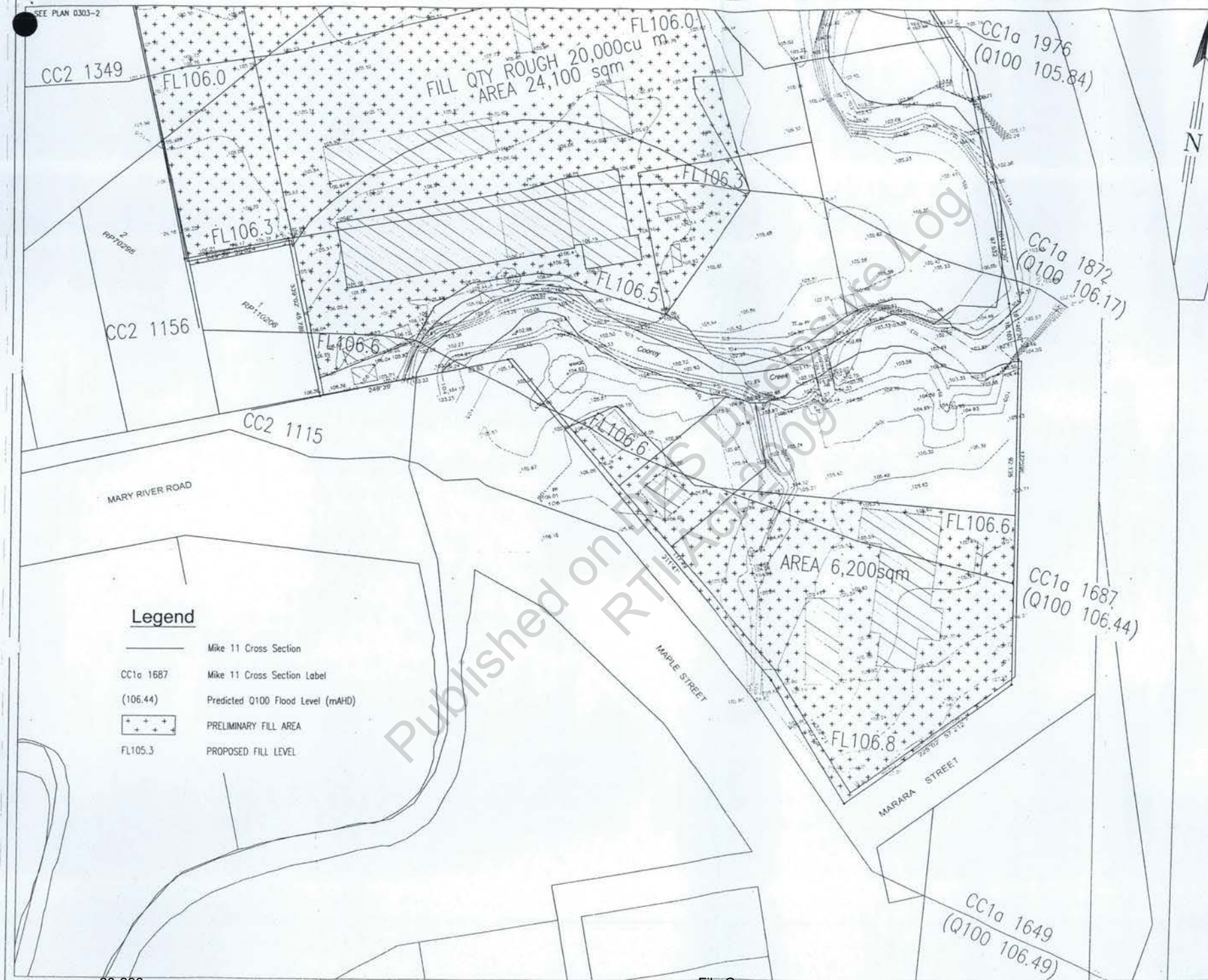
Business Directorate
Director - Business
DATE APPROVED BY COUNCIL

SCALE
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scale 1:500(A3)
SCALE SHOWN IS ORIGINAL DRAWING SCALE
DO NOT SCALE FROM THIS DRAWING
USE ONLY DIMENSIONS PROVIDED

REVISED	revision details	date

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Sheet 01 of 02 sheets
drawing number
0303-01



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designed	ADT	datum	AHD
drawn			
checked	LDC	Origin (B.M.)	PSM XX RLXX
approved			
SURVEYED BY MAX WATTERSON & ASSOCIATES PHONE 54426121			

project
COOROY LOWER MILL SITE
REDEVELOPMENT

Client
NOOSA COUNCIL

title EXISTING SITE LAYOUT
PRELIMINARY FILL LEVELS

For Comment

Business Directorate

Director - Business
DATE APPROVED BY COUNCIL

SCALE
0 2.5 5 7.5 10 12.5 Meters 25
scale 1:500(A3)
SCALE SHOWN IS ORIGINAL DRAWING SCALE
DO NOT SCALE FROM THIS DRAWING
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REVISIONS		
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Sheet 02 of 02 sheets
drawing number
0303-02

date 23/03/2003

Appendix E

Draft Site Management Plan

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RTI Act 2009

DRAFT SITE MANAGEMENT PLAN (SMP)

DATE: 10 August 2004

RPD: Lot 3 on RP 110206

EPA File: 902328

1.0 SUMMARY OF CONTAMINATION

Lot 3 on RP 110206 is part of ten Lots, which have had a long history of use by the timber industry, dating back to the early 1900s. The site was used as most recently as a timber mill by Boral Limited. Site activities included lumber milling, lumber treatment and drying, waste disposal and burning, effluent evaporation and vehicle refueling. The mill structures have been decommissioned and the site is being subdivided into five new Lots and redeveloped for commercial/industrial purposes (Figure 0303-07).

A number of environmental investigations have been conducted on the site. Metals, boron and hydrocarbon contamination was determined in a number of areas on the site. Some areas were remediated and four areas have been designated as "Fill Areas" where contaminated soils were stockpiled and capped with clay. The north east corner of Lot 3 on RP110206 contains a portion of Fill Area 4 (fire pit).

Soils from the fire pit had elevated arsenic levels in topsoil (0-200mm at 5-53 mg/kg). Some of the materials from Fill Area 4 were relocated to Fill Area 3 and Fill Area 4 was backfilled with clean imported material.

Groundwater investigations for the overall site indicate that concentrations of metals and hydrocarbons are within applicable criteria. There are no groundwater monitoring wells on Lot3 of RP110206.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 Responsibility. The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

1.1 Site Use. The site is currently suitable for parkland or commercial/industrial use.

3.3 Provision of SMP to appropriate persons. The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to

commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.4 *Surface capping and protective barriers.* There is a portion of Fill Area 4 on the north east corner of this Lot. The Fill Area is sealed with clay. This must be maintained in sound condition at all times. Construction works on the cap could include placement of asphalt or bitumen, which would prevent further access to underlying soils.

3.5 *Landscaping.* Landscaped garden areas shall be constructed where possible to ensure that exposure to potentially contaminated material is minimised. To this end, gardens shall be constructed on beds of at least 300mm of clean (imported) topsoil on top of a minimum 0.3m of clean compacted clay (or other suitable capping material).

3.5 *Soil Excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated and to identify appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavation in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within two business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 *General Environmental Protection.* All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

3.8 *Workplace Health and Safety.* A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A biennial inspection is to be undertaken to ensure that stormwater diversions, capping and protective barriers, including vegetative covers, remain in sound condition at all times in accordance with section 3.4.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

Published on DES Disclosure Log
RTI Act 2009

DRAFT SITE MANAGEMENT PLAN (SMP)

DATE: 10 August 2004

RPD: Lot 1 on RP88582

EPA File: 902328

1.0 SUMMARY OF CONTAMINATION

Lot 1 on RP 88582 is part of 10 Lots, which have had a long history of use by the timber industry, dating back to the early 1900s. The site was used as most recently as a timber mill by Boral Limited. Site activities included lumber milling, lumber treatment and drying, waste disposal and burning, effluent evaporation and vehicle refueling. The mill structures have been decommissioned and the site is being subdivided into five new Lots and redeveloped for commercial/industrial purposes (Figure 0303-07).

A number of environmental investigations have been conducted on the site. Metals, boron and hydrocarbon contamination was determined in a number of areas on the site. Some areas were remediated and four areas have been designated as "Fill Areas" where contaminated soils were stockpiled and capped with clay. Lot 1 contains the majority of Fill Area 4 (fire pit) as well as a portion of Fill Area 3 (Pond).

Areas of investigation on Lot 1 included, solid untreated and treated timber waste storage, section of fire pit, and evaporation pond

Soils from the fire pit had elevated arsenic levels in topsoil (0-200mm at 5-53 mg/kg). Some of the soils from this area were relocated to evaporation pond (Fill Area 3) for encapsulation.

Soils from the boiler and mill area had the following levels: As 4-1360 mg/kg, B 2-333 mg/kg, Cu 5-921 mg/kg, Pb 7-184 mg/kg, Zn 3-884 mg/kg, and Cr 24-284 mg/kg. The soil with the highest values were relocated to evaporation pond (Fill Area 3) for encapsulation.

Soils from the evaporation pond had the following levels: As 4-198 mg/kg, Cu 12-203 mg/kg, Pb 23-127 mg/kg, Zn 28-1770 mg/kg, Cr 23-332 mg/kg. These materials, along with material from the fire pit and boiler/mill area as well as imported clean materials were deposited in Fill Area 3.

Some materials from Fill Area 4 were relocated to Fill Area 3 and Fill Area 4 was backfilled with clean imported material.

Lot 1 remains listed under the EMR due to former site activities and the presence of two Fill Areas.

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Groundwater investigations for the overall site indicate that concentrations of metals and hydrocarbons are within applicable criteria. There is one groundwater monitoring wells on Lot 1 (MW1).

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

1.2 *Site Use.* The site is currently suitable for parkland or commercial/industrial use.

3.3 *Provision of SMP to appropriate persons.* The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.4 *Surface capping and protective barriers.* There are two Fill Areas on this Lot, the majority of Fill Area 4 in the north of the site, and a portion of Fill Area 3 in the east of the site. The Fill Areas are currently sealed with clay. This must be maintained in sound condition at all times. Construction works on the cap could include placement of asphalt or bitumen, which would prevent further access to underlying soils.

3.5 *Landscaping.* Landscaped garden areas shall be constructed where possible to ensure that exposure to potentially contaminated material is minimised. To this end, gardens shall be constructed on beds of at least 300mm of clean (imported) topsoil on top of a minimum 0.3m of clean compacted clay (or other suitable capping material).

3.5 *Soil Excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated and to identify appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavation in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to

immediately abate the environmental harm. The administering authority is to be notified in writing within two business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 General Environmental Protection. All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

3.8 Workplace Health and Safety. A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A biennial inspection is to be undertaken to ensure that stormwater diversions, capping and protective barriers, including vegetative covers, remain in sound condition at all times in accordance with section 3.4.

The groundwater well (MW1) is to be maintained and sampled on a yearly basis.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

DRAFT SITE MANAGEMENT PLAN (SMP)

DATE: 10 August 2004

RPD: Lot 2 on RP 87371

EPA File: 902328

1.0 SUMMARY OF CONTAMINATION

Lot 2 on RP 87371 is part of ten Lots which have had a long history of use by the timber industry, dating back to the early 1900s. The site was used as most recently as a timber mill by Boral Limited. Site activities included lumber milling, lumber treatment and drying, waste disposal and burning, effluent evaporation and vehicle refueling. The mill structures have been decommissioned and the site is being subdivided into five new Lots and redeveloped for commercial/industrial purposes (Figure 0303-07).

A number of environmental investigations have been conducted on the site. Metals, boron and hydrocarbon contamination was determined in a number of areas on the site. Some areas were remediated and four areas have been designated as "Fill Areas" where contaminated soils were stockpiled and capped with clay. Lot 2 contains a small portion of Fill Area 3 as well as Fill Area 1.

Areas of investigation on Lot 2 included, solid untreated and treated timber waste storage, section of fire pit, sawdust hopper location, area near boiler and mill and evaporation pond, former hydrocarbon storage tank and former underground distillate storage tank.

Soils from the fire pit had elevated arsenic levels in topsoil (0-200mm at 5-53 mg/kg). Soils from this area were relocated to evaporation pond (Fill Area 3) for encapsulation.

Soils from the area of the sawdust hopper had the following levels: As 3-791 mg/kg, B <43 mg/kg, Cu 9-483 mg/kg, Pb 10-271 mg/kg, Zn 20-1220 mg/kg, and Cr 18-980 mg/kg. These materials were placed in Fill Area 2 and capped.

Soils from the boiler and mill area had the following levels: As 4-1360 mg/kg, B 2-333 mg/kg, Cu 5-921 mg/kg, Pb 7-184 mg/kg, Zn 3-884 mg/kg, and Cr 24-284 mg/kg. The soil with the highest values were relocated to evaporation pond (Fill Area 3) for encapsulation.

Soils from the evaporation pond had the following levels: As 4-198 mg/kg, Cu 12-203 mg/kg, Pb 23-127 mg/kg, Zn 28-1770 mg/kg, Cr 23-332 mg/kg. These materials, along with material from the fire pit and boiler/mill area as well as imported clean materials were deposited in Fill Area 3.

Materials from Fill Area 4 were relocated to Fill Area 3 and Fill Area 4 was backfilled with clean imported material.

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Investigations near the distillate underground storage tank (near center of site) resulted in soil levels of C₁₅-C₂₈ 1,020 mg/kg and C₂₉-C₃₆ 1,270 mg/kg. The storage tank was removed and soils remediated. Historical ground water samples from MW5 have shown Cu (0.008mg/L) and Zn (0.156) in excess of ANZECC Guidelines for the protection of Aquatic ecosystems

Lot 2 remains listed under the EMR due to former site activities and the presence of two Fill Areas.

Groundwater investigations for the overall site indicate that concentrations of metals and hydrocarbons are within applicable criteria. There are two groundwater monitoring wells on Lot 2 (MW4 and MW5)

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

1.3 *Site Use.* The site is currently suitable for parkland or commercial/industrial use.

3.3 *Provision of SMP to appropriate persons.* The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.4 *Surface capping and protective barriers.* There are two Fill Areas on this Lot, a small portion of Fill Area 3 in the north east corner of the site and Fill Area 1 at the southern boundary. All Fill Areas are currently sealed with clay. This must be maintained in sound condition at all times. Construction works on the cap could include placement of asphalt or bitumen, which would prevent further access to underlying soils.

3.5 *Landscaping.* Landscaped garden areas shall be constructed where possible to ensure that exposure to potentially contaminated material is minimised. To this end, gardens shall be constructed on beds of at least 300mm of clean (imported) topsoil on top of a minimum 0.3m of clean compacted clay (or other suitable capping material).

3.5 *Soil Excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated and to identify appropriate management and disposal/re-use options.

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Representative sampling and analysis of soil from excavation in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 Unexpected Contamination. If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within two business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 General Environmental Protection. All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

3.8 Workplace Health and Safety. A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A biennial inspection is to be undertaken to ensure that stormwater diversions, capping and protective barriers, including vegetative covers, remain in sound condition at all times in accordance with section 3.4.

Groundwater wells are to be maintained and sampled on a yearly basis.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan

DRAFT SITE MANAGEMENT PLAN (SMP)

DATE: 10 August 2004

RPD: Lot 3 on RP 87371

EPA File: 902328

1.0 SUMMARY OF CONTAMINATION

Lot 3 on RP 87371 is part of ten Lots which have had a long history of use by the timber industry, dating back to the early 1900s. The site was used as most recently as a timber mill by Boral Limited. Site activities included lumber milling, lumber treatment and drying, waste disposal and burning, effluent evaporation and vehicle refueling. The mill structures have been decommissioned and the site is being subdivided into five new Lots and redeveloped for commercial/industrial purposes (Figure 0303-07).

A number of environmental investigations have been conducted on the site. Metals, boron and hydrocarbon contamination was determined in a number of areas on the site. Some areas were remediated and four areas have been designated as "Fill Areas" where contaminated soils were stockpiled and capped with clay. Lot 3 contains the majority of Fill Areas 2 and 3.

Areas of investigation on Lot 3 included solid untreated and treated timber waste storage, and an evaporation pond.

Soils from the fire pit had elevated arsenic levels in topsoil (0-200mm at 5-53 mg/kg). Soils from this area were relocated to evaporation pond (Fill Area 3) for encapsulation.

Soils from the area of the sawdust hopper had the following levels: As 3-791 mg/kg, B <43 mg/kg, Cu 9-483 mg/kg, Pb 10-271 mg/kg, Zn 20-1220 mg/kg, and Cr 18-980 mg/kg. These materials were placed in Fill Area 2 and capped.

Soils from the boiler and mill area had the following levels: As 4-1360 mg/kg, B 2-333 mg/kg, Cu 5-921 mg/kg, Pb 7-184 mg/kg, Zn 3-884 mg/kg, and Cr 24-284 mg/kg. The soil with the highest values were relocated to evaporation pond (Fill Area 3) for encapsulation.

Soils from the evaporation pond had the following levels: As 4-198 mg/kg, Cu 12-203 mg/kg, Pb 23-127 mg/kg, Zn 28-1770 mg/kg, Cr 23-332 mg/kg. These materials, along with material from the fire pit and boiler/mill area as well as imported clean materials were deposited in Fill Area 3.

Materials from Fill Area 4 were relocated to Fill Area 3 and Fill Area 4 was backfilled with clean imported material.

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Lot 3 remains listed under the EMR due to former site activities and the presence of two Fill Areas.

Groundwater investigations for the overall site, indicate that concentrations of metals and hydrocarbons are within applicable criteria. There are two groundwater monitoring wells on Lot 3 (MW 2 and MW 3).

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

1.1 *Site Use.* The site is currently suitable for parkland or commercial/industrial use.

3.3 *Provision of SMP to appropriate persons.* The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.4 *Surface capping and protective barriers.* There are two Fill Areas on this Lot; the majority of Fill Area 3 in the center of the site and Fill Area 2 at the southern boundary of the site. All Fill Areas are currently sealed with clay. This must be maintained in sound condition at all times. Construction works on the cap could include placement of asphalt or bitumen, which would prevent further access to underlying soils.

3.5 *Landscaping.* Landscaped garden areas shall be constructed where possible to ensure that exposure to potentially contaminated material is minimised. To this end, gardens shall be constructed on beds of at least 300mm of clean (imported) topsoil on top of a minimum 0.3m of clean compacted clay (or other suitable capping material).

3.5 *Soil Excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated and to identify appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavation in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within two business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 *General Environmental Protection.* All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

3.8 *Workplace Health and Safety.* A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A biennial inspection is to be undertaken to ensure that stormwater diversions, capping and protective barriers, including vegetative covers, remain in sound condition at all times in accordance with section 3.4.

Groundwater wells are to be maintained and sampled on a yearly basis.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

DRAFT SITE MANAGEMENT PLAN (SMP)

DATE: 10 August 2004

RPD: Lot 2 on RP 47020

EPA File: 902328

1.0 SUMMARY OF CONTAMINATION

Lot 2 on RP 47020 is part of ten Lots which have had a long history of use by the timber industry, dating back to the early 1900s. The site was used as most recently as a timber mill by Boral Limited. Site activities included lumber milling, lumber treatment and drying, waste disposal and burning, effluent evaporation and vehicle refueling. The mill structures have been decommissioned and the site is being subdivided into five new Lots and redeveloped for commercial/industrial purposes (Figure 0303-07).

A number of environmental investigations have been conducted on the site. Metals, boron and hydrocarbon contamination was determined in a number of areas on the site. Some areas were remediated and four areas have been designated as "Fill Areas" where contaminated soils were stockpiled and capped with clay. Lot 2 contains a small portion of Fill Area 2.

Soils from the area of the sawdust hopper had the following levels: As 3-791mg/kg, B <43 mg/kg, Cu 9-483 mg/kg, Pb 10-271 mg/kg, Zn 20-1220 mg/kg, and Cr 18-980 mg/kg. These materials were placed in Fill Area 2 and capped.

Lot 2 remains listed under the EMR due to former site activities and the presence of a portion of Fill Area 2.

Groundwater investigations for the overall site, indicate that concentrations of metals and hydrocarbons are within applicable criteria. There are no groundwater monitoring wells on Lot 2.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

1.2 *Site Use.* The site is currently suitable for parkland or commercial/industrial use.

3.3 *Provision of SMP to appropriate persons.* The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.4 *Surface capping and protective barriers.* There is a small portion of Fill Area 2 at the north boundary of the site. The Fill Area is currently sealed with clay. This must be maintained in sound condition at all times. Construction works on the cap could include placement of asphalt or bitumen which would prevent further access to underlying soils.

3.5 *Landscaping.* Landscaped garden areas shall be constructed where possible to ensure that exposure to potentially contaminated material is minimised. To this end, gardens shall be constructed on beds of at least 300mm of clean (imported) topsoil on top of a minimum 0.3m of clean compacted clay (or other suitable capping material).

3.5 *Soil Excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated and to identify appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavation in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within two business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 *General Environmental Protection.* All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

3.8 *Workplace Health and Safety.* A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A biennial inspection is to be undertaken to ensure that stormwater diversions, capping and protective barriers, including vegetative covers, remain in sound condition at all times in accordance with section 3.4.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

Published on DES Disclosure Log
RTI Act 2009

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STATUTORY DECLARATION

(REMEDIATION PLAN PREPARER)

Address of Site Investigated: 1 Maple Street, Cooroy QLD
Real Property Descriptions: Lots 1, 2 and 3 on RP153299
Lots 1, 2 and 3 on RP87371
Lot 2 on RP47020
Lot 1 on RP88582
Lots 2 and 3 on RP110206
Parish of Tewanin, County of March
Title of Report: Final Plan for Stormwater Management and Site Remediation
Boral Timber Mill
Cooroy, QLD (6 October 2000, plus 11 October 2000
clarification)

I CTPI 49-Sch4 of *IT Environmental (Australia) Pty Ltd*, in the State of Queensland, do solemnly and sincerely declare that:

- I was the *investigator and report preparer* of the report described above;
- I am a member of *Environment Institute of Australia and New Zealand* and my qualifications and experience as outlined in documents provided previously to the EPA are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report; and
- I have not knowingly failed to reveal any relevant information or document to the administering authority.

I certify that:

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

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

Signature

CTPI 49-Sch4

Name

Taken and Declared before me in Brisbane this 13 day of August 2004

CTPI 49-Sch4

Witness

Name





IT Environmental (Australia) Pty Ltd

ABN 89 003 931 057

Level 2, 33 Longland Street Newstead QLD 4006

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Facsimile: 61 7 3252 5712

A Member of The IT Group

www.theitgroup.com.au



Quality
Endorsed
Company
QEC11845

11 October 2000

Reference: J207570E-L32

Boral Limited
147 Coronation Drive
PO Box 1369
MILTON QLD 4064

Attention: Mr. CTPI 49-Sch4 - Manager, Environmental Services Queensland

Dear CTPI 49-Sch4

Re: Clarification to Final Stormwater Management and Remediation Plan

IT Environmental (Australia) Pty Ltd (IT) has received your email and associated comments from Mr. CTPI 49-Sch4 (dated 9 October 2000) pertaining to our 6 October 2000 Final Stormwater Management and Remediation Plan for the Boral Cooroy site (our ref: J207570E-L30). CTPI 49-Sch4 is correct in his assumption that the scope of work described in our 6 October plan includes preparing more detailed plans of the site to address capping, drainage, and planting. Once we have been authorised to proceed with the implementation of our 6 October plan, these plans will be developed in conjunction with CTPI 49-Sch4 Associates (AWA) and presented to Boral.

With respect to the other comments made by CTPI 49-Sch4 we offer the following clarifications.

- We have referred to the ANZECC 1999 Guideline with respect to the proposed clay capping. Specifically, we have used the *Minimum Criteria: Selection and Placement of Clay Used In Compacted Clay Barriers* (page 32) as the general basis for our clay specification and testing criteria.
- No water head is anticipated above the clay cap. Subsoil drainage is not proposed on top of the clay capping as the aim is to grade the "problem" areas of the site (including the capping) to minimise the potential for water ponding.
- The units of permeability are m/s. All clay sources used will be tested to confirm clay specifications are met.
- Re: placement and compaction of clay – normally either a performance specification OR a method statement is used, not a combination of both. In this case we have specified that the material placed must meet particular compaction criteria (i.e., $\geq 95\%$ of standard maximum dry density), regardless of how the material is placed, i.e., the outcome must meet the specification. From a practical standpoint, it is unlikely that the clay cap would be placed in more than two lifts.
- The clay moisture comment is agreed.
- The two deep (2-metre) samples from EVAP/TP1 and EVAP/TP2 have been requested for analyses.
- Interim sediment control measures will follow the *Soil & Erosion Control Engineering Guidelines for Queensland Construction Sites*, IEAust Queensland Division, June 1996.

- 12mm flow depth for the swale design is correct for the generic swale design described. However, flow depth is a function of a number of variables and these will be influenced by local conditions. Accordingly, swale locations and geometry to be finalised as part of overall plan/design.
- Consideration of energy dissipation requirements in areas of concentrated stormwater flow and in particular, at the exit points of swales, is part of overall plan/design finalisation.
- Due to the proximity of Cooroy Creek, it is possible that, during flood events, water from the creek will exceed the volume of runoff from the site, i.e., the creek will inundate the site. Therefore, with respect to rainfall events greater than the two-year ARI, swale design may incorporate breaks and provide opportunity for unrestricted flow paths.

We trust that this information is sufficient to enable Boral to issue *IT* with an authorisation to proceed with our Stormwater Management and Remediation Plan. Please do not hesitate to contact the undersigned should you have any questions.

Yours sincerely

IT ENVIRONMENTAL (AUSTRALIA) PTY LTD

CTPI 49-Sch4

CTPI 49-Sch4

Environmental Scientist

CTPI 49-Sch4

CTPI 49-Sch4

Senior Project Manager

Published on DES Disclosure Log
RTI Act 2009

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6 October 2000

Project: J207570E

Boral Limited

147 Coronation Drive

PO BOX 1369

MILTON QLD 4064

Attention: CTPI 49-Sch4 - Manger, Environmental Services Queensland

Dear CTPI:

Re: Final Plan for Stormwater Management and Site Remediation at the Boral Timber Mill, Cooroy QLD

IT Environmental (Australia) Pty Ltd (IT) is pleased to provide final details and specifications for the proposed stormwater management and site remediation works at the Boral Timber Mill, Cooroy Queensland. In particular, this correspondence provides details of the low permeability barriers (i.e., clay caps) proposed for the evaporation pond area (including D5/D7) and hot spot areas (H3 and F2/F3). Also provided are further details of proposed stormwater management measures to be adopted across the "Timber Storage" area of the site.

The requested details were highlighted at a series of meetings: site meeting of 18 September 2000, and meetings at IT's offices on 22 and 25 September. Present at these meetings were representatives from Boral, IT, CTPI 49-Sch4 Associates (AWA) and the Department of State Development's (DSD).

At Boral's request this correspondence also provides a cost estimate for the reinstatement of groundwater monitoring well MW1, and sampling of MW1 through MW6.

Low Permeability Barriers

Previous investigations at the Boral Timber Mill have identified areas of the Cooroy site (evaporation pond area, H3, and F2/F3) as containing levels of contamination in excess of Environmental Investigation Levels (EIL). Although a physical separation layer may be sufficient to reduce the risk of mobilisation of contamination, IT proposes to use low permeability barriers in the form of clay caps in these "hot spot" areas (see Figure 1, attached). IT recommends the use of clay caps due to the potential nature of future works at the site and also due to the potential for flooding at the site. The clay caps will be designed and installed with reference to the Guidelines for the Assessment of On-site Containment of Contaminated Soil (ANZECC 1999) and to the following specifications and details.

Preparation Works

Prior to placing the clay cap, surface preparation will include: removal of vegetation where appropriate; levelling of the area to be capped and stripping of inappropriate soil; and filling of major depressions. All of the proposed re-contouring works are aimed at reducing the potential for water to pond in the management areas. For area H3, an estimated area of approximately 80m² will be cut to a depth of approximately 600mm to allow the clay cap and road base placement, thereby replicating the existing contours of this area. As agreed in the

18 September onsite meeting, the spoil from the H3 cut shall be used to fill the sediment trap located in the evaporation pond area. It will not be necessary to re-validate the floor of the H3 cutting as data from previous reports comprehensively describes this area.

Some concern has been expressed regarding the residual metal "hot spots" at locations D5/D7. During IT's last round of sampling (reported in our letter dated 2 October 2000, our ref: J207570E-L31) we tested soil from two test pits (EVAP/TP1 and EVAP/TP2) which were very close to D5 and D7. The attached plan shows our estimation of the sample locations, based on field measurements taken relative to the remains of the sawdust shed. Soil analytical data from these locations showed attenuation in total metals concentrations with depth and leachability (TCLP) testing gave only two "positive" results, both of which were below the unlined landfill acceptance criteria. This area is included in the planned evaporation pond clay capping and therefore no further investigations are proposed.

Construction Materials

The clay capping material is to be sourced from off-site. The clay cap will be a cohesive material of medium to high plasticity, free of significant organic matter, containing less than 10% by volume of rock greater than 25mm average dimension that does not break under the specified compactive effort. The clay capping material is also to meet the following general materials specifications:

Parameter	Specification	Test Procedure
Liquid Limit	greater than 30%	AS 1289.3.9
Plastic Limit	greater than 15%	AS 1289.3.3.1
Passing 75 µm sieve	greater than 30%	AS 1289.3.6.1
Maximum dry density	Greater than 1.5 t/m ³	AS 1289.5.1.1 (std method)
Permeability	1*10 ⁻⁹ or lower	internal method on laboratory sample remoulded to minimum of 95% standard compaction at a moisture content equal to or greater than optimum

A sample of the clay material will be tested as supplied from the source to confirm it meets the requirements above. One further sample will be tested from the clay as received onsite.

Placement and Compaction

The clay capping will be placed in an approximately uniform layer of homogeneous nature and with appropriate water content prior to compaction. The clay capping will be compacted to a dry density of not less than 95% of standard maximum dry density (AS 1289.5.1.1). Moisture content of the compacted clay capping shall be within 4% of optimum moisture content (OMC). Laboratory testing costs have been included to validate the quality, field density and compaction of the clay capping material. We have allowed for four compaction tests and eight field density tests on the clay (four call-outs for the geotechnical laboratory).

Reinstatement

The following methods of reinstatement will be adopted for the areas of the site requiring clay capping:

- At the F2/F3 hot spot a 100mm thickness of clean soil will be placed over the clay capping. The area will be seeded with appropriate vegetation (standard grass mix) to ensure stabilisation of the area of disturbance, thereby reducing erosion.
- The clay capping over area H3 will be covered with a 100mm thickness of road base (35mm unspecified) to ensure the clay capping is not compromised by the movement of vehicular traffic through the area.
- The clay capping over the evaporation pond area will be covered with a 100mm thickness of clean soil along a 6m wide buffer strip. This will follow the northern/north-eastern bund wall boundary of the existing evaporation pond (i.e., the 105mAHD contour). The buffer strip will be seeded with appropriate vegetation (standard grass mix) to ensure

stabilisation of the area of disturbance, thereby reducing erosion and providing a filter strip for stormwater runoff entering Cooroy Creek. The area of clay capping outside this buffer strip will be covered a 100mm thickness of road base (35mm unspecified), to ensure the clay capping is not compromised by the movement of vehicular traffic through the area.

It should be noted that the primary aim of all re-contouring and planting is to minimise the movement of sediment offsite during rainfall events. With respect to the seeding of the buffer zone and other areas of the site, our costs have allowed for hydromulching using a "standard" grass mix (a combination of three or more different types of grasses like couch, rye, fescue, etc.). This is the usual approach taken, and what is envisaged is that interim sediment management measures (sediment fences, hay/straw bales, etc.) are used while the grass mix is taking hold and until it is well established.

Ultimately, native (or more accurately, native to the Cooroy site) vegetation will establish itself along the buffer as well. This is preferable (although obviously takes longer) to importing and planting natives that may prove to be unsuitable to the Cooroy site/area and may spread offsite - essentially disrupting the existing ecology. Sometimes existing vegetation is transplanted from one part of a site to another for rehabilitation purposes, but this is often a labour intensive and expensive effort that will ultimately occur naturally anyhow.

Both as a "filter", and a stabiliser for the underlying soil/clay substrate, a dense covering of long grasses is much more effective than trees/shrubs, which tend to be much sparser in terms of growth habit.

Revised Volumes

The DSD's representative expressed concerns regarding the volume of clay allowed in IT's estimated cost for finalising and implementing the stormwater management plan and site remediation (i.e., contouring, capping, revegetation). Our original cost estimate stated that 1500 m^3 of clay would be imported to the site for capping the evaporation pond and other "hot spot" areas. This number should actually be 1500 **tonnes**. The clay specifications and validation sampling protocols will be finalised with AWA and our costs assumed clay could be sourced from Nielsen's quarry at Brendale. Other possible sources will be investigated.

A revision of this volume indicates that 1500 tonnes of clay should be sufficient to provide 500mm clay capping, at the required design specifications, to the evaporation pond area (including D5/D7) and other "hot spot" areas of the site.

Initial discussion with Boral Timber indicated that the site would no longer be operational once in the possession of the Department of State Development. During the site meeting of 18 September 2000, it was stated that this assumption might in fact be incorrect. Accordingly, it is now necessary to include in reinstatement costs an allowance for road base for clay-capped areas of the site that potentially could be traversed by vehicular traffic (these areas are described above). IT estimates the required amount of road base is 130 tonnes. Our cost estimate, attached, includes costs for road base.

The role of AWA

Allan Watson Associates, as Professional Civil/Geotechnical engineers, will review the site re-contouring and clay capping works to verify the work has been done in accordance with the plan described above. AWA will not have a representative onsite full time, but will attend the site to inspect the works at appropriate stages/milestones.

Stormwater Management Plan

IT has already presented our recommended stormwater management strategy for the Cooroy site in our "Preliminary Discussion" letter dated 14 August 2000 (our ref: J207570EL22). The preferred "remediation" strategy for the site (i.e., capping, as described above) is included within the overall stormwater management plan (SWMP). Relevant parts of our 14 August letter are excerpted below.

The objective of stormwater management should be to minimise ponding onsite and sediment discharge from the site into Cooroy Creek. IT's stormwater management plan will include:

- implementation of interim stormwater controls such as sediment fences and/or hay bales to manage sediment in surface runoff until permanent structures/vegetation are established;
- capping of contaminant "hot spot" areas (e.g., evaporation pond, F2/F3, H3) to ensure retention of contaminated soil on-site;
- long-term measures to minimise erosion, such as reducing the site gradient in selected areas by redistributing soil on-site and/or importing clean soil fill. This approach aims to reduce areas of ponding, while diverting runoff away from and off of the proposed evaporation pond cap. Revegetation (e.g. hydroseeding with grass) or other surface protection (e.g., roadbase) to stabilise ground cover after site re-contouring.
- maximising sheet flows of surface runoff, thereby avoiding the concentration of runoff to any one area of the site;
- use of barriers, with the aim of reducing energy levels of water and allowing water to discharge while "trapping" as much sediment as possible and resisting flooding by the use of appropriately designed gravel/sand/silt bunds with vegetative cover; and
- maintenance of interim and permanent stormwater management controls (by site owner, with initial instruction from IT and AWA).

The SWMP must meet the requirements of Schedule D3 in Boral's Environmental Authority #SR388 for the site. The SWMP will be implemented by IT, with advice from and peer-review by AWA. However, the 18 September onsite meeting with the DSD's representative regarding the SWMP highlighted that further details regarding the implementation of the SWMP were required. In particular, further details regarding the intended works in the "timber waste" area were requested. These works were previously described by IT in the 25th August 2000 draft report, *Additional Environmental Investigations Boral Timber Cooroy Mill 1 Maple Street Cooroy Queensland* (our ref: J207570E-R01a).

Timber Waste Area

No results from samples taken from the timber waste area during the above-referenced investigation exceeded EPA Exposure Setting F. Only the arsenic concentration in sample TP25 (32 mg/kg) exceeded the EPA Environmental Investigation Level of 20mg/kg. This concentration was recorded at surface level. Furthermore, there is evidence of significant attenuation of arsenic concentration with depth. Accordingly, IT recommends that this small area of the timber waste area be scraped and the contaminated soil placed below the evaporation pond cap as fill. Further validation sampling will not be necessary as previous data confirms the vertical extent of impact in this area.

During IT's 1998 Stage 2 Investigation one sample from one location in the Timber Waste Area (C6, 500-1000mm) contained 2.2 mg/kg benzo-a-pyrene (BAP), which is greater than the EPA EIL (1 mg/kg). No other samples contained polycyclic aromatic hydrocarbons (PAHs) greater than the EPA EILs. The BAP detected is associated with ash from the burning pit in this area and is therefore not expected to be leachable. As this isolated sample was located at depth and in an area that will be stabilised as part of the stormwater management and remediation, no further action is warranted.

As the timber waste area is low lying and adjacent to Cooroy Creek, IT considers the primary management concern in this area of the site is stormwater management, in particular erosion and mobilised sediment control. The timber waste area receives run-off from a large area of barren earth and this run-off is at such a velocity as to cause significant gully erosion (already evident in the area). IT recommends the timber waste area be levelled to eliminate ponding of stormwater and swales be incorporated in to the stormwater design. Swales are to be designed to accommodate the 2-year ARI flood. Their primary purpose is to slow the stormwater flow velocity and also provide a physical filter for sediment and nutrients. The following points describe swale design.

1. Swales are to be designed based on a maximum flow velocity of 0.5m/s, maximum flow depth of 12mm, maximum width of 2.5m, maximum batter of 3:1 and a maximum base level grade of between 2-4%. Initial calculations indicate this method will be appropriate for the situation, however AWA will advise in this area of design.

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2. To manage rainfall events in excess of the 2-year ARI flood (major system) it is proposed to incorporate overflows and breaks in the swale design. These will require hardening (to mitigate the erosive potential of overflows).

The gully presently draining the timber waste area is to be formalised using geo-textile covered with 100-150mm rock. This surface hardening will reduce the erosive potential of stormwater flows following this path. Upon completion of earth works and surface hardening measures, seeding with appropriate vegetation (standard grass mix) will be required. An established vegetative cover will stabilise disturbed areas and provide filtration of any mobilised sediment entering Cooroy Creek. Prior to the establishment of vegetative cover and during all earthworks, interim stormwater controls such as sediment fences and/or hay bales will be used to capture sediment in surface runoff.

Monitoring Well Reinstatement and Sampling

During Boral's last meeting with DSD, it was requested that another round of groundwater sampling be undertaken at the Cooroy site. Therefore Boral has requested that IT repair or reinstate well MW1 (broken off beneath current ground level) and then gauge and sample wells MW1 through MW6. Our estimate for this sampling is also included in our attached costs.

All work will be done on a Time and Materials basis in accordance with our Standard Schedule of Rates and standard Terms and Conditions (both attached).

We trust that these details assist Boral in finalising the scope of work and costs for outstanding environmental works at the Cooroy site. Please do not hesitate to contact the undersigned on (07) 3252 5711 should you have any questions.

Yours sincerely

IT ENVIRONMENTAL (AUSTRALIA) PTY LTD

CTPI 49-Sch4

CTPI 49-Sch4

Environmental Scientist

Attached:

Revised Cost Estimate (J207570E-X09)

Plan of Areas to be Remediated

Plan Showing Locations of EVAP/TP1 and EVAP/TP2 in Area D

IT Standard Rate Schedule

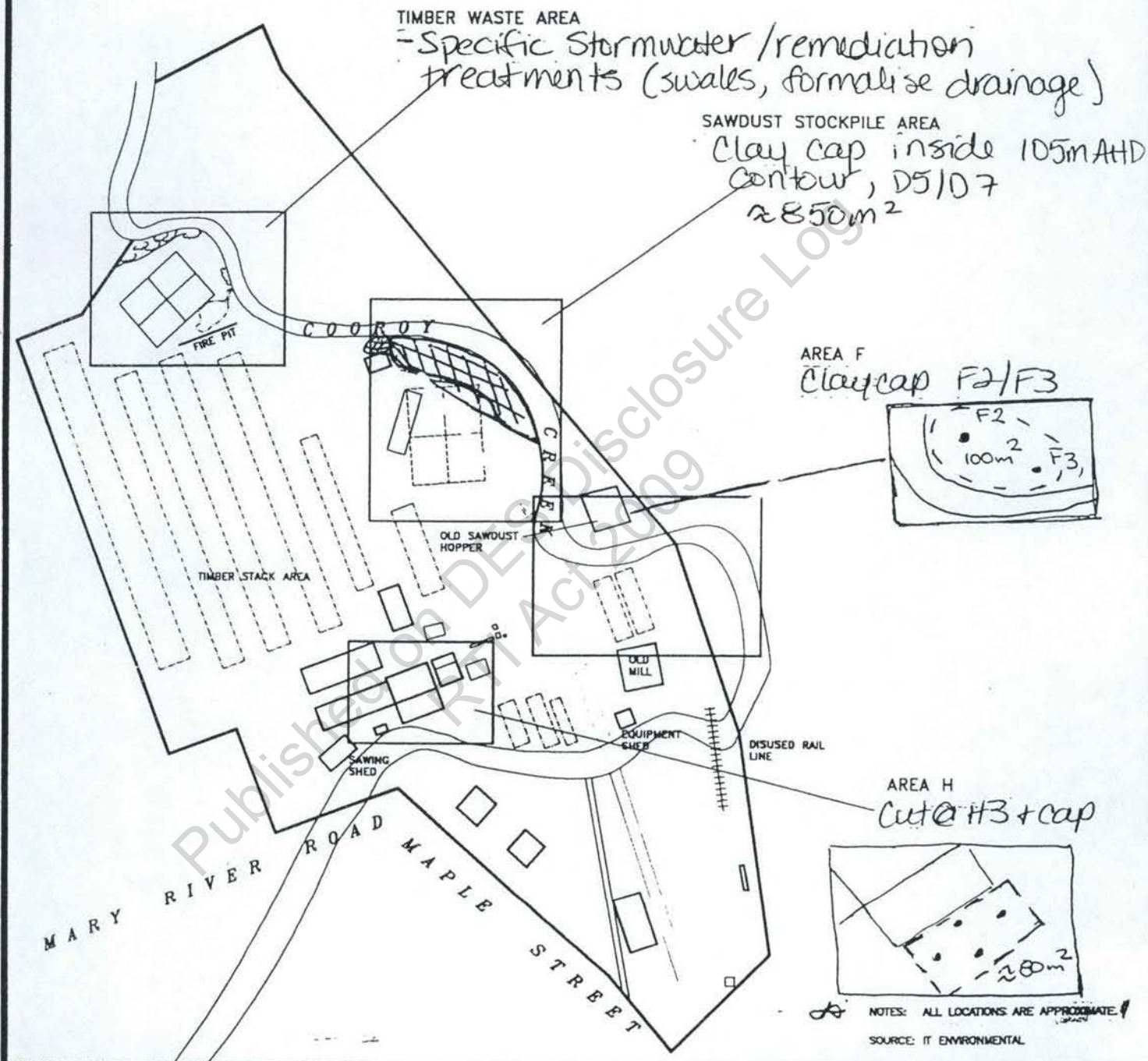
IT Standard Terms and Conditions (on reverse of Proposal Form)

CTPI 49-Sch4

CTPI 49-Sch4

Senior Project Manager
Senior Geologist

CTPI 49



IT Environmental
A Member of the **IGroup**

Level 2, 33 Longland Street
Newstead QLD 4006
Ph: (07) 3252 5711
Fax: (07) 3252 5712

REV. NO.: B	DRAWING DATE: 28/09/00	ACAD FILE: J207570E
BORAL COOROY Stormwater Management + Remediation Areas		
CLIENT: BORAL TIMBERS - COOROY	PM:	
LOCATION: CNR MARY RIVER RD & MAPLE ST COOROY, QUEENSLAND	PS:	
DESIGNED: CTPI	DETAILED: CTPI 4	PROJECT NO.: J207570E

NOTES: ALL LOCATIONS ARE APPROXIMATE.
SOURCE: FLUOP DANIEL GTI

MW2	3000	5	<20	15	25
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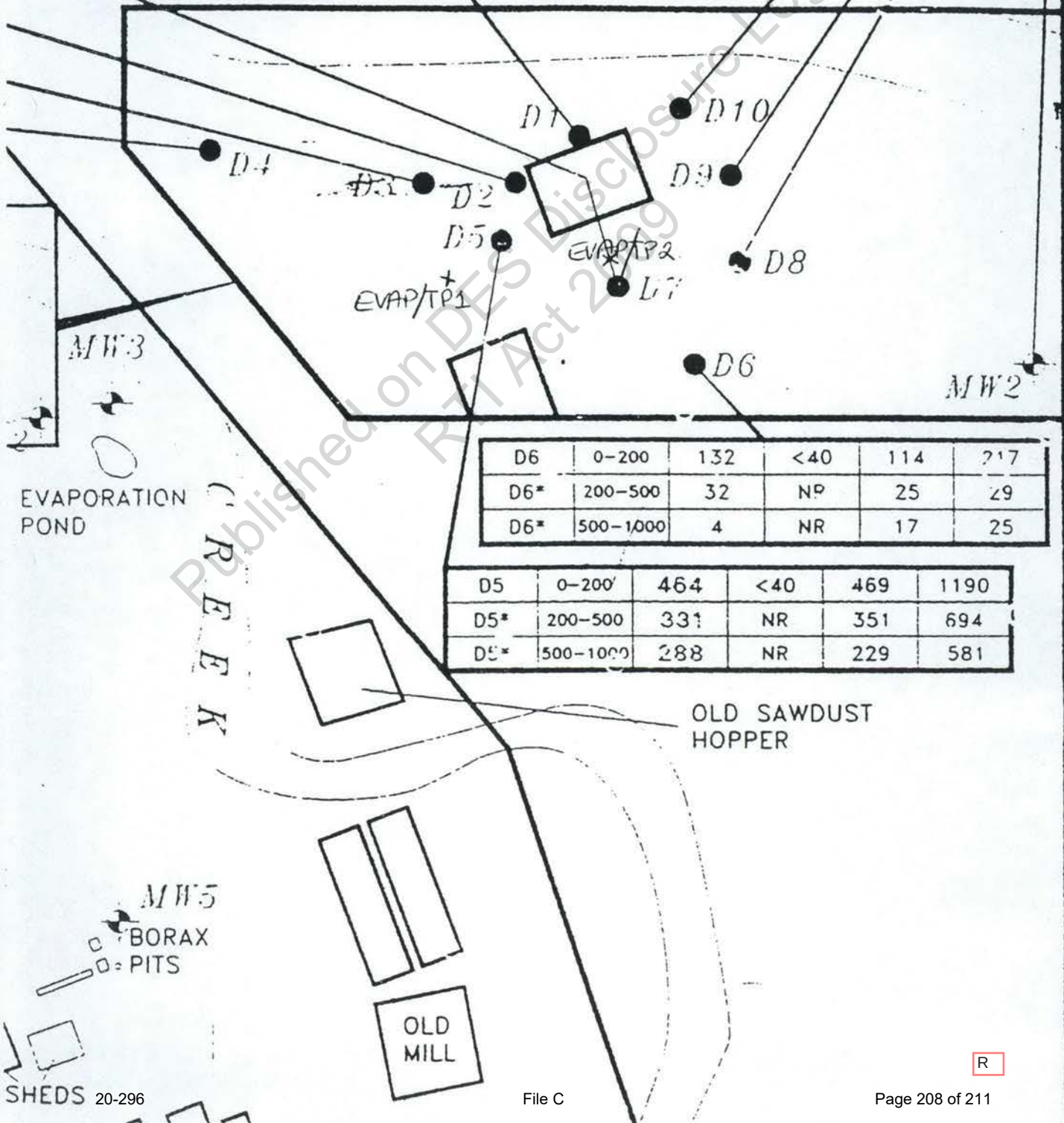
D8	0-200	64	<40	59	110
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D9	0-200	101	<40	92	142
D9*	200-500	21	NR	28	44
D9*	500-1000	4	NR	17	26

279	<40	211	483
168	NR	169	261

D10	0-200	17	<40	28	41
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D1	0-200	27	<40	29	42
D1	200-500	23	<40	27	19



D6	0-200	132	<40	114	217
D6*	200-500	32	NR	25	29
D6*	500-1000	4	NR	17	25

D5	0-200	464	<40	469	1190
D5*	200-500	331	NR	351	694
D5*	500-1000	288	NR	229	581

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IT Environmental



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STATUTORY DECLARATION

(INVESTIGATOR AND ESA REPORT PREPARER)

Address of Site Investigated: 1 Maple Street, Cooroy QLD
Real Property Descriptions: Lots 1, 2 and 3 on RP153299
Lots 1, 2 and 3 on RP87371
Lot 2 on RP47020
Lot 1 on RP88582
Lots 2 and 3 on RP110206
Parish of Tewantin, County of March
Title of Report: Stage II Investigation Report, Boral Timber Yards
1 Maple Street
Cooroy, QLD (9 October 1998)

I CTPI 49-Sch4 of *IT Environmental (Australia) Pty Ltd*, in the State of Queensland, do solemnly and sincerely declare that:

- I was the *investigator and report preparer* of the report described above;
- I am a member of *Environment Institute of Australia and New Zealand* and my qualifications and experience as outlined in documents provided previously to the EPA are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report; and
- I have not knowingly failed to reveal any relevant information or document to the administering authority.

I certify that:

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

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

Signature

Name

Taken and Declared before me in Brisbane this 13 day of August 2004

Witness

Name





FLUOR DANIEL GTI

STAGE II INVESTIGATION REPORT
BORAL TIMBER YARDS
1 MAPLE STREET
COOROY, QUEENSLAND

Prepared for:

Mr [CTPI 49-Sch4]
Boral Limited
GPO Box 148
BRISBANE QLD 4001

9 October 1998
Our Ref: B7570BR01

Prepared by:

FLUOR DANIEL GTI (AUSTRALIA) PTY LTD

Written/Submitted by:

[CTPI 49-Sch4]

[CTPI 49-Sch4]
Senior Project Manager

Reviewed/Approved by:

[CTPI 49-Sch4]

[CTPI 49-Sch4]
Senior Environmental Scientist

[CTPI 49-Sch4]

[CTPI 49-Sch4]
Principal Geohydrologist