



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: DRS/USE/H06-939981
Our reference: App'n: 2203 Part 4 File No.: BNE14772

CC: Mr Stephen Larter
Department of Main Roads
PO Box 70
SPRING HILL QLD 4004

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Ms Adrianna Bramley

Re: Application (No. DRS/USE/H06-939981) for development approval for assessable development to be carried out at 1051 Lytton Road, Murarrie (Lot 21 on SP119032).

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

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

The Environmental Protection Agency – Contaminated Land Unit (EPA-CLU), 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.

sch4p4(6) Personal information

[Redacted signature area]

Signed

23/03/2006

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: Department of Main Roads

Council Application Number: DRS/USE/H06-939981

EPA Application Number: 2203 Part 4

Date application received by EPA: 15/03/2006

Relevant Laws and Policies: *Environmental Protection Act 1994*

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

Development Description:

Material Change of Use – Temporary Utility Installation/Office

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):

1051 Lytton Road, Murarrie
(Lot 21 on SP119032)

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

Release

B.C.C.

IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT**Information Request Due Date: 29/03/06****1. PROPOSAL DETAILS****Proposal:****Material Change of Use****Proposal Description:****Utility Installation/Office****2. ADMINISTRATIVE DETAILS****EPA App'n No:****2203 Part 4****File No:****BNE14772****Referral Coordination (RCU) No:****N/A****ECOTRAK Project No:****Council:****Brisbane City Council****LA App'n No:****DRS/USE/H06-939981****Site Address:****1051 Lytton Road, Murarrie****Property Description:****Lot 21 on SP119032****Applicant Name:****Mr Stephen Larter, / Department of Main Roads****EMR/CLR/AMA details:**

Lot/Plan	EMR/CLR/AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
21 on SP119032	29745	Because the base parcel 14 RP868026 is on EMR for NA 29	No

Lot(s) No EMR/CLR & proposed use is for child care, educational, recreational or residential purposes, including a caretaker residence on industrial land.

Lot/Plan	Industrial Activity has been identified (Yes or No)

3. APPLICATION ASSESSMENT**3.1 Information from the application, EMR or CLU files:****Any existing ERA's?:** No**Any new ERA's?:** No**ERA Jurisdiction:** N/A**3.2 Information from the application and IDAS forms, EMR or EPA-CLU files:****Past Use:****Current Use:** Vacant**3.3 Supporting information: (For incorrect referral skip 3.3.1)****3.3.1 Are there any Environmental Values that are at risk?****Human being**

Release

3.3.2 Other relevant details supporting the conclusion(s)

The EPA representatives (Mrs Elissaveth Black and Mr Paul Neilson) had ^{two} a meeting with the Department of Main Roads in January and February 2006 in relation to this proposal: **Utility**

Installation (Temporary Customer Service Centre for approx 5 years). In accordance with the information provided by the applicant and the file note provided by Mr Neilson, the discussion was based on the findings of the report titled "Environmental Site Assessment" prepared by Otek P/L on 22 August 2005.

The EPA representatives advised that the following conditions would potentially include:

- Advice of S 424 permit
- Clean up of the land would allow it to be removed from the EMR.

In accordance with the information provided:

The NA 29 is the principal source of contamination identified in the above report; and
The proposed site is approx 350 m away from the former location of the USTs; and
The proposed site appears not to be on the footprint of the former factory complex, concrete tanks and holdings pens of Darling Downs Co-operative Association Limited.

The proposed development will be located approx 25 mAH in the north-western corner; and
No NA has been conducted on site since the site investigation was conducted in 1995; and
The most of the site has been subject to operational works in relation to road construction as it is showed in the aero photograph provided, 21 Feb 2006.

4. ASSESSMENT OUTCOME

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

Based on the information provided and previous advice provided to the applicant by EPA representatives, the proposal is considered low risk.

Recommendation:

Under the precautionary principle is recommended the following condition "Stop works is contamination is found" and advice for soil disposal.

Assessor name: Miguel Zavaleta
Date: 29/03/06

Assessor signature:

sch4p4(6) Personal information

Reviewer Name:
Revision Date:

Reviewer signature:

sch4p4(6) Person

Reviewer Comment(s)/Recommendation:

----- End of the Assessment -----

28.03.06

ecomaps

15/03/2006

Queensland Environmental Protection Agency

ecomaps Screen Plot

Page 1 of 2



Information presented on this product is distributed by the Queensland Government as an information source only. The State of Queensland makes no statements, representations or warranties about the accuracy or completeness of, and you should not rely on, any information contained in this product. The State of Queensland disclaims all responsibility for information contained in this product and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

ecomaps

15/03/2006

ecomaps Screen Plot

ecomaps Layers

Queensland Environmental Protection Agency

Page 2 of 2

- ☐ Cadastre Selection ☒ Other States
☒ Grouped Cadastre
☐ Queensland

Information presented on this product is distributed by the Queensland Government as an information source only. The State of Queensland makes no statements, representations or warranties about the accuracy or completeness of, and you should not rely on, any information contained in this product. The State of Queensland disclaims all responsibility for information contained in this product and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

Release

ecomaps

15/03/2006

Queensland Environmental Protection Agency

ecomaps Screen Plot

Page 1 of 2



Information presented on this product is distributed by the Queensland Government as an information source only. The State of Queensland makes no statements, representations or warranties about the accuracy or completeness of, and you should not rely on, any information contained in this product. The State of Queensland disclaims all responsibility for information contained in this product and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

Release

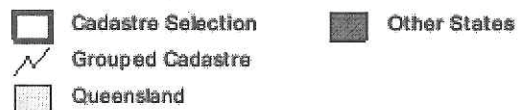
21-024

File A

7 of 188

ecomaps

15/03/2006



ecomaps Screen Plot

ecomaps Layers

Queensland Environmental Protection Agency

Page 2 of 2

Information presented on this product is distributed by the Queensland Government as an information source only. The State of Queensland makes no statements, representations or warranties about the accuracy or completeness of, and you should not rely on, any information contained in this product. The State of Queensland disclaims all responsibility for information contained in this product and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

Published on DES Disclosure Log
RTI Act 2009

Release



Release





BNE 2006/3353

Brisbane City Council

ABN 72 002 765 795

Application No: DRS/USE/H06-939981
Project No: DRS/PRO/P06-113404
Contact: Adrianna Bramley
Telephone: (07) 3403 5509

Development Assessment Team East
Customer & Community Services Division
Level 10 69 Ann Street
Brisbane Qld 4000
GPO Box 1434
Brisbane Qld 4001

Facsimile 07 3403 5311

10 March 2006

Stephen Larter
Department Of Main Roads
P O Box 70
SPRING HILL QLD 4004

APPLICATION NUMBER: 2203 PTY
FILE NUMBER: BNE14772
REFERRAL DATE: 14/15 MAR 06
DATE INFO REQUEST DUE: 29 MAR 06
RCU No. NA
OFFICER:

Dear Department Of Main Roads,

**Acknowledgment notice under section 3.2.3 of the *Integrated Planning Act 1997*:
Development Application for Utility Installation/Office on land at 1051 Lytton
Road, Murarrie Qld 4172 and described as Lot 21 on SP119032, Parish of
Bulimba.**

I refer to the above application that the Council received on 22 February 2006 and advise that I have been appointed as the Council's Assessment Manager for this application. Please find attached the acknowledgment notice details in accordance with the requirements of section 3.2.3 of the *Integrated Planning Act 1997*. I would appreciate it if you would check the attached details and contact me if any of these are incorrect or incomplete.

The team has also identified a number of issues that require comment from the agencies listed on the attached acknowledgment notice details.

The Senior Town Planner is the delegate appointed by the Council to determine the application.

It is noted that the plans submitted do not adequately provide information on the form, layout and structure of the proposed building. Please submit 6 copies of to scale elevations of the development.

If there is any matter that you would like to discuss please telephone me on (07) 3403 5509.

Yours faithfully,

sch4p4(6) Personal information

Adrianna Bramley
Town Planner
Development Assessment Team East
Development and Regulatory Services
Customer and Community Services

21 SP117300 EMR
↑ 29745
14 RP 868026
EMR 2203
NA 29

Acknowledgment Notice Details
(Section 3.2.3 of the *Integrated Planning Act 1997*)

APPLICANT DETAILS:

Stephen Larter
Department Of Main Roads
P O Box 70
SPRING HILL QLD 4004

SITE:

Address of Site:
1051 Lytton Road, Murarrie Qld 4172
Real Property Description:
Lot 21 on SP119032, Parish of Bulimba
Area Classification:
General Industry Area Gi
Parkland Area Pk
Name of Owner:
Department Of Main Roads
Name of Ward:
Doboy

APPLICATION:

Aspects of development and development approvals sought:
Carrying out Building Work - Preliminary Approval
Material Change of Use - Development Permit

Description of Proposal:
Utility Installation/Office
Council File Reference:
DRS/USE/H06-939981
Lodgement Date:
22 February 2006

CODE OR IMPACT ASSESSMENT:

In accordance with section 3.2.3(2) of the *Integrated Planning Act 1997*, Council advises that the application will be assessed using Code Assessment procedures.

APPLICABLE CODES

In accordance with section 3.2.3(2)(c) of the *Integrated Planning Act 1997*, Council advises that the following codes may be applicable to your application:

- Industrial Amenity and Performance Code (primary code)
- Industrial Design Code (primary code)
- Landscaping Code
- Local Plan Code (primary code)
- Services, Works and Infrastructure Code
- Stormwater Management Code
- Transport, Access, Parking and Servicing Code

Release

PUBLIC NOTIFICATION REQUIRED:

This application does not require any public notification.

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

Environmental Protection Agency

Contaminated Land Unit

www.qld.gov.au/departments

www.epa.qld.gov.au

You are therefore required (under section 3.3.3 of the *Integrated Planning Act 1997*) to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to the Council) together with any applicable fee.

The Council did not refer this application to any other State Agency.

INFORMATION REQUEST:

The council may make an 'information request' under section 3.3.6 of the *Integrated Planning Act 1997*. We will notify you within 10 business days whether or not further information is required.

Release



20 February 2006

Department of Main Roads

Environmental Protection Agency
Floor 16 288 Edward Street
Brisbane Queensland 4000
Attention: Paul Neilson

Dear Paul

**Development Application for Temporary Customer Service Centre for Motorway Users re: Lot
21 on SP119032**

I am writing to you regarding the above parcel of land which is the subject of the above development application. The listing of this site on the Environmental Management Register (EMR Site ID 30314) is being considered as part of this development application.

I understand officers of your department, Ms Elissaveth Black and Mr Paul Nielson met with officers of this department, Ms Kasandra Idzikowski, Mr Stephen Larter and Mr Norman Scott on two separate occasions (31st January and 20th February 2006) about this development application. The information provided below is in response to discussions held at both of these pre-lodgement meetings.

I would like to refer you to the key features of the site, as they relate to the area of known contamination and the proposed development activity. A description of these features is provided below.

- The area of known contamination is identified in attachment 1. Please note the area identified is indicative only. The location of the former underground storage tank (UST), the principal source of contamination, is based on previous site investigations undertaken by Main Roads (see attached report: Environmental Site Assessment 1995 OTEK):

Release

South East Queensland Region
Metropolitan District
183 Wharf Street Spring Hill Q 4004
PO Box 70 Spring Hill 4004

ABN 57 836 727 711

Our ref 510/2
Your ref
Enquiries Stephen Larter
Telephone +61 7 3834 8464
Facsimile +61 7 3834 3065
Website www.mainroads.qld.gov.au

- Soils samples from several locations in the vicinity of the former UST were analysed selectively for metals (arsenic, chromium, copper and lead); Benzene, Toluene, Ethyl-benzene and total Xylenes (BTEX); Total Petroleum Hydrocarbons (TPH); Polycyclic Aromatic Hydrocarbons (PAH) and Organochlorine/Organophosphorus (OC/OP) Pesticides. Results showed light-fraction TPH concentrations (C6-14) were in excess of QDEH Criteria in one sample (OTEK, 1995, p. 12). It has been estimated (OTEK 1995) that approximately 50-75 m³ of hydrocarbon impacted material exists in this location. Results for metals, BTEX, TPH and pesticides for all other samples were below QDEH Criteria.
- The KR Darling Downs factory complex (which housed the former UST) was demolished between 1995 and 1997. The UST was removed before 1995. Since this time, this parcel of land has not been subject to a notifiable activity.
- The location of the proposed development activity is identified in attachment 1.
- The proposed development involves the temporary relocation of the Queensland Motorway Limited Customer Service Centre and associated storage and workshop facilities (gross floor space approximately 250m²).
- The proposed development activity is separated from the area of known contamination by a distance of approximately 355m (see attachment 1) and Port of Brisbane Motorway Infrastructure (see attachment 2).
- The area of known contamination is approximately 20m lower in elevation than the proposed development activity (see contour lines shown in attachment 1).

The above information highlights three key factors.

1. The proposed development activity is separated sufficiently from the area of contamination and the proposed development activity will not be affected by the area of known contamination.
2. The proposed development activity is approximately 20m higher than the area of contamination. This significantly reduces the risk of surface runoff/groundwater leaching affecting the proposed development activity.
3. There have been no notifiable activities on this land parcel since 1995. This confirms that there has been no additional contamination of this site since the site was investigated for contamination in 1995 by Main Roads.

On behalf of the development proponent, and in light of the above facts, I am confident that no further assessment of contaminated land issues in relation to this development application is warranted. If you require further information in relation to this matter, please contact Metropolitan District's Town Planner, Stephen Larter on 3834 8464.

Yours sincerely

sch4p4(6) Personal information

Eddie Peters

District Director - Metropolitan

Form 1 Development Application

idas

Common details

PART A

The completion of **all applicable questions** on Part A is **mandatory** for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ipa.qld.gov.au. Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to [Guide 1](#).

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

However, if the land on which the development is proposed does **not** have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide -

- (i) the lot on plan description for the adjoining/adjacent land; or
- (ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).

Advice for completing Q7 - Q7 does **not** apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

Note: Areas below high water mark are **not** within a local government's area unless provided for under the Local Government Act 1993.

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to [Guide 11](#)

1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable)
Lytton Road, Murrarie
2. Name of water body or watercourse, within which the development is proposed: (if applicable)
3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:
Lot 21 on SP119032
4. The above description is for: (tick applicable box)
☒ (i) the land on which the development is proposed; or
☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
☐ (iii) the water body or watercourse.
5. Shop / tenancy number: 6. Storey / level: 7. Total area of land: (m² of ha):

part of 224,900 sqm
8. Local government area in which the land is situated: (eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)
Brisbane City Council
9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed (eg. Port of Brisbane, Port of Townsville) (if applicable)
not applicable

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

10. Existing use of the land: (eg. vacant, single house, shop etc.)
vacant
11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc.)
Utility Installation (temporary customer service centre)

Other applicable parts of Form 1

Part A must **always** be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to [Guide 1](#).

12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc)
Part D

Applicant details

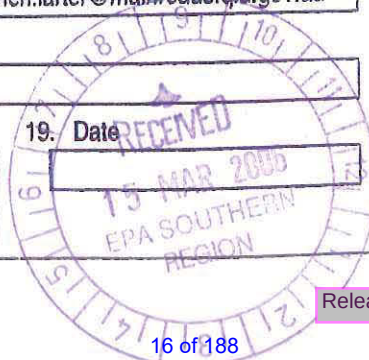
Clearly identify who is making the application. The applicant need **not** be the owner of the land.

When signing and lodging this application

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

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

13. Applicant's name:
Department of Main Roads
14. Contact number:
3834 8464
15. Contact person:
Stephen Larter
16. Facsimile number/e-mail address:
stephen.larter@mainroads.qld.gov.au
17. Postal address:
Po Box 70 Spring Hill 4004
18. Signature:
19. Date:



Land owner's consent (if applicable)

Section 3.2.1(10)(a) of the IPA prescribes that an application **cannot** be taken to be properly made without the land owner's consent.

An application **must** be supported by the consent of **all** land owner if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*; or
- (iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

For a mobile or temporary ERA - landowner's consent is **not** required.

For more information refer to [Guide 1](#).

20. Land owner's consent to the making of this application:

Name	Signature	
(i) Department of Main Roads (District Director - Metropolitan District)	sch4p4(6) Personal info	16/2/06
(ii)		
(iii)		
(iv)		
(v)		

Resource entitlement (if applicable)

Section 3.2.1(10)(b) of the IPA prescribes that an application **cannot** be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q22

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

Advice for completing Q23

The information in (i) - (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

The official stamp of the Department of Natural Resources and Mines is mandatory where the application involves taking or interfering with water or riverine quarry material under the *Water Act 2000*.

21. Does this application involve taking or interfering with (other than interfering with quarry material on State coastal land under the Coastal Protection and Management Act 1995) a State resource?

☒ NO - go to Q24

☐ YES - go to Q22

22. This application is required by regulation to be accompanied by evidence: (tick applicable box)

☐ (i) of the **allocation** of, or entitlement to, the resource - *attach evidence*

☐ (ii) the chief executive of the department administering the resource is satisfied the development **is consistent with an allocation** of, or entitlement to, the resource - *go to Q23*

☐ (iii) the chief executive of the department administering the resource is satisfied the development application **may proceed in the absence of an allocation** of, or entitlement to, the resource - *go to Q23*

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(iv) Official stamp of the department administering the resource (if applicable)

Assessment triggers

This checklist does **not** apply if the application requires the completion of Parts A and B of the Form **only**. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

☒ YES

☐ NO - the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) N/A	Development Assessment Report	8 February 2006
(ii)		
(iii)		
(iv)		
(v)		

PLEASE NOTE: The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager's)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S
----------	---------------	----------------------------	--------------------

Notification of Engagement of Private Certifier (Optional format)

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

By _____ Date of engagement: _____ / _____ / _____ Accreditation Number: _____ File A Name: _____ Signature: _____ 17 of 188

Form 1 Development Application

idas

Material change of use

assessable against a local government's planning scheme

PART D

Completion of **all applicable questions** on Part D is **mandatory** for all applications involving assessment of a material change of use (MCU) assessable against a local government's planning scheme.

Nature of the application

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.

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

☐ **Preliminary approval** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme (i.e. consideration of the proposal concept)

AND / OR

☒ **Development permit** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

The subject land

For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.

2. How the subject land is identified in the planning scheme (name the zone, precinct etc.)

General Industry

3. Existing gross floor area: (if applicable)

not applicable

4. Are there any existing easements on the land?

☐ NO

☒ YES – attach plans of the location and details of the purpose of the easement

Material change of use details

5. Details of the change to the use of the land: (eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.)

vacant land to utility installation (customer service centre)

6. Number of employees:

5-12

7. Operating days and hours:

7:30am - 5:30pm Monday to Friday

Associated building works details (if applicable)

For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.

8. Site cover:

<1%

9. Gross floor area:

250sqm

10. Number of on-site car parking spaces:

2 (disability)

11. Number of storeys / maximum height above natural ground:

1

12. Number of employees

5-12

13. Hours and days the use will operate

7:30am - 5:30pm Monday to Friday

Associated operational works details (if applicable)

14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.)

landscaping - other operation works will be advised shortly

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

Release

DATE RECEIVED

REFERENCE
NUMBER/S

Land Title Act 1994 : Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 1

TRAVERSES ETC

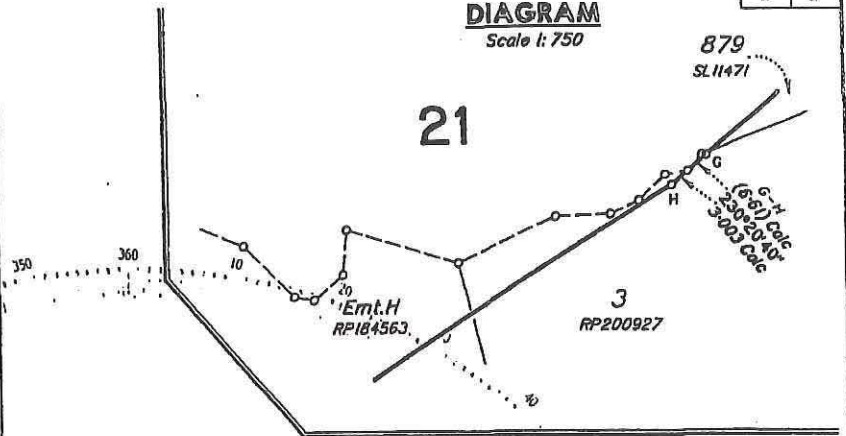
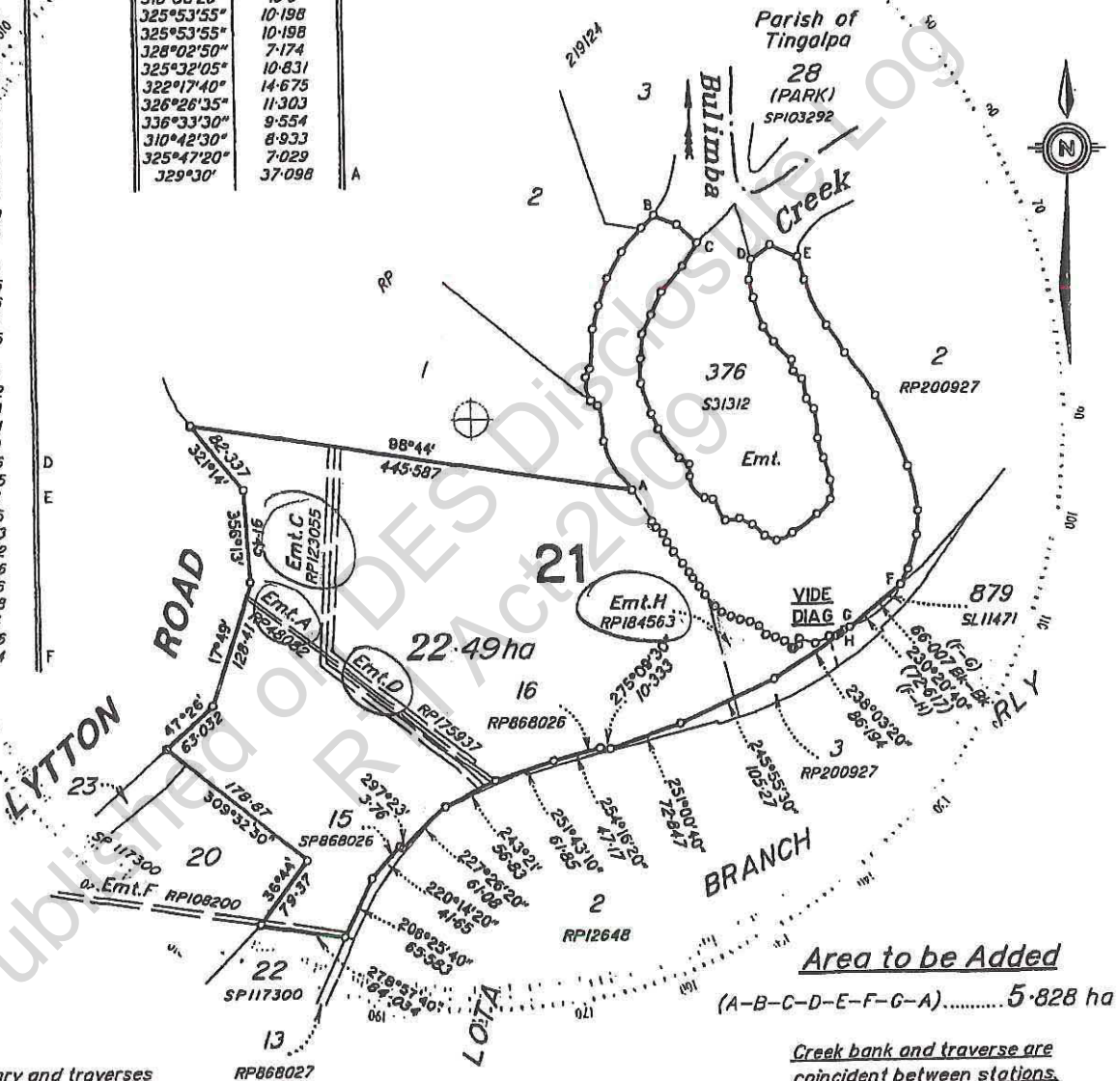
BEARING	DISTANCE
35° 1' 45"	55.544
35° 12' 55"	35.17
306° 31' 35"	8.054
349° 55' 15"	24.008
25° 47' 15"	9.703
4° 34'	38.775
14° 54' 45"	23.964
17° 58' 40"	28.571
28° 26' 45"	30.08
40° 36' 35"	30.293
45° 10' 40"	17.249
111° 40' 55"	24.757
132° 19'	27.268
213° 31' 40"	27.553
219° 24' 20"	33.314
205° 16' 50"	24.773
205° 43' 10"	20.691
184° 14' 40"	23.864
179° 54' 55"	25.088
163° 13' 40"	31.913
156° 15' 35"	16.495
143° 59' 35"	35.044
123° 26' 30"	11.979
179° 32' 35"	12.055
145° 32' 30"	25.942
99° 00' 40"	8.923
148° 53' 35"	24.619
83° 04' 30"	14.436
114° 56' 50"	14.436
131° 43' 50"	16.499
111° 59' 55"	13.228
65° 20' 15"	17.871
54° 01' 45"	30.839
45° 53' 55"	19.822
0° 02'	19.06
343° 32' 05"	23.05
343° 39' 05"	20.835
353° 03' 25"	28.856
323° 59' 35"	12.616
348° 46' 30"	20.065
313° 59' 10"	12.1
353° 44' 50"	11.298
314° 31' 55"	25.582
323° 59' 35"	18.223
341° 35' 20"	30.141
346° 37' 05"	18.219
6° 44' 40"	21.026
54° 01' 45"	24.035
113° 28' 25"	30.34
163° 25' 30"	24.415
154° 20' 10"	50.923
145° 24' 40"	32.372
146° 04' 05"	52.226
156° 05' 35"	76.186
168° 16' 15"	45.128
183° 25' 30"	24.14
195° 03' 30"	34.916
207° 46' 05"	17.424

TRAVERSES ETC

BEARING	DISTANCE
274° 41'	0.429
225° 09'	3.314
261° 33' 20"	3.254
226° 08' 50"	5.202
245° 01' 40"	4.4
267° 16' 40"	7.882
245° 38' 40"	15.567
286° 14' 10"	17.241
185° 07' 55"	6.325
230° 07' 55"	5.59
282° 12' 30"	2.851
315° 51' 30"	10.044
292° 09' 45"	10.012
284° 49' 15"	10.161
322° 30'	11.271
295° 35' 55"	10.001
282° 04' 20"	10.261
289° 18' 50"	10.05
295° 01' 30"	10.0
310° 15' 05"	9.131
318° 38' 20"	15.6
325° 53' 55"	10.198
325° 53' 55"	10.198
328° 02' 50"	7.174
325° 32' 05"	10.831
322° 17' 40"	14.675
326° 26' 35"	11.303
336° 33' 30"	9.554
310° 42' 30"	8.933
325° 47' 20"	7.029
329° 30'	37.098

DIAGRAM

Scale 1:750



Area to be Added

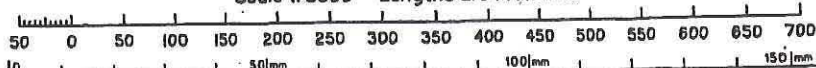
(A-B-C-D-E-F-G-A).....5.828 ha

Creek bank and traverse are coincident between stations A-B, C-D, E-F & G-A.

Releas

The creek boundary and traverses between stations B-C-D-E have been determined by using a photogrammetric method using frames 254 and 255 on film QPc 4941 in the Department of Main Roads.

Scale 1:5000 - Lengths are in Metres.



Plan of Lot 21

Cancelling Lot 21 on SP117300 and USL (formerly Lot 579 on plan SL11471)

PARISH: BULIMBA COUNTY: Stanley

Meridian A.M.G., Zone 56, Vide RP868026

F/N's No

Scale 1:5000

Format STANDARD

SP119032

Plan Status

I, Mark Edward James MERS hereby certify that I have made this plan pursuant to Section 25 of the Surveyors Regulation 1982, and that the plan is accurate, and compiled from RP12846, RP213288, RP210124 and SP117300 in the Department of Natural Resources.

Date: 23.3.2000

Licensed Surveyor

CURRENT TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 115123248
Search Date: 04/01/2006 9:52 am

Title Reference: 50325796
Date Created: 22/08/2000

Previous Title: 40023226

REGISTERED OWNER

Dealing No: 704257209 18/08/2000

THE STATE OF QUEENSLAND
(REPRESENTED BY DEPARTMENT OF MAIN ROADS - GLR NO. 97972 -
REFERENCE 510/018)

ESTATE AND LAND

Estate in Fee Simple

LOT 21 SURVEY PLAN 119032
County of STANLEY Parish of BULIMBA
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19551212 (POR 12)
2. EASEMENT IN GROSS No 601367981 (A122805) 15/05/1930
BURDENING THE LAND
TO THE COMMISSIONER FOR RAILWAYS
OVER EASEMENT A ON RP48082
- ✓ 3. EASEMENT IN GROSS No 601367983 (E840311) 27/09/1974
BURDENING THE LAND
TO ASSOCIATED PIPELINES LIMITED
OVER EASEMENT C ON RP123055
4. CHANGE OF NAME No 706603151 14/05/2003 at 15:31
EASEMENT IN GROSS: 601367983 (E840311)
APT PETROLEUM PIPELINES LIMITED A.C.N. 009 737 393
5. EASEMENT IN GROSS No 601367984 (H143227) 01/12/1983
BURDENING THE LAND
TO THE SOUTH EAST QUEENSLAND ELECTRICITY BOARD, QUEENSLAND
ELECTRICITY COMMISSION
OVER EASEMENT H ON RP184563
6. TRANSFER No 703437972 07/07/1999 at 10:52
EASEMENT IN GROSS: 601367984 (H143227)
SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION LIMITED A.C.N.
078 849 055

Released

Page 1/-

CURRENT TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 115123248

Search Date: 04/01/2006 9:52 am

Title Reference: 50325796

Date Created: 22/08/2000

EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

7. TRANSFER No 706098632 07/11/2002 at 11:25
EASEMENT IN GROSS: 601367984 (H143227)
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233 TENANT IN COMMON 1/2
ENERGEX LIMITED A.C.N. 078 849 055 TENANT IN COMMON 1/2
8. EASEMENT No 601367985 (H885004) 23/05/1986
BURDENING THE LAND
TO LOT 1 ON RP133960
OVER EASEMENT D ON RP175937
9. EASEMENT IN GROSS No 706603178 14/05/2003 at 15:38
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT P ON SP151632
10. TRANSFER No 707315518 18/12/2003 at 14:48
EASEMENT IN GROSS: 706603178
ALLGAS ENERGY LTD A.C.N. 009 656 446

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES & MINES) [2006]
Requested By: CITEC CONFIRM

Released

Form 1 Development Application

idas

IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

IMPORTANT NOTE FOR ALL APPLICANTS:

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist was changed from 25 July 2005 to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources and Mines, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager¹ for the application.
4. Therefore, the completion of **all questions** in section 1 of this checklist is **mandatory** for all applications (other than those requiring the completion of Parts A & B only).
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
7. The assessment manager for the application will rely on the information provided in this checklist (as well as any material lodged in support of the application) to identify any applicable referral agencies for the application in the Acknowledgement Notice. The assessment manager will also rely on this information when identifying if the application triggers referral coordination².
8. To assist you in answering the following questions a series of guides are available free from www.ipa.qld.gov.au.
9. Any other parts of Form 1 that this checklist requires to be completed are available from the Council or the applicable State entity, or can be downloaded free from www.ipa.qld.gov.au.
10. Section 2 provides advice about the referrals that can be required for applications for building work assessable against the *Standard Building Regulation 1993* (SBR).

SECTION 1 - STATE ASSESSMENT (completion mandatory)

Note: The following state assessment triggers apply to development other than for building work assessable against the *Standard Building Regulation 1993* (SBR).

Environmentally relevant activity

For more information refer to [Guide 4](#).

Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority³.

If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: An application involving ERA 19 and/or 20 will also require completion of Part K₂ of Form 1 for approval where an allocation under the Water Act 2000 is required.

1. The application involves: (tick applicable box/es)

- ☐ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has **not** been made - complete Part G of Form 1
- ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has **not** been made - complete Part G of Form 1
- ☐ (iii) none of the above

State-controlled road matters

For more information refer to [Guide 3](#).

Unless you answered "none of the above" to Q2, the application triggers referral to the Department of Main Roads (DMR) as a referral agency.

In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.

Schedule 2 of the [IP Regulation](#) will assist you to determine where DMR is an advice or concurrence agency for the application.

2. The application involves: (tick applicable box/es)

- ☒ (i) development on land **contiguous**⁴ to a State controlled road and for -
- ☒ (a) **material change of use** assessable against the planning scheme;
- ☐ (b) **reconfiguring a lot** unless -
- the total number of lots is not increased; and
 - the total number of lots abutting the State-controlled road is not increased;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- associated with access to a State-controlled road; or
 - for filling or excavation; or
 - involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm² that directs stormwater to a State-controlled road.

Release

1 The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule BA of the IPA.

2 For additional information refer to Guide 6 'Does my application trigger the referral coordination process?'

3 The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

4 Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

State-controlled road matters (cont)

- ☐ (ii) development on land **not contiguous** to a State-controlled road and -
- ☐ (a) **material change of use** -
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;
- ☐ (b) **reconfiguring a lot** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule.
- ☒ (iii) none of the above

Clearing vegetation

For more information refer to [Guide 12](#).

Unless you answered "none of the above" to Q3, the application requires assessment by the [Department of Natural Resources and Mines](#) (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

3. The application involves: (tick applicable box/es)
- ☐ (i) **material change of use** -
- (a) assessable against the planning scheme;
- (b) on a lot containing -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- (c) where the existing use of the land is a rural or environmental use; and
- (d) where the size of the land is 2 hectares or larger - complete Part J of Form 1
- ☐ (ii) **reconfiguring a lot** -
- (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
- (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
- (c) where 2 or more lots are created; and
- (d) where the size of any lot created is 25 hectares or smaller - complete Part J of Form 1
- ☐ (iii) **operational work** -
- (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
- (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - complete Part J of Form 1
- ☒ (iv) none of the above.

Strategic port land

For more information refer to [Guide 11](#).

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:
- ☐ (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994* (TI Act) - complete Part I of Form 1
- ☐ (ii) a **material change of use** that is **inconsistent** with the land use plan approved under the TI Act for the strategic port land - complete Part I of Form 1
- ☒ (iii) none of the above

Acid sulfate soils

For more information refer to [Guide 10](#).

Unless you answered "none of the above" to Q5, the application requires assessment by [Department of Natural Resources and Mines](#) (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is an advice agency for the application in relation to this matter.

5. The application involves development on land situated in an identified⁵ local government area and where the surface of the land is: (tick applicable box)
- ☐ (i) below 20m AHD⁶ and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD, or
- ☐ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material
- ☒ (iii) none of the above

Release

5 The identified local government areas are: Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooolool, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiara, Torres, Townsville, Whitsunday.

6 Australian Height Datum (AHD).

Major hazard facilities or possible major hazard facilities

More information refer to [Guide 17](#).

If you answered "YES" to Q6, the application requires assessment by the [Department of Emergency Services \(DES\)](#).

If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a **material change of use** for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2001*?

- ☒ NO
☐ YES - complete Part L of Form 1

Water related development under the Water Act 2000

For more information about items (a) – (d), refer to [Guide 15](#). For more information about item (e), refer to [Guide 14 Does my application involve assessment of a referable dam?](#)

Unless you answered "none of the above" to Q7, the application requires assessment by the [Department of Natural Resources and Mines \(NR&M\)](#).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

7. The application involves:

- ☐ (i) **operational work**, for taking or interfering with water under the *Water Act 2000*, that is: (tick applicable box/es)
- ☐ (a) in a watercourse, lake or spring, or from a dam constructed on a watercourse (eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K₂, K₃, K₄, K₅, or K₆ of Form 1 whichever is applicable;
- ☐ (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K₁ of Form 1;
- ☐ (c) for a subartesian bore, in declared groundwater area⁷, for use for purposes other than stock and/or domestic use - complete Part K₁ of Form 1;
- ☐ (d) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes - complete Part K₁ of Form 1;
- ☐ (e) for constructing a referable dam⁸ or that will increase the storage capacity of a referable dam by more than 10% - complete Part K₅ of Form 1; OR
- ☐ (f) for taking or interfering with overland flow water - complete Parts K₆ and G of Form 1
- ☒ (ii) none of the above.

Removal of quarry material from a watercourse

For more information refer to [Guide 16](#).

If you answered "YES" to Q8, the application requires assessment by the [Department of Natural Resources and Mines \(NR&M\)](#).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).

8. Does the application involve development for the removal of quarry material from a watercourse⁹ requiring an allocation notice under the *Water Act 2000*?

- ☒ NO
☐ YES - complete Parts K₇ and G of Form 1

Operational works in a tidal area or coastal management district

For more information refer to [Guide 18](#). For more information about prescribed tidal work in local government tidal areas refer to [Guide 24](#).

Unless you answered "none of the above" to Q9, the application requires assessment by the [Environmental Protection Agency \(EPA\)](#).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

Local government is the assessment manager for all prescribed tidal work.

9. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹⁰ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work - complete Part M of Form 1; OR
- ☐ (ii) tidal work that is **prescribed tidal work**¹¹ other than in a canal¹² - complete Part P of Form 1; OR
- ☐ (iii) carried out within a **coastal management district** under the Coastal Act and for - complete Part M of Form 1 if any box/es (a) to (i) below are ticked.
- ☐ (a) constructing or installing works in a watercourse between MHWS and HAT (i.e. other than those works in tidal water) where the development has been determined not to be assessable against the *Water Act 2000*;
- ☐ (b) constructing a canal¹² intended to be connected to tidal waters;
- ☐ (c) constructing an artificial waterway;
- ☐ (d) reclaiming land under tidal water;
- ☐ (e) disposing of dredge spoil or other solid waste material in tidal water;
- ☐ (f) interfering with quarry material on State coastal land above high-water mark;
- ☐ (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;
- ☐ (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark;
- ☐ (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark; or
- ☒ (iv) none of the above.

⁷ The declared ground water areas are listed in [Guide 13 Development in a declared catchment area](#).

⁸ Referable dam is defined under the *Water Act 2000*.

⁹ Watercourse is defined in sch 10 of the IPA.

¹⁰ Tidal work is defined in sch 10 of the IPA.

¹¹ Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

¹² Canal is defined under the *Coastal Protection and Management Act 1995*.

Operational work below high water mark

For more information refer to [Guide 18](#). For more information about prescribed tidal work in local government tidal areas refer to [Guide 24](#).

Unless you answered "none of the above" to Q10, the application triggers referral to [Queensland Transport \(QT\) \(Maritime Safety Qld\)](#) as a concurrence agency.

Local government is the assessment manager for all prescribed tidal work.

10. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹³ as defined under the *Coastal Protection and Management Act 1995* (Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; **OR**
- ☐ (ii) tidal work that is **prescribed tidal work**¹⁴ – complete Part P of Form 1; **OR**
- ☐ (iii) carried out within a coastal management district¹⁵ under the Coastal Act and for –
- ☐ (a) disposing of dredge spoil or other solid waste material in tidal water – complete Part M of Form 1;
- ☐ (b) reclaiming land under tidal water – complete Part M of Form 1; **OR**
- ☐ (c) constructing a canal¹⁶, if the canal is associated with reconfiguring a lot – complete Part M of Form 1;
- ☒ (iv) none of the above.

Coastal management

For more information refer to [Guide 18](#).

Unless you answered "none of the above" to Q11, the application requires assessment by the [Environmental Protection Agency \(EPA\)](#).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

11. The application involves: (tick the applicable box/es)

- ☐ (i) a **material change of use** assessable under a planning scheme **involving operational work** carried out completely or partly in a coastal management district¹⁵
- ☐ (ii) a **material change of use** assessable under a planning scheme **involving building work**, carried out completely or partly in a coastal management district that is –
- the construction of a new premises with a GFA¹⁷ of at least 1000m²
 - the enlargement of the GFA of existing premises by more than 1000m²
- ☐ (iii) **reconfiguring a lot** assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district
- ☐ (iv) **reconfiguring a lot**¹⁸ assessable under schedule 8 of the IPA and in connection with the construction of a canal¹⁶ – complete Part M of Form 1
- ☒ (v) none of the above

Development within the limits of a port

For more information refer to [Guide 18](#). For information about prescribed tidal work refer to [Guide 24](#).

If you answered "YES" to Q12, the application triggers referral to the [Port Authority](#).

The Port Authority is a concurrence agency if the development is –

- within 200m of a shipping channel or an entry and exit shipping corridor for the port
- within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds;
- within 1000m of a planned port facility identified in a land use plan approved under the *Transport Infrastructure Act 1994*.

In all other situation the Port Authority is an advice agency.

12. Does the application involve development below high water mark¹⁹ and within the limits of a port under the *Transport Infrastructure Act 1994*?

- ☒ NO
- ☐ YES – complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work

Marinas

For more information refer to [Guide 18](#). For information about whether a marina is prescribed tidal work refer to [Guide 24](#). The local government is the assessment manager for all prescribed tidal work.

If you answered "YES" to Q13, the application triggers referral to [Queensland Fire and Rescue Service](#) as an advice agency.

13. Does the application involve **operational work** that is tidal work for a marina²⁰ with more than 6 vessel berths?

- ☒ NO
- ☐ YES – complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work

Tidal works in strategic port land tidal areas

For more information refer to [Guide 18](#).

Unless you answered "NO" to Q14, the relevant [Port Authority](#) is the assessment manager for the application and the [Environmental Protection Agency \(EPA\)](#) and [Queensland Transport \(QT\)](#) are concurrence agencies for the application.

14. Does the application involve tidal works within a strategic port land tidal area²¹?

- ☒ NO
- ☐ YES – complete Part M of Form 1

¹³ Tidal work is defined in sch 10 of the IPA.

¹⁴ Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

¹⁵ Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act.

¹⁶ Canal means canal as defined under the *Coastal Protection and Management Act 1995*

¹⁷ GFA is defined in sch 14 of the IPA to mean the gross floor area. For a definition of how to calculate GFA, go to the planning scheme against which the application is being assessed.

¹⁸ Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.

¹⁹ High water mark is defined in the *Coastal Protection and Management Act 1995* and means the ordinary high water mark at spring tide.

²⁰ Marina is defined in the *Transport Operations (Maritime Pollution) Regulation 1995*. [File A](#)

Heritage

For further information refer to [Guide 19](#).

If you answered "YES" to Q15, the application triggers referral to the [Queensland Heritage Council](#) as concurrence agency for the application.

15. Does the application involve development in a heritage registered place as defined under the *Queensland Heritage Act 1992*?

- ☒ NO
☐ YES – complete Part C of Form 1

Declared catchment areas

For more information, including a list of the declared catchment areas within Queensland, refer to [Guide 13](#).

Unless you answered "none of the above" to Q16, the application requires assessment by the [Department of Natural Resources and Mines \(NR&M\)](#).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

16. The application is in an area declared to be a catchment area under the *Water Act 2000* and involves: (tick the applicable box/es)

- ☐ (i) **reconfiguring a lot**, if any lot resulting from the reconfiguration is less than 16 hectares;
☐ (ii) development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the *Environmental Protection Act 1994*;
☒ (iii) none of the above

Contaminated land

Applications involving material change of use and / or reconfiguring a lot may trigger this referral.

For more information refer to [Guide 5](#).

Unless you answered "none of the above" to Q17, the application requires assessment by the [Environmental Protection Agency \(EPA\)](#). If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.

17. The application involves: (tick the applicable box/es)

- ☐ (i) **reconfiguring a lot** for which all of part of the premises are –
 (a) premises mentioned in the IPA, schedule 8, part 1, table 2 –
 • item 5, including the exemption otherwise provided for by paragraph (d);
 • item 6, including the exemption otherwise provided for by paragraph (e); or
 • item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or
 (b) in an area for which an area management advice has been given for unexploded ordnance – complete Part N of Form 1
☐ (ii) a **material change of use** –
 (a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or
 (b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance – complete Part N of Form 1
☒ (iii) none of the above

Electricity infrastructure

For more information refer to schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above" to Q18, the application triggers referral to the agency to which the easement is granted in favour of as advice agency.

18. The application involves: (tick the applicable box/es)

- ☐ (i) **reconfiguring a lot** where any part of the lot is –
 • subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; or
 • situated within 100m of a substation site;
☐ (ii) a **material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if –
 • any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; and
 • any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement;
☐ (iii) a **material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;
☐ (iv) **operational work** that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –
 • any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the work is located wholly or partly in the easement;
 • the work is located wholly or partly within 10m of a substation site;
☒ (v) none of the above.

Relea

Land designated for community infrastructure

Applications involving development on land designated for community infrastructure may trigger this referral.

For more information refer to schedule 2 of the [IP Regulation](#).

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.

If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

- (i) intended to be supplied by a public sector entity; and
- (ii) on land not owned by or on behalf of the State; and
- (iii) other than development –
 - (a) for the designated purpose; or
 - (b) carried out by, or on behalf of, the designator.

☒ NO

☐ YES

SEQ Regional Plan

For more information refer to schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above" to Q20, the application requires assessment by the [Office of Urban Management](#) (OUM).

20. The application involves a **material change of use** of premises in the SEQ Region²² for: (tick the applicable box/es)

- ☐ (i) urban activities²³, other than where the premises are zoned for urban activities under a planning scheme in a rural village²⁴ or the Mt Lindesay/North Beaudesert Study Area, for which all or part of the premises, the subject of the development, is in the –
 - (a) Regional Landscape and Rural Production Area;
 - (b) Rural Living Area;
 - (c) Investigation Area; or
 - (d) Mt Lindesay/North Beaudesert Investigation Area.
- ☐ (ii) rural residential purposes²⁵ where the premises are not zoned for rural residential purposes and the premises are in the –
 - (a) Regional Landscape and Rural Production Area;
 - (b) Investigation Area; or
 - (c) Mt Lindesay/North Beaudesert Investigation Area;
- ☒ (iii) none of the above

Fisheries matters

For more information refer to schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above" to Q21, the application requires assessment by the [Department of Primary Industries and Fisheries](#) (DPI&F).

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) – (iv) and an advice agency in relation to item (v).

21. The application involves: (tick the applicable box/es)

- ☐ (i) an assessable **material change of use** for aquaculture - complete Part O₁ of Form 1;
- ☐ (ii) assessable **operational work** that is the construction or raising of a waterway barrier - complete Part O₃ of Form 1;
- ☐ (iii) assessable **operational work** completely or partly within a declared fish habitat area - complete Part O₂ of Form 1;
- ☐ (iv) assessable **operational work** that is the removal, destruction or damage of a marine plant - complete Part O₂ of Form 1;
- ☐ (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;
- ☒ (vi) none of the above.

²² Local Governments within the SEQ Region are identified in the South East Queensland Regional Plan as Beaudesert Shire, Boonah Shire, Brisbane City, Caboolture Shire, Caloundra City, Eski Shire, Gatton Shire, Gold Coast City, Ipswich City, Kilcoy Shire, Laidley Shire, Logan City, Maroochy Shire, Noosa Shire, Pine Rivers Shire, Redcliffe City, Redland Shire and Toowoomba City.

²³ Urban activity means urban activity as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan. The term includes some facilities and purposes and excludes some purposes. A single residential dwelling on a lot is not included in urban activity.

²⁴ Rural village means rural village as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan.

²⁵ Rural residential purpose means rural residential purpose as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan.

Integration of land use and public transport

more information refer to [Guide 23](#), schedule 8A of the [IPA](#), & schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

22. The application involves: (tick the applicable box(es))—

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**—
- ☐ (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
 - ☐ (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
 - ☐ (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m² or greater;
 - ☐ (d) for a residential purpose within the 25 ANEF contour for an airport;
 - ☐ (e) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that—
- ☐ (a) is completely or partly within a public transport corridor or a future public transport corridor;
 - ☐ (b) will result in work that encroaches into an airport's operational airspace.
- ☒ (iv) none of the above.

Railway safety and efficiency

For more information refer to [Guide 23](#), schedule 8A of the [IPA](#) & schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

23. The application involves: (tick the applicable box(es))—

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**—
- ☐ (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
 - ☐ (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m² or greater;
 - ☐ (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
 - ☐ (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
 - ☐ (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
 - ☐ (f) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m³, on land that—
- ☐ (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
 - ☐ (b) is completely or partly within future railway land, or a railway tunnel easement;
 - ☐ (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- ☒ (iv) none of the above.

Referral coordination

An information request requires referral coordination if the application involves —

- (i) 3 or more concurrence agencies; or
- (ii) a facility or area assessable under a planning scheme and prescribed in schedule 7 or 8 of the [IP Regulation](#); or
- (iii) development which is subject to an application for preliminary approval mentioned in s3.1.6 of the [IPA](#).

For more information go to [Guide 2](#) and [Guide 6](#).

24. Does the application trigger referral coordination?

☒ NO

☐ YES, as the application: (tick the applicable box(es))

- ☐ (i) triggers 3 or more concurrence agencies;
- ☐ (ii) involves a **material change of use** made assessable under a planning scheme and prescribed in schedule 7 of the IP Regulation;
- ☐ (iii) involves a **material change of use** (other than a dwelling house, outbuilding or farm building) made assessable under a planning scheme, or **reconfiguring a lot**, in an area prescribed in schedule 8 of the IP Regulation;
- ☐ (iv) is for a preliminary approval mentioned in s3.1.6 of the IPA

Referral agency responses prior to lodgement

Under s3.3.2 of IPA a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.

This is commonly the case where an application requires referral to a building referral agency (eg. Old Fire and Rescue Service).

25. Did a referral agency give a referral agency response under s3.3.2 of the IPA before the application was made to the assessment manager?

☒ NO

☐ YES - attach a copy of the referral agency/s response/s

PLEASE NOTE: The assessment manager may refuse to accept an application, which, at the time of lodgement, fails to provide the completed IDAS Assessment Checklist (if applicable).

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED

REFERENCE NUMBER/S

Published on DES Disclosure Log
RTI Act 2009

Release

SECTION 2 – BUILDING REFERRALS (completion **not** mandatory)

Below is a list of the referrals that can apply to an application for building work assessable against the *Standard Building Regulation 1993* (SBR). This section of the IDAS Assessment Checklist is provided for **advice only**. This section of the IDAS Assessment Checklist is **not** required to be completed and lodged with an application for building work assessable against the SBR only.

Fire safety For more information go to schedule 2 of the IP Regulation	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system.
Fire safety for budget accommodation For more information go to schedule 2 of the IP Regulation	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the IP Regulation	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the IP Regulation	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the IP Regulation	5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the IP Regulation	6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to schedule 2 of the IP Regulation	7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the IP Regulation	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the IP Regulation	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.
Coastal development For more information go to schedule 2 of the IP Regulation	10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ²⁶ .
Heritage For more information go to schedule 2 of the IP Regulation	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.
Fisheries matters For more information go to schedule 2 of the IP Regulation	12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area; or as an advice agency if the application involves assessable building work on land that adjoins a declared fish habitat area.
Integration of land use and public transport For more information go to schedule 2 of the IP Regulation	13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace ²⁷ .
Railway safety and efficiency For more information go to schedule 2 of the IP Regulation	14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

Releas

²⁶ Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

²⁷ Operational airspace is as defined in State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".

Form 1 Development Application

idas

Contaminated land

PART N

Completion of **all questions** on Part N is **mandatory** for all applications involving assessment against the *Environmental Protection Act 1994* when development is proposed on contaminated or potentially contaminated land.

For further information refer to **Guide 5 Contaminated land matters** available free from www.ipa.qld.gov.au or the Environmental Protection Agency's (EPA's) information sheets available free from www.epa.qld.gov.au under Ecoaccess/ business and industry. Alternatively, contact the local government.

Nature of the application

Exemptions may apply to your proposal. Refer to **Guide 5 Contaminated land matters** for advice regarding development that is exempt from this assessable development trigger.

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

Aspect of development	Type of approval being sought	
☒ Material change of use	☐ Preliminary approval	☒ Development permit
☐ Reconfiguring a lot	☐ Preliminary approval	☐ Development permit

2. Does this application require assessment against a planning scheme?

☐ NO ☒ YES – complete other relevant parts of the IDAS Application Form 1

The subject land

3. Has an Environmental Management Register (EMR) and/or Contaminated Land Register (CLR) search been conducted for the land the subject of the application?

☐ NO ☒ YES – attach results of the search and complete Q4

4. All or part of the land the subject of the application is:

- ☒ (i) on the EMR or the CLR under the *Environmental Protection Act 1994*;
- ☐ (ii) used for, or if the land is vacant, was last used for-
- ☒ (a) a notifiable activity
- ☐ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land);
- ☐ (iii) in an area for which an area management advice has been given for natural mineralisation or industrial activity and the proposed use is for child care, educational, recreational or residential purpose (including a caretaker residence on industrial land);
- ☐ (iv) in an area for which an area management advice has been given for unexploded ordnance.

Plans and documents

For further information about preparing a proposal report, refer to **Guide 7 Preparing a proposal report**.

5. Confirm, by ticking the applicable box(es), that the following details are provided in plans and written information supporting this application:

- ☒ (i) plans showing where any Notifiable Activity, Hazardous Contaminant, or potentially contaminated activity / activities have occurred on site;
- ☐ (ii) if the application involves a material change of use from an industrial use to a more sensitive use (eg. child care, educational, recreational or residential purposes), supply a detailed site history outlining previous potentially contaminated uses on the site

PLEASE NOTE

PART N of Form 1 **cannot** be accepted by the assessment manager unless accompanied by PART A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

Release

DATE RECEIVED	REFERENCE NUMBER/S
---------------	--------------------



20 February 2006

Department of Main Roads

The Chief Executive Office
Brisbane City Council 69 Ann Street
Brisbane QLD 4000

Dear Ms Munro,

Re: Development Application for a Material Change of Use (Utility Installation) at 1051 Lytton Road, Murarrie.

Queensland Motorway Limited (QML) is proposing to temporarily relocate its Customer Service Centre operations (for approximately 5 years) from its current location (Administration Road, Murarrie) to a site owned by the Department of Main Roads at Lytton Road, Murarrie due to upcoming construction work associated with the Gateway Duplication project. A new permanent site will be chosen at a later date closer to the completion of the Gateway Bridge duplication project.

The following information is a summary of the development application:

Address	1051-1054 Lytton Road Murarrie, 4172
Lot Description	Lot 21 on Sp119032
Site Area	22.49 hectares
Owner	Department of Main Roads on behalf of the Queensland Government
Area Classification	General Industry
Local Plan	Australia TradeCoast

The application is a 'Properly Made Application' in accordance with Section 3.2.1 of the Integrated Planning Act 1997 as enclosed are:

- IDAS Application Forms Parts A, D and N;
- The written consent of the owner; and
- The fee in accordance with the 2005-06 Development Application fee calculated as follows:
Non-domestic Development (small) and development meeting Code Assessment requirements - \$2,395.

South East Queensland Region
Metropolitan Division
183 Wharf Street Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004
ABN 57 836 727 711

Our ref 830/459 (E208878)
Your ref
Enquiries Stephen Larter
Telephone +61 7 3834 8464
Facsimile +61 7 3834 8363
Website www.mainroads.qld.gov.au

Released

Please also find attached a Town Planning Report prepared by Main Roads to support the application. Detailed architectural drawings, a Traffic Assessment Report and Landscaping Plan will be provided to council in conjunction with IDAS Form E (application for operational &/or building work) in the coming weeks.

Main Roads trust the attached information is sufficient for your purposes. If you have any queries regarding the application please contact Stephen Larter, Town Planner (Strategic Planning), in Metropolitan District, on 3834 8464.

Yours sincerely

sch4p4(6) Personal information

 Eddie Peters
District Director (Metropolitan)

TEMPORARY CUSTOMER SERVICE CENTRE

FOR

QUEENSLAND MOTORWAY LIMITED

1051-4 LYTTON ROAD, MURARRIE

Development Assessment Report

QUEENSLAND MOTORWAYS ROAD NETWORK

Incorporating Motorways and Expressways



LEGEND

Legend describing road types and features:

- Motorway
- Expressway
- Arterial
- Freeway
- City Street
- Local Road

Released

PREPARED BY: DEPARTMENT OF MAIN ROADS

PREPARED FOR: QUEENSLAND MOTORWAY LIMITED

CONTENTS

EXECUTIVE SUMMARY	3
1.0 INTRODUCTION	4
2.0 SITE AND LOCALITY CHARACTERISTICS	4
2.1 Site Description	4
2.2 Location	5
2.3 Existing Site Condition	5
2.4 Site Services	6
2.5 Surrounding Land Uses	6
2.6 Site Vegetation	7
2.7 Cultural Heritage	7
2.8 Topography	7
2.9 Contaminated Land	7
2.10 Acid Sulphate Soils	7
3.0 PROPOSAL	8
3.1 Overview	8
3.2 Gross Floor Area	8
3.3 Landscaping	8
3.4 Car Parking	8
3.5 Traffic and Access Plan	9
4.0 PLANNING FRAMEWORK	9
4.1 Definition of Use	9
4.2 City Plan 2000 Area Classification	9
4.3 Approvals Required	9
4.4 Level of Assessment	9
4.5 Relevant Assessment Codes and Policies	10
4.6 Referral Agencies	10
5.0 STATUTORY COMPLIANCE	10
5.1 South East Queensland Regional Plan	10
5.2 State Planning Policies	10
5.3 Brisbane City Plan 2000	10
5.3.1 General Industry Intent	11
5.3.2 Desired Environmental Outcomes (DEOs)	11
5.4 Strategic Plan	11
5.5 Local Area Plan	11
6.0 APPLICABLE CODES	12
6.1 Primary Codes	12
6.1.1 General Industry Code	12
6.1.2 General Industry Amenity and Performance Code	16
6.2 Secondary Codes	17
6.2.1 Gas and Oil Pipeline Code	17
6.2.2 Non-discriminatory Access and Use Code	17
7.0 CONCLUSION	18

EXECUTIVE SUMMARY

Site Details

Address	1051-1054 Lytton Road Murarrie, 4172
Lot Description	Lot 21 on Sp119032
Site Area	22.49 hectares
Owner	Department of Main Roads on behalf of the Queensland Government
Area Classification	General Industry
Local Plan	Australia TradeCoast

Application Details

Application	Development Permit for Material Change of Use	
Level of Assessment	Code Assessable	
Referral Agencies	Environmental Protection Agency	
Proposal	Temporary Customer Service Centre for Motorway Users	
Definition	Utility Installation (associated offices for the provision of public services)	
Applicant	Queensland Motorway Limited	
Contacts	Stephen Larter	sch4p4(6) Personal info
	Department of Main Roads	Carson Group
	PO Box 4004	PO Box 7039
	Spring Hill	Brisbane 4001
Phone	3834 8464	3230 9333
Fax	3834 3067	3230 9399

1.0 INTRODUCTION

Queensland Motorway Limited (QML) is proposing to temporarily relocate its Customer Service Centre operations (for approximately 5 years) from its current location at Administration Road, Murarrie to a site owned by the Department of Main Roads at Lytton Road, Murarrie. The service centre is being relocated as the current site is located within the construction area of the Gateway Duplication project. A new permanent site will be decided on closer to the completion of the Gateway Duplication Project.

This report provides a description of the proposal, its impact and compliance with Brisbane City Plan and the Integrated Planning Act 1997.

2.0 SITE AND LOCALITY CHARACTERISTICS

2.1 Site Description

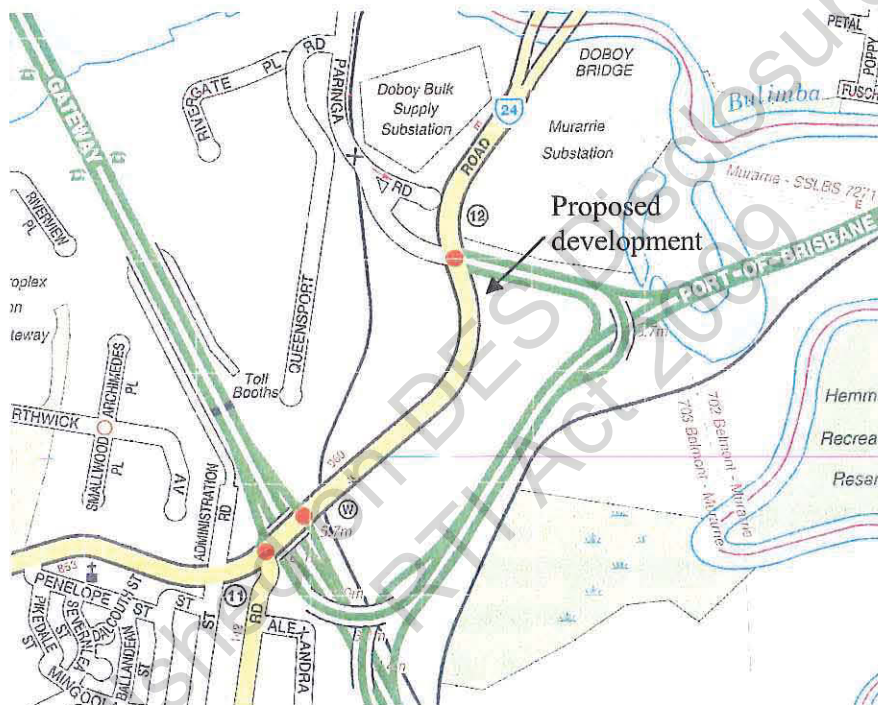
Address	1051-4 Lytton Road, MURARRIE
Lot Plan Description	Lot 21 on SP119032
Land Owner	Department of Main Roads
Site Area	224, 900 m ²
Area Designation	General Industry, Parkland Area
Local Area Plan	Australia Trade Coast
Proposed Use	Customer Service Centre
Proposed Gross Floor Area	250 m ²
Applicant	Queensland Motorway Limited
Referral Agencies	Department of Main Roads – Main Roads do not require this application to be referred to the department. Environmental Protection Agency
Level of Assessment	Code Assessable

Released

2.2 Location

The proposed development is located at 1051 Lytton Road, Murarrie (part of Lot 21 Sp119032) as shown below in Figure 1, and is surrounded by State-controlled roads under the control of the Department of Main Roads. The land is held in fee simple by the Department of Main Roads. The boundaries of Lot 21 SP119032 as indicated on current survey plans will change shortly as a result of the Lot being resurveyed¹ following the construction of the Port of Brisbane Motorway (refer Figures 1-3 on Attachment 1). It is expected that the resurvey will result in reduction of area from 22.49 hectares to 6.7 hectares. It is also anticipated that the proposed development will be located predominately on areas to be declared road reserve.

Figure 1 – Location of Proposed Development



2.3 Existing Site Condition

The proposed site within Lot 21 SP119032 is currently vacant. The most recent use of the land was as a site office during the construction of the Port of Brisbane Motorway Stage 1. The Lot is encumbered by a number of easements including railway, pipelines, and Energex. The details of these are attached to the "Material Change of Use" Part D Form. Since 15 October 2004, part of the subject Lot has been subject to a ministerial designation for Powerlink Transmission Line (Refer City Plan, Appendix 3). The proposed temporary development site within the Lot will have no impact on these easements and is located well away from the Ministerial Designation area which is separated from the proposed development by the Port of Brisbane Motorway infrastructure.

¹ The resurveying is not subject to assessment.

2.6 Site Vegetation

There is no significant vegetation on site and no Vegetation Protection Orders exist on site.

2.7 Cultural Heritage

The site is located in close proximity to the Brisbane River, its mouth and associated wetlands. As the site is located on a small hill it is likely that this site had some significance at some stage. An indigenous cultural heritage risk assessment was undertaken by Main Roads and concluded that the site was highly disturbed (an old industrial site) and that the proposed development would have no impacts on cultural heritage values (refer Attachment 2). Provisions will be included in specifications that specify the actions to be taken during any building / operational works if cultural heritage material is found during onsite works.

2.8 Topography

The site slopes down from East to West with a fall of approximately 15 metres. The highest part of the Lot is approximately 25 metres AHD and the lowest part of the Lot approximately 5 metres AHD. The proposed development will be located at approximately 25 metres AHD in the north-western corner of the Lot (refer Attachment 3).

2.9 Contaminated Land

The Lot is listed on the Environmental Management Register in regards to a notifiable activity (petroleum product or oil storage). However, the storage of petroleum products occurred in an area now occupied by the Port of Brisbane Motorway infrastructure. The proposed development site is located well away from the underground fuel storage tank that was removed prior to 1995 and is separated by the Port of Brisbane Motorway. Main Roads are currently working with the Environmental Protection Agency to have this listing removed.

2.10 Acid Sulphate Soils

The proposed development is located at approximately 20m AHD. It does not involve development below 5m AHD nor any excavation work below 5m AHD (refer Attachment 3).

Release

3.0 PROPOSAL

3.1 Overview

The proposed development is for the temporary relocation of the Queensland Motorway Limited Customer Service Centre and its storage / workshop facilities to 1051-4 Lytton Road, Murarrie. The centre is for the public to purchase toll cards, top up toll card credit, faulty tags, payment of fines and other business associated with the use of the Gateway Arterial and Logan Motorway and will operate from 7:30 am to 5:00 pm Monday to Friday with approximately 5-8 staff on site.

The site will be improved by one temporary office building, a maintenance garage/shed, a fenced compound and landscaping. A proposed site layout plan showing these improvements is attached (refer Attachment 4).

The proposal forms a temporary short-term solution for up to 5 years. The existing customer service centre located at Administration Drive, Murarrie will be closed in September 2006 when the site is acquired for the Gateway Upgrade Project. In order to continue to provide the public with continued service, Queensland Motorways requires a temporary location for its customer service until a permanent site is secured.

3.2 Gross Floor Area

Total Lot area is 224,900 m². As stated previously, the total Lot area will change once the site is resurveyed. The development proposal site involves a gross floor area of approximately:

- a temporary facility for the customer service centre (150 m²)
- a maintenance shed (approximately 100 m²)
- an outdoor covered area (168 m²)
- a fenced holding yard (500m²)

3.3 Landscaping

The site will be landscaped in accordance with City Plan requirements for general industry areas. A detailed landscaping plan will be provided to council in conjunction with IDAS Form E (application for operational &/or building work) in the near future. Due to the temporary nature of the proposed development, many of the plants will be fast growing and advanced stock will be used in other cases.

3.4 Car Parking

It is expected that the customer service centre will be frequented by up to 110 vehicles per day which will include up to 10 trucks (up to B-Doubles). To cater for the expected vehicles, car parking is proposed for fifteen motor vehicles and two truck bays. These facilities will be located in the Lytton Road road reserve and approved by Main Roads as Ancillary Works and Encroachment under the Transport Infrastructure Act 1994. Staff car parking for 10 motor

Release

vehicles and two visitor bays will also be provided in the same area. Two disabled bays will be provided in addition to the bays mentioned above in close proximity to the service centre and form part of this application.

3.5 Traffic and Access Plan

A comprehensive traffic and access plan is currently being prepared by consultants for the Department of Main Roads. This will be forwarded to council in the near future. Both Lytton Road and the Port of Brisbane Motorway, which border the site are State-controlled roads under the control of Main Roads. As such Main Roads will approve access arrangements.

4.0 PLANNING FRAMEWORK

4.1 Definition of Use

The customer service centre is to provide a service facility for members of the public to undertake a range of activities associated with use of the Gateway and Logan Motorways. The proposed development of the site is considered to be a Utility Installation under City Plan 2000 - a use of premises for:

"associated offices for the provision of public services".

4.2 City Plan 2000 Area Classification

The site is located within the General Industry area classification. The intent of this area is:

"to include a wide range of industrial uses. Higher development standards will be required close to more sensitive land uses".

4.3 Approvals Required

A develop permit for a Material Change of Use is sought for the purpose of utility installation in a general industry area.

4.4 Level of Assessment

The level of assessment for a Utility Installation in a General Industry area is Code Assessment (Chapter 3 City Plan).

Released

4.5 Relevant Assessment Codes and Policies

The relevant City Plan 2000 primary codes identified in the Level of Assessment Table for Utility Installation in a General Industry are:

- Industrial Amenity and Performance Code; and
- Industrial Design Code.

4.6 Referral Agencies

The proposed development would normally require referral to the Department of Main Roads as it is contiguous with a State controlled road and requires access to a State-controlled road. However, as Main Roads are preparing the application, no referral is requested and a pre-approval is supplied.

The Lot is within a Coastal Management District, involves a material change of use, and will involve operational works. However, preliminary discussions with EPA have indicated that the proposed development will not be required to be referred to them. Written confirmation of this will be forwarded to council with the application for operational works in the near future.

The site is also listed on the Environmental Management Register and is referred to the Environmental Protection Agency. Refer to the attached Form "N" and supporting information.

5.0 STATUTORY COMPLIANCE

5.1 South East Queensland Regional Plan

The subject site is included within the Urban Footprint as identified in the regional plan.

Response: The proposed use accords with the intent of the urban footprint, which is to accommodate the full range of normal urban uses. 

5.2 State Planning Policies

No State Planning Policies require addressing as part of this application.

5.3 Brisbane City Plan 2000

The proposed development is to be assessed against the City Plan 2000 and is required to demonstrate compliance with the intent of the site's area classification of General Industry.

Release

5.3.1 General Industry Intent

"The intent for this area is that the area features a wide range of industries and complementary activities that meet high standards of amenity and environmental standards"

Response: The proposed utility installation would not limit the ongoing operation of existing industry or prejudice appropriate new industrial activities in the area. To ensure the proposed development is in keeping with its surroundings, it will comply with the Industrial Design Code and the Industrial Amenity and Performance Code.

5.3.2 Desired Environmental Outcomes (DEOs)

The general industry DEO is:

- *Development achieves high standards of amenity where close to Residential, Community Use and Green Space Areas, with high impact industries well separated from residential and community uses.*

Response: Queensland Motorways is committed to providing a high quality facility for the public. The design will be balanced with the temporary nature of the facility. The proposed development is not situated in close proximity to residential areas and is surrounded by State-controlled roads. The development will have an insignificant impact on the State-controlled road and will serve to compliment and support them.

5.4 Strategic Plan

As the development is of a small scale, is of low impact and of a temporary nature, it is considered not necessary to demonstrate compliance with the Strategic Plan DEOs.

5.5 Local Area Plan

The subject site is within the *Australia TradeCoast Local Plan (Murarie Precinct)*. The proposed development does not impact on intent of the local plan or any requirements stated in the local plan. As stated above to ensure the proposed development is in keeping with its surroundings, it will comply with the Industrial Design Code and the Industrial Amenity and Performance Code.

Released

6.0 APPLICABLE CODES

6.1 Primary Codes

6.1.1 General Industry Code

Performance Criteria	Acceptable Solutions	Planning Response
<p>P1 Buildings must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the visual character of the area, especially as seen from the street</p> <p>Buildings must achieve a standard of visual amenity that is acceptable having regard to the desirable character of the locality</p>	<p>A1.1 Building height is no more than 15m</p> <p>A1.2 No part of any building or structure is closer than 6m to any road frontage</p> <p>A1.3 The main entry to the building is easily identifiable, and directly accessible, from the street</p> <p>A1.4 Vehicle unloading and outdoor storage areas are designed and located to be unobtrusive from the street</p> <p>A1.5 The ground storey of buildings is designed with office, display windows, entrance foyers and building forecourts orientated or opening to nearby footpaths or roads</p> <p>A1.6 Site cover does not exceed: 75% in the Future Industry, Light Industry and General Industry Areas;• 25% in the Heavy Industry and Extractive Industry Areas</p>	<p>A1.1 Complies – building height will be less than 10m</p> <p>A1.2 Complies – distance from the road frontage is 30m from Lytton Road</p> <p>A1.3 Complies</p> <p>A1.4 Complies as appropriate</p> <p>A1.5 Complies – entrance opens to road</p> <p>A1.6 Complies - site cover does not exceed: 75%</p>

Release

<p>P2 Landscape areas must be located where planting will ameliorate the view of the development from major public vantage points</p> <p>Landscaping to road frontages must make a positive contribution to the streetscape and incorporate bold landscape elements that complement the scale and bulk of industrial forms</p>	<p>A2.1 At least 3% of the site is landscaped</p> <p>A2.2 Tree planting is provided to landscape frontages that will achieve canopy spread over 50% of the site frontage within 5 years of planting</p> <p>A2.3 Existing trees that already contribute to these requirements are retained</p> <p>A2.4 Shade trees are provided in carparking areas at a ratio of 1 tree for each 6 carparking spaces</p> <p>A2.5 Large trees and spreading ground covers are provided in all landscape areas within the site</p> <p>A2.6 Large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject building are provided in areas where screening is a priority</p> <p>A2.7 A landscaped strip with a minimum width of 2m is provided along the frontage of the site</p>	<p>A22.1 to A2.7 Complies</p> <p>Lot 21 on SP119032 is 22.49 hectares. The development proposal occupies only a small area of this site (less than 1% of the site) and is of a temporary nature (approximately 5 years).</p> <p>Greening Australia will develop a landscape plan characterised by fast growing and low maintenance native plants. The plan will provide a high level of amenity for site users and passing traffic.</p>
<p>P3 Building design must allow for the infrastructure and service requirements of future users</p>	<p>A3 Design makes allowances for proposed and future infrastructure requirements, including where relevant:</p> <ul style="list-style-type: none"> • access and space allocation for any future trade waste connections to sewer • storage tanks • refuse storage areas • recycling storage areas • waste pre-treatment devices • other ancillary equipment • trade waste connections • carparking and manoeuvring areas 	<p>A3 Not Applicable</p> <p>Parts of Lot 21 on SP119032 are required in the future for State controlled road infrastructure (Port of Brisbane Motorway expansion). Any remaining land will be sold off.</p>
<p>P4 Stormwater must not contaminate surface water or ground water</p>	<p>A4.1 Areas where potentially contaminating substances are stored or used are roofed</p> <p>A4.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means</p> <p>A4.3 Surfaces where spillages can occur are sealed with concrete, asphalt or similar impervious substance</p> <p>A4.4 Roofwater is piped away from areas of potential contamination</p>	<p>A4.1 Not applicable</p> <p>A4.2 Complies</p> <p>Maintenance shed will include bunding provisions.</p> <p>A4.3 Complies</p> <p>A4.4 Complies</p> <p>All stormwater from hard surface areas will be collected and directed to existing drainage system on State-</p>

Release

		controlled roads.
<p>P5 The proposal must create a socially, visually and physically amenable work environment</p>	<p>A5.1 On-site recreation areas are provided for staff and:</p> <ul style="list-style-type: none"> • include seating, tables and rubbish bin • are adequately protected from the weather • are safely accessible to all staff • separate private from public areas • are located away from noisy or odorous activities <p>A5.2 Non-slip, easily cleaned paving materials are used in pedestrian areas where oil and water are likely to accumulate</p> <p>A5.3 Site illumination is provided within parking and pedestrian areas during hours of operation</p> <p>A5.4 Proposals are designed incorporating crime prevention through environmental design (CPTED) principles identified in the (CPTED) Planning Scheme Policy</p>	<p>A5.1 Complies Both internal and external undercover areas are provided for staff recreation. An internal facility provides seating, lunch-making facilities, a telephone and rubbish disposal facilities in a quiet, private, air conditioned environment. The external facility provides seating and rubbish disposal facilities in a landscaped area with sunshade protection.</p> <p>A5.2 Complies Non-slip materials will be used in all internal and external pedestrian areas.</p> <p>A5.3 Complies Facility opening hours are 7.30am until 5.00pm. Site illumination will provide staff with safe after-hours access to and from the staff car park, and building perimeter lighting will be installed.</p> <p>A5.4 Complies Site planning and building design will adhere to CPTED elements with the objective of enhancing customer and staff safety and enjoyment of the site, and reducing crime.</p>

Release

<p>P6 The design of the proposal minimises noise impacts on surrounding uses</p>	<p>A6 The building design and layout locates potential noise sources away from sensitive surrounding uses</p>	<p>A6 Complies</p> <p>The proposed development does not create noise impacts</p>
<p>P7 Proposals must not constitute a safety hazard to aviation operations <i>Note: For guidance on assessing potential hazards to aviation operations refer to the Airports Planning Scheme Policy</i></p>	<p>A7.1 Proposals do not emit high electromagnetic or signal transmissions in the vicinity of airports or airport navigation systems</p> <p>A7.2 No building, structure, object or activity exceeds 110m in height outside of prescribed airspace for Brisbane or Archerfield Airports OR no building, structure, object or activity more than 15m above ground level intrudes into private airspace for Brisbane or Archerfield Airports</p>	<p>A7.1 & A7.2 Not Applicable</p>
<p>P8 Proposals must be designed to incorporate graffiti prevention measures <i>Note: For guidance on assessing the incorporation of graffiti prevention measures refer to the Graffiti Prevention Guidelines Planning Scheme Policy</i></p>	<p>A8 Building design and layout provide for non graffiti-friendly development, structures and layout by incorporating the following features where practical:</p> <ul style="list-style-type: none"> • access control measures of vegetation, fencing, lighting • designs with an absence of 'natural ladders' • minimal unbroken vertical surface areas • graffiti deterrent surface treatments 	<p>A8 Details of compliance will be indicated in the detail designed forwarded to council.</p>

Release

6.1.2 General Industry Amenity and Performance Code

Performance Criteria	Acceptable Solutions	Planning Response
<p>P1 The building and landscaping must be attractive when viewed from adjacent roads Refer to <i>Figure b</i></p>	<p>A1.1 The frontage to an arterial or suburban access road provides only for landscaping and visitor parking</p> <p>A1.2 All parts of any building (other than a roof) visible from an arterial road, suburban access road or a limited access arterial road are constructed predominantly of brick or painted concrete or masonry and do not incorporate highly reflective materials - Refer to Figure c</p> <p>A1.3 The office is located at the front of the site, and the main entry to the building is easily identifiable from and directly accessible from the principal street frontage of the site Refer to Figure d</p> <p>A1.4 Design incorporates variation in parapet design, roofing heights and treatments</p> <p>A1.5 A landscaped strip is provided with a minimum width of 3m along the frontage of the site</p>	<p>A1 to A1.5 Will comply. Detailed drawings to be sent to council.</p>
<p>P1 Buildings must be reasonably compatible in appearance and scale with nearby residential buildings</p> <p>Appropriate screening and buffering to neighbouring uses must be provided so that the amenity of these uses is maintained or improved</p> <p>Where the site is visible from a sensitive receiving environment</p>	<p>A1.1 Building height is no more than 8.5m</p> <p>A1.2 The building is designed and constructed with high quality finishes such as brick, painted concrete or masonry and does not incorporate highly reflective materials</p> <p>A1.3 All external areas are landscaped or sealed</p> <p>A1.4 The site is landscaped to present attractively to sensitive receiving environments, with fencing and landscaping used to screen site activities from view. Where the site has a common side or rear boundary with a Residential Area:</p> <p>A1.5 External on-site activity areas are located to maximise distances away from residential areas</p> <p>A1.6 Parking and outdoor storage areas are screened from residential areas</p>	<p>A1.1 to A1.6 Will comply. Detailed drawings to be sent to council.</p>

Release

6.2 Secondary Codes

6.2.1 Gas and Oil Pipeline Code

Performance Criteria	Acceptable Solutions	Planning Response
<p>P1 The safe operation of the Roma Gas or Moonie Brisbane Oil Pipelines must not be compromised by the proposal, and life and property must not be put at risk by uses near the Roma Gas or Moonie Brisbane Oil Pipelines.</p> <p><i>Note: Compliance can be demonstrated by a qualitative risk assessment in accordance with AS2885 Part 1—Pipelines—Gas and Liquid Petroleum Design and Construction, and the concurrence of AGL Petroleum Pipelines Limited</i></p>	<p>A1 No Acceptable Solution is prescribed</p>	<p>A1</p> <p>The proposed development is located away from the pipeline and a minimum distance of 15 metres will be maintained.</p>

6.2.2 Non-discriminatory Access and Use Code

Performance Criteria	Acceptable Solutions	Planning Response
<p>P1 Non-discriminatory access must be provided:</p> <ul style="list-style-type: none"> • from the road to the accessible entrances of each building or structure on the site • between all accessible buildings and structures on the site • from the site to adjoining sites and areas where an integrated outcome is desirable e.g. in a Centre 	<p>A1 Provision is made for non-discriminatory access at the road frontage, within the site and between adjoining sites (where an integrated outcome is desirable) is managed in accordance with AS1428—Design for Access and Mobility</p>	<p>A1 –</p> <p>Disabled car parks, access ramps and toilet facilities will be provided.</p>

Release

7.0

CONCLUSION

This report has demonstrated the proposed development is generally consistent with the South East Queensland Regional Plan (2005) and the requirements of the Brisbane City Plan 2000.

In particular the proposal is consistent with the Brisbane City Plan in that:

- it complies with the criteria in the General Industry Code and the General Industry Amenity and Performance Code ;
- the development is of a high quality and is visually appealing from Lytton Road; and
- the development will not impact on the amenity of the area or surrounding industry.

Published on DES Disclosure Log
RTI Act 2009

Releas

Attachment 1

Figure 1 Current Lot boundaries (Lot 21 SP119032)

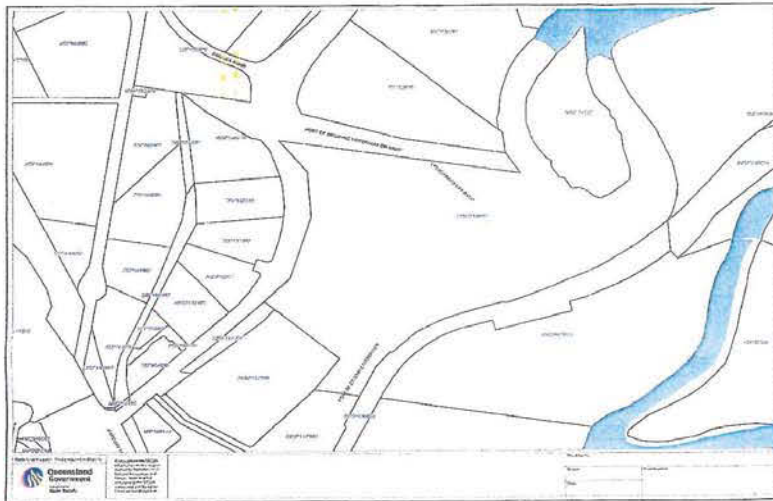


Figure 2 Aerial Photo showing Port of Brisbane Motorway infrastructure

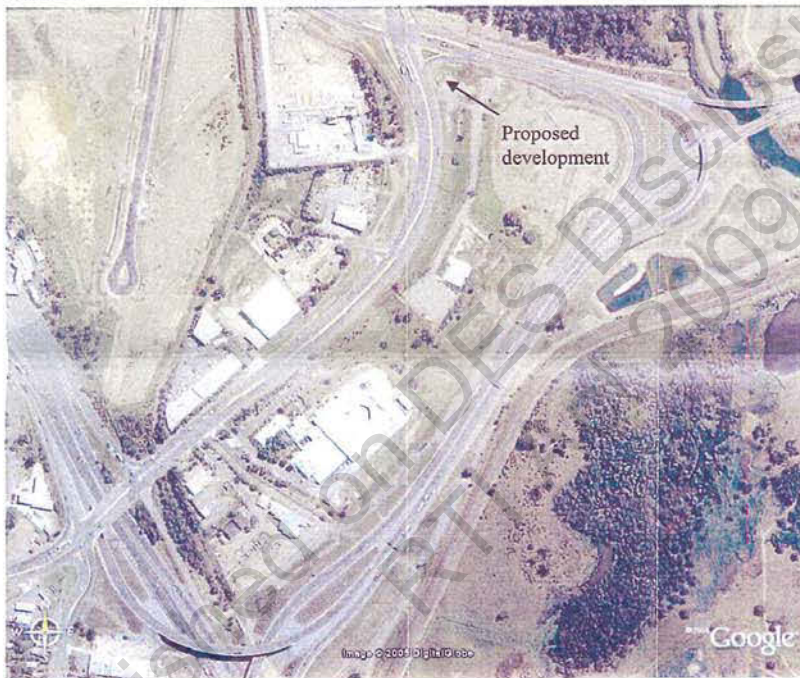
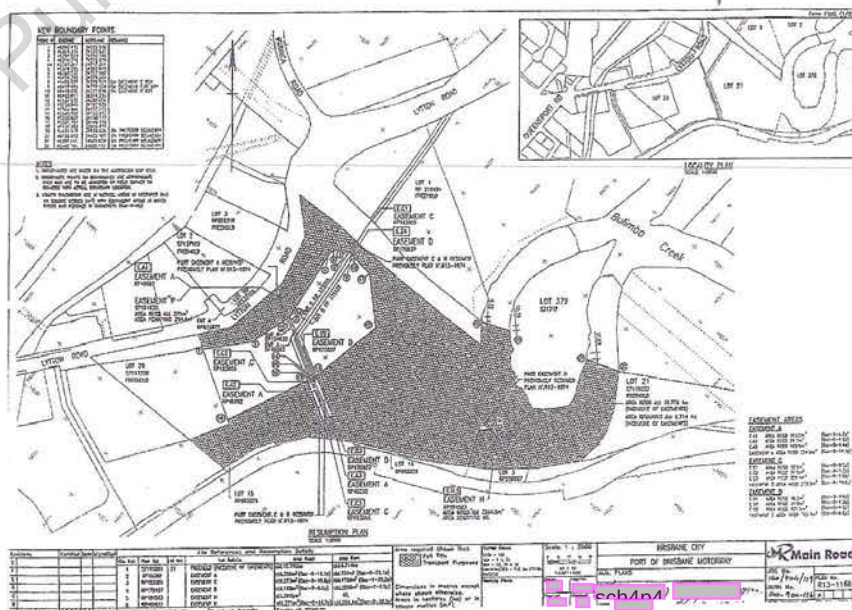


Figure 3 Proposed Resumption Plan – shaded area is proposed road reserve



Attachment 2

Indigenous Cultural Heritage Risk Assessment

Job No: 44P/165

Project Name: Lytton Road – Construction of customer service centre and maintenance facilities (Gateway Bridge)

Project Location: Adjacent Lytton Road, Corner Lytton Road and Lytton Road onramp Port of Brisbane Motorway

Local government: Brisbane City Council

Date: 03/02/06

Part A – to be started in the office prior to site visit and completed on-site

General Site Description

Location	Adjacent Lytton Road, Corner Lytton Road and Lytton Road onramp Port of Brisbane Motorway
Topography	Top and upper slopes of small hill
Local Vegetation	Highly disturbed, colonising vegetation dominated by grasses and weed species.
Soil Type	
Current Land Use and Land Use History	Vacant industrial block, was site of KR Darling Downs abattoir. A power link site office is located on the adjacent block.
Surrounding Land Use/s	Industrial, road/road reserve, substation, vacant land.

Has an Indigenous Cultural Heritage Network Assessment (ICHNA) been prepared for the area of the proposed work? If so, attach relevant extracts from the completed ICHNA.

NO

Released

Database Searches & Previous Cultural Heritage Studies	YES/NO
1. Has a search of the Australia Heritage Database been made? This search includes: <ul style="list-style-type: none"> the Register of the National Estate the National Heritage List the World Heritage List the Commonwealth Heritage Register 	Yes
Did this search locate any registered Sites, on or adjacent to the proposed work site?	No
2. Are there any registered sites, on or adjacent to the proposed work site:	
▪ On the Queensland Heritage Register?	No
▪ On the relevant local government heritage registers or lists?	No
▪ On the National Trust Register?	No
3. Has a search of the DNRM Cultural Heritage Register and the Cultural Heritage Database been conducted?	No
<ul style="list-style-type: none"> Are there any registered Sites, on or adjacent to the proposed work site? (Describe) 	
<ul style="list-style-type: none"> If no registered sites, were any recommendations made by DNRM? (Describe) 	
4. Have you attached copies of all searches to this Field Sheet?	N/A
5. Has a previous cultural heritage study been carried out for, or encompassing the area?	No
<ul style="list-style-type: none"> Were any archaeological sites found? 	
<ul style="list-style-type: none"> Were they significant? 	

Known Cultural Heritage		
• Are there any culturally significant sites on or near the proposed work site?	NO	
If so are they:		If yes, describe their location in relation to the site and the significance of the place or object
• Ceremonial place?	NO	
• Scarred or carved tree?	NO	
• Burial?	NO	
• Rock art?	NO	
• Fish trap or weirs?	NO	
• Occupational site?	NO	
• Quarry or artefact scatter?	NO	
• Grinding grooves?	NO	
• Contact site?	NO	
• Wells?	NO	
• Other (Describe)	Yes	This site is located adjacent to the Brisbane river and is not far from the river mouth and associated wetlands. It is also located on a small hill. Therefore it is likely that this site has had some significance at some stage. This could either be as a cultural site or more likely as a base for utilizing the resources of the Brisbane River and associated wetlands.
Have you attached to this Field Sheet a site plan or survey map identifying the location of any known culturally significant sites?		N/A

Community Engagement	
Is there an established relationship with the Indigenous Party/s for the proposed work site area?	YES
If not, is there a:	
☐ Registered Cultural Heritage Body?	N/A
Name of Body: _____ Contact Person: _____ Phone No. _____	
☐ Registered Native Title claimant/s or holder?	
Name of Group: Turrbal People Contact Person: sch4p4(6) Personal informa Phone No. (07) 3846 7722	
Name of Group: Jagera People Contact Person: sch4p4(6) Personal infor Phone No. (07) 3267 0147	
Name of Group: _____ Contact Person: _____ Phone No. _____	
☐ Previously registered Native Title claimant and/or Previous Native Title holder?	
Name of Group: _____ Contact Person: _____ Phone No. _____	
Name of Group: _____ Contact Person: _____ Phone No. _____	
Name of Group: _____ Contact Person: _____ Phone No. _____	
☐ Any other known Indigenous Parties for the area (contact local land council for assistance)?	NO
Name of Party: _____ Contact Person: _____ Phone No. _____	
Name of Party: _____ Contact Person: _____ Phone No. _____	
☐ Any Native Title Representative Body for the area (ie the local land council)?	YES
Name of Body: _____ Contact Person: _____ Phone No. _____	
Is there a Deed of Agreement with Indigenous Party/s for the area?	No
If so, are the proposed works covered by the Deed of Agreement?	
If the site contains known cultural heritage (see Database Searches, and Previous Cultural Heritage Studies sections above) has consultation with Indigenous Parties taken place?	

If consultation has already taken place, briefly describe nature and extent of the consultation, and the results of the consultation. Include details of the time and place of consultations, and the parties who attended, if appropriate:

Type of Work Activities	YES/NO
• Rest Stop?	
• Toilet block?	
• Minor modifications ie. reshaping of curves?	
• Truck stop?	
• Widening of road formation and sealing?	
• Construction of only minor structures ie. culverts, pipes for sheet flows?	
• Route signage?	
• Regular maintenance programs of road surface, road margins and drainage?	
• Guard rail upgrade?	
• Other? (Describe)	
• Ancillary works	
▪ Side track	
▪ Drainage works	
▪ Borrow pits	
▪ Access tracks	
▪ Storage areas	
▪ Camp sites	
▪ Spoil area	
▪ Other Demountables and garage area (for maintenance section)	Yes
• Are cut and fill operations to be conducted?	No
• Work outside existing formation?	Yes
• Is there to be disturbance to Natural rock face/cliff line?	No
• Disturbance to vegetation	Yes
▪ Mature vegetation?	No
▪ Remnant vegetation?	No
▪ Endangered/Rare vegetation?	No

Type of Work Activities**Briefly describe the project to be undertaken:**

A customer service centre with front counter and call centre facilities (northern end of the site). Too include a car park area to be developed on a existing pad at the front of the northern end of the site. Several sheds and a semi enclosed courtyard area for the Gateway Bridge maintenance section (southern end of site). Too include workshop and facilities for minor storage of chemicals.

If there are any known cultural heritage sites in or near the area of the proposed works (see Known Cultural Heritage section above):

- what is the likely impact of the proposed works upon the cultural heritage sites?; and
- briefly described how the works will be carried out to minimise any impact.

Released

Type of Work Activities	
<p>Question 1: Do the planned activities outlined above involve <u>any</u> surface disturbance of the site?</p> <p>For example, activities causing <u>no</u> surface disturbance include:</p> <ul style="list-style-type: none"> • walking; • driving along existing roads and tracks; • aerial surveys; • navigating through water; • cadastral, engineering, environmental or geological surveys using methods (eg. GPS) which do not cause surface disturbance; and • photography <p>If the answer to Question 1 is NO, the project is a Category 1 LOW risk of Disturbing Cultural Heritage Material. (see Table 1 of Part C)</p> <p>If the answer to Question 1 is YES, go to Question 2.</p>	YES
<p>Question 2: Do the planned activities cause <u>no additional</u> surface disturbance to the site?</p> <p>For example, activities causing <u>no additional</u> surface disturbance to an area include:</p> <ul style="list-style-type: none"> • cultivation of an area which is currently subject to cultivation; • grazing cattle on an area where cattle are currently grazed; • use and maintenance of existing roads, tracks and powerlines within the existing infrastructure alignment, or other infrastructure footprint; • use, maintenance and protection of services and utilities (such as electricity infrastructure; water or sewerage disposal) on an area immediately adjacent to where such services and utilities are currently being provided providing the activity does not involve additional surface disturbance; and • tourism and visitation activities on an area where such activities are already taking place. <p>If the answer to Question 2 is YES, the project is a Category 2 LOW risk of Disturbing Cultural Heritage Material. (see Table 1 of Part C)</p> <p>If the answer to Question 2 is NO; go to Question 3.</p>	NO
<p>Question 3: Are the works planned for an already developed area?</p> <p>A “developed area” is an area developed or maintained for a particular purpose, such as use as a park, garden, railway, road or other access route, navigation channel, municipal facility or infrastructure facility, such as powerlines, telecommunication lines or electricity infrastructure.</p> <p>For example, the following types of activities may generally proceed in a developed area:</p> <ul style="list-style-type: none"> • use and maintenance of existing roads, tracks and powerlines within the existing alignment, or other infrastructure footprint; • use and maintenance of services and utilities on an area where such services and utilities are currently being provided <p>If the answer to Question 3 is YES, the project is a Category 3 LOW risk of Disturbing Cultural Heritage Material (see Table 1 of Part C)</p>	YES

Part B – to be completed on-site

Existing Site Disturbance

Please refer to page 1, General Site Description.

Is the description of current land use on page 1 accurate?

Yes

If NO, what is the current land use?

Has there been previous surface disturbance at the site?

If NO; and the proposed work is neither a Category 1, 2, or 3 LOW risk, the proposed work is a Category 5 HIGH Risk

If YES, and the proposed work is neither a Category 1, 2, or 3 LOW risk, the proposed work is a Category 4 MEDIUM Risk

If YES, give details of the surface disturbance. If necessary, refer to the General Site Description on page 1.:

Released

Local Landscape		
Are the following features part of or near the site?	Yes/No	If yes, describe, give a proximity to site and the possible effects of the proposed works on the feature?
▪ Foreshore	No	
▪ Coastal dunes	No	
▪ Rock outcrops	No	
▪ Permanent and semi-permanent waterholes	No	
▪ Caves	No	
▪ Hills or mounds	No	
▪ Areas of biogeographical significance for example, wetlands	No	
▪ Sand hills	No	
▪ Rivers or Creeks	Yes	Adjacent to small tributary of the Brisbane River

Released

Part C – Risk Assessment

Qualitative Risk Assessment

Table 1: Descriptors of the Likelihood of Disturbance of Cultural Heritage Material by the Proposed Works

Level of Likelihood	Descriptor
Low (Category 1; Category 2; Category 3)	Activities involving no surface disturbance; no additional surface disturbance, or the works occur in an already developed area.
Medium (Category 4)	The work is conducted in an area which has previously been subject to significant ground disturbance
High (Category 5)	The work involves activities causing additional surface disturbance

Table 2: Significance of Cultural Heritage Material at Work Site

Level of Impact	Descriptor	Example Description
1	Insignificant	Little or no cultural heritage significance.
2	Minor	Individual finds and/or small scatters of cultural material of minor significance, and little or no likelihood of spiritual significance, with minimal economic, political and/or legislative risks.
3	Moderate	Some material of cultural significance or possible zone of spiritual cultural significance. Potential economic, political and/or legislative risks.
4	Major	Significant cultural findings relating to artifacts, human remains and material that would cause significant risk of impact if disturbed/destroyed by construction / works
5	Severe	Highly valued cultural heritage material or site having significant risk impacts in terms of cultural material disturbed/destroyed, work stoppage, injunction in Land & Resources Tribunal, and relations with Indigenous Parties.

Table 3: Risk Analysis Matrix

Likelihood of Disturbing any cultural heritage material	Level of Risk (adapted from AS/NZS 4360:1999)				
	Insignificant 1	Minor 2	Moderate 3	Major 4	Severe 5
Low	L	L	M		
Medium	L	M	M		
High	M	M	H		

L = Low Risk - No further action required, work to proceed. Attach ICHNA and Indigenous Cultural Heritage Risk Assessment (ICHRA) to job file. Detailed planning and construction may proceed with no requirements in addition to standard RPC specifications Applies to most of the corridor.

M = Medium Risk - In the majority of circumstances no further action required, work to proceed. It may be appropriate to notify Indigenous Parties of proposed works. Attach ICHNA and ICHRA to job file. Detailed planning and construction proceed with no requirements in addition to standard RPC specifications.
May apply to five small sections identified on map.

H = High Risk - High chance of cultural heritage material disturbed, causing work to stop. Design site to develop no-go areas, arrange for on-site monitors to move cultural material as necessary, and onsite Indigenous Party representatives where necessary.

E = Extreme Risk - Review project to move to alternate site, or take effective measures to reduce risk outcomes.

Release

Risk Assessment (refer: Table 1 & 2)

Risk assessment is based on likelihood and consequence	
Likelihood of disturbance of cultural heritage material at the proposed work site:	Medium
Consequence of disturbance of the cultural heritage material:	Insignificant

Risk Calculation (refer: Table 1, 2 & 3)

Likelihood	Consequence	Risk Factor
Medium	Insignificant	LOW

Comments

Include assessment of:

- threats that the project may pose to existing relationships with Indigenous Parties;
- cost implications of assessing and managing Indigenous cultural heritage;
- anticipated impact of project upon Indigenous cultural heritage; and
- cost, time, and alignment/engineering option constraints that known Indigenous cultural heritage sites may trigger for the project.

Site area is highly disturbed (ref attached photos). The location of the proposed development is an old industrial site.

The industrial buildings have been removed and the site has in the mean time been used for various purpose including a site office for development works in the area. As such it is expected that this project there will have no impacts on

Aboriginal cultural heritage values.

Recommendations:**YES/NO**

- | | |
|--|-----|
| • is an Indigenous Cultural Heritage Survey required? | NO |
| • is additional engagement with Indigenous Parties required? | YES |
| • does the ICHNA database need to be updated with any new information? | NO |

Any other recommendations:

~~Project to proceed without further cultural heritage assessment.~~ Provision should be included in contract specifications that address required action if cultural heritage material found during on-site works.

Release

This risk assessment of the project shall remain current for a period of 12 months, at which time it shall lapse. Commencement after that date will require revision of this document by a suitably qualified technical officer to ensure its adequacy. The results of the revision shall be documented and recorded on file.

The following officer has prepared and **endorsed** this document:

Name: Geoffrey Renouf

Position: Cultural Heritage and Native Title Officer

Signature:

Date:

3/02/06

The following officer has **approved** this document:

Name:

Julie Murrell

Position:

sch4p4(6) Personal information

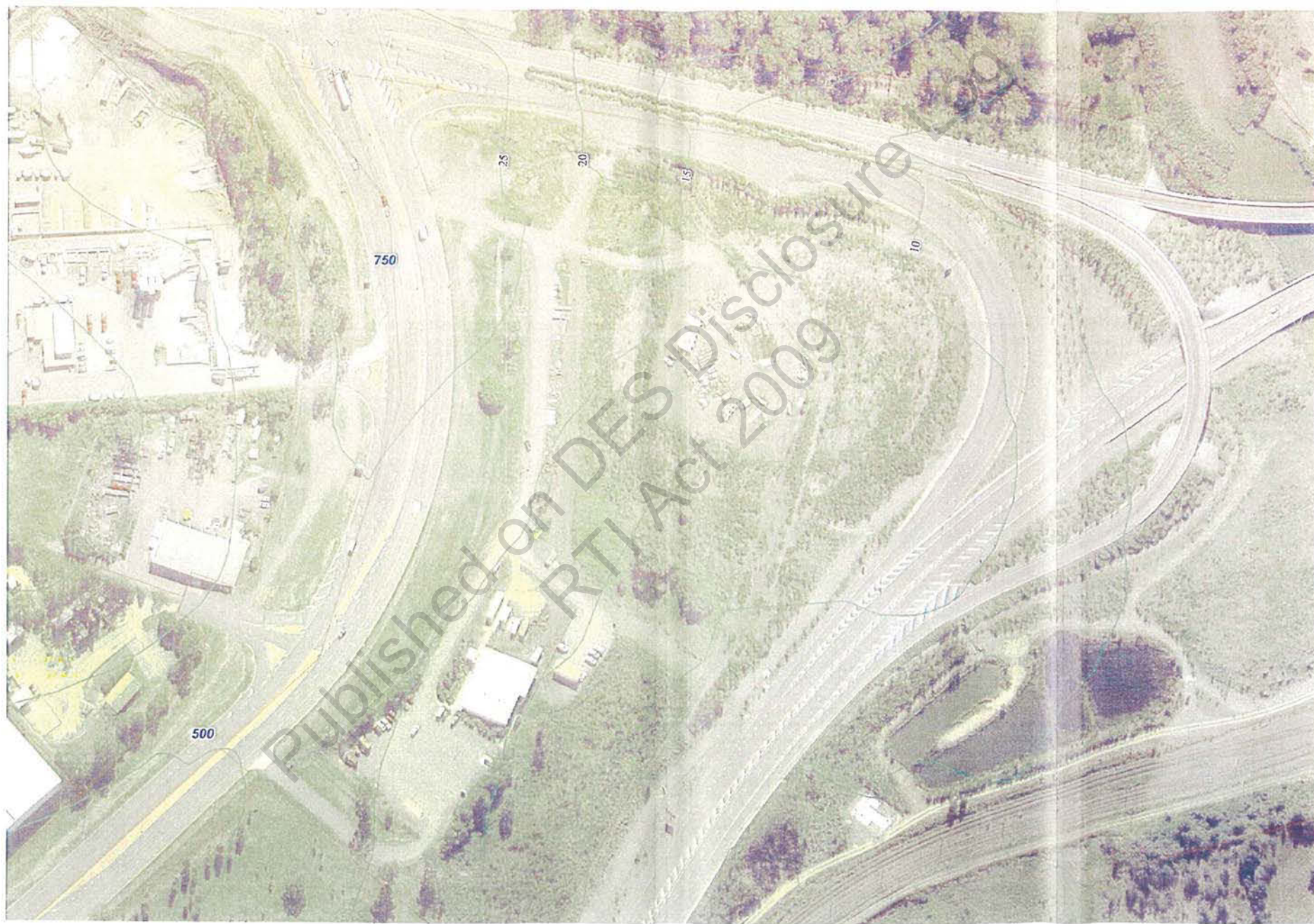
Signature:

m (7 p)

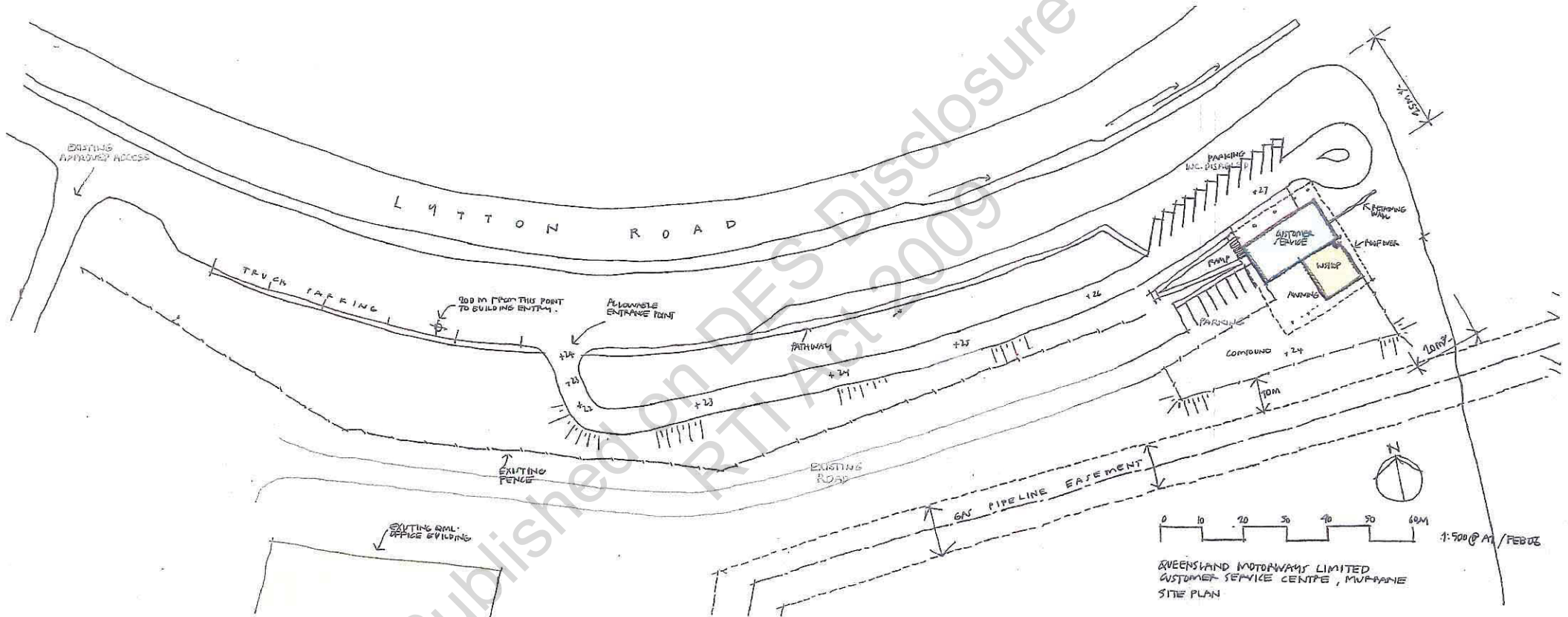
Date:

6/2/06

Attachment 3 – Site Contours



Attachment 4



Release

Decision Notice Details
(Section 3.5.15 of the Integrated Planning Act 1997)

INTRODUCTION:

The decision to approve the application subject to conditions was made by the Senior Town Planner as the delegate appointed by the Council to determine the application.

APPLICANT DETAILS:

Department Of Main Roads
PO Box 70
SPRING HILL QLD 4004

SITE:

Address of Site:

1051 Lytton Road, Murarrie Qld 4172

Real Property Description:

Lot 21 on SP119032, Parish of Bulimba

Area Classification:

General Industry Area

Parkland Area

Name of Owner:

Department Of Main Roads

Name of Ward:

Doboy

APPLICATION:

Aspects of development and development approvals sought:

Carrying out Building Work - Preliminary Approval

Material Change of Use - Development Permit

Description of Proposal:

Utility Installation/Office

Council File Reference:

DRS/USE/H06-939981

Lodgement Date:

22 February 2006

TYPE OF APPROVAL:

Carrying out Building Work - Preliminary Approval

Material Change of Use - Development Permit

THE CURRENCY PERIOD:

The standard currency periods stated in section 3.5.21 of the *Integrated Planning Act 1997* apply to each aspect of development in this approval/

FURTHER DEVELOPMENT PERMITS:

Development permits(s) for the following are required before the development can be carried out:

- Carrying Out Building Work- Development Permit



- Please note that this Preliminary Approval for Carrying Out Building Work does not include assessment against the Building Code of Australia.

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

**Environmental Protection Agency
Contaminated Land Unit
GPO Box 2771
Brisbane QLD 4005**

**Department of Main Roads
PO Box 70
Spring Hill QLD 4004**

The Council did not refer this application to any other State Agency.

CONDITIONS:

This approval is subject to conditions that are included in the attached approval package.

SUBMISSIONS

There were no submitters for this application.

WHEN THIS DEVELOPMENT TAKES EFFECT:

This development approval takes effect –

- From the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the Court.

OR

- Subject to the decision of the Court, when the appeal is finally decided, if an appeal is made to the Court.

This approval will lapse unless substantially started within the above stated currency periods (refer to sections 3.5.19 and 3.5.20 of the *Integrated Planning Act 1997* for further details).

Released



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below:

Address of site:	1051 LYTTON ROAD, MURARRIE QLD 4172
Real property description of site:	SP119032/L21 BULIMBA
Aspects of development and type of approval:	1. Material Change Of Use (Development Permit) - Utility Installation Office
Description of proposal:	Utility Installation/Office
Purpose:	Utility Installation/Office
Council File Reference:	DRS/USE/H06-939981
Package status:	APPROVED - Version 1 (30th of June, 2006 02:21:44 PM)
Package generated on:	30th of June, 2006

PROJECT TEAM

The assessment of this application has been undertaken by:

ANDREW DAVIS
ASSESSMENT MANAGER
Development Assessment Team
EAST BRISBANE ADMINISTRATION
CENTRE
Development and Regulatory
Services
Phone: (07) 340 35590

KHIANG POH
Engineering Officer
Development Assessment Team
EAST BRISBANE ADMINISTRATION
CENTRE
Development and Regulatory
Services
Phone: (07) 3407 1509

DAVID WARD
Pollution Officer
Development Assessment Team
EAST BRISBANE ADMINISTRATION
CENTRE
Development and Regulatory
Services
Phone: (07) 3403 6771

DRAWINGS AND DOCUMENTS

The term 'drawings and documents', or similar expressions, means:

Drawing or Document	Number	Plan Date
Environmental Protection Agency Letter	DOCUMENT 1	30-MAR-2006 (Received)
Locality Map & Site Plan	6116 DWG NO. A01 A	22-MAY-2006 (Received)
Site Plan	6116 DWG NO. A02 B	22-MAY-2006 (Received)
Basement Floor Plan	6116 DWG NO. A03 A	22-MAY-2006 (Received)
Floor Plan	6116 DWG NO. A04 A	22-MAY-2006 (Received)
Roof Plan	6116 DWG NO. A06 A	22-MAY-2006 (Received)
Elevations	6116 DWG NO. A07 A	22-MAY-2006 (Received)
Elevations	6116 DWG NO. A08 A	22-MAY-2006 (Received)
Section	6116 DWG NO. A09 A	22-MAY-2006 (Received)
Section	6116 DWG NO. A10 A	22-MAY-2006 (Received)

ADVICE

Please see the attached document for any advices.

Release

Address of Property: 1051 LYTTON ROAD, MURARRIE QLD 4172

Council File Reference: DRS/USE/H06-939981

Version 1 Page 1

Development and Regulatory Services
Brisbane City Council

Published on DES Disclosure Log
RTI Act 2009

Release



APPROVAL CONDITIONS

Section to Which These Conditions
Relate:

1. Material Change Of Use (Development Permit)

Section Name:

Utility Installation Office**GENERAL/PLANNING REQUIREMENTS**

		TIMING
1) Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).	<p>GUIDELINE This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.</p>	While development is occurring on site and then to be maintained
2) Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.	<p>GUIDELINE This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</p>	Prior to the commencement of the use
3) Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.	<p>GUIDELINE This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.</p>	To be maintained

Release

Address of Property: 1051 LYTTON ROAD, MURARRIE QLD 4172

Council File Reference: DRS/USE/H06-939981

Version 1 Page 2

Development and Regulatory Services

Brisbane City Council

- 4) A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks.

As indicated

GUIDELINE

This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.

MONETARY CONTRIBUTIONS & SECURITIES

	TIMING
<p>5) Pay to Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p>GUIDELINE <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are out standing monies, they must be paid prior to commencement of the use.</i></p>	Prior to the commencement of the use
<p>6) Australia TradeCoast South Infrastructure Charge - Transport.</p> <p>Pay to Council a monetary contribution towards the cost of providing transport infrastructure at the rate specified in the Australia TradeCoast South Infrastructure Charges Plan for Charge Area 4 at the time when payment is made.</p> <p>For the purposes of calculating the charge, the Type of Development is Industrial and the Developable Area is 0.05 hectares (ie 250 sqm gfa / 50% plot ratio).</p> <p>The Charge Rate is 37,498 Infrastructure Charge Units (ICUs) for each Developable Hectare. Upon this basis, the amount payable is assessed at 1,875 ICUs.</p> <p>The value of an ICU is specified in the Fees and Charges, and is adjusted each year. In the 2005/2006 financial year, the value of an ICU is \$1.30.</p> <p>GUIDELINE <i>This condition is imposed to obtain a contribution towards the provision of adequate transport infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.</i></p>	Prior to the commencement of the use

Release

7) Australia TradeCoast South Infrastructure Charge - Community Purposes.

Pay to Council a monetary contribution towards the cost of providing community purposes infrastructure at the rate specified in the Australia TradeCoast South Infrastructure Charges Plan for Charge Area 4 at the time when payment is made.

For the purposes of calculating the charge, the Type of Development is Industrial and the Developable Area is 0.05 hectares (ie 250 sqm gfa / 50% plot ratio).

The Charge Rate is 5,409 Infrastructure Charge Units (ICUs) for each Developable Hectare. Upon this basis, the amount payable is assessed at 270 ICUs.

The value of an ICU is specified in the Fees and Charges, and is adjusted each year. In the 2005/2006 financial year, the value of an ICU is \$1.30.

GUIDELINE

This condition is imposed to obtain a contribution towards the provision of adequate community purposes infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.

Prior to the commencement of the use

POLLUTION**TIMING**

- 8) i)** Stormwater runoff from the operational phase of the development must be treated by a stormwater quality improvement device before discharge to the stormwater system. The Stormwater Quality Improvement Device (SQID) must remove potential pollutants such as silt, sediment, hydrocarbons and litter. This device must be capable of treating flows during at least a Q3 month storm event and have a resultant water quality meeting the criteria of Brisbane City Councils Water Quality Guidelines.
- ii)** Submit certification from an appropriately qualified person that a stormwater quality improvement device/s has been provided on site.
- iii)** The stormwater quality improvement device must be maintained and inspected in accordance with the manufactures specifications and timeframes or when required by site specific circumstances which ever is the sooner.

GUIDELINE

This condition is imposed where stormwater quality may be affected as a result of the development.

Prior to the commencement of the use & then to be maintained

Released

ENGINEERING

	TIMING
<p>9) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.</p> <p>(a) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with Council's <i>Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites</i> and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version);</p> <p>(b) Implement and maintain on-site The ESC Management Plan for the duration of the operational or building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted). The documented ESC Management Plan must be available on-site for inspection by Council Officers during these works.</p> <p>GUIDELINE <i>This condition is utilised where the potential for soil erosion, sediment loss from the site, and environmental impact on waterways is considered to be medium to low. Whilst not requiring submission of detailed information as defined in Council's "Erosion and Sediment Control Standard (Version 8 or later)", the ESC Management Plan must still satisfy the general requirements of this Standard (ie. minimise soil erosion and sediment loss from the site at all times during the works). No formal ESC Program is to be submitted for Council assessment however a copy of the ESC Management Plan is required on-site. Non-compliance may result in prosecution under Environmental Legislation. For any enquiries regarding this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>
<p>10) Undertake the works on the site in accordance with an earthworks plan.</p> <p>(a) The plans are to include:-</p> <ul style="list-style-type: none"> • Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; • Preservation of all drainage structures from the effects of structural loading generated by the earthworks; and • Protection of adjoining properties and roads from ponding or nuisance from stormwater. <p>(b) All fill material placed on the site comprising only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994), noxious, hazardous, deleterious and organic materials. No demolition material is to be used. Suitable fill material is deemed to comply with the requirements of clause 4.3, AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>GUIDELINE <i>This condition is imposed for applications when minor earthworks are proposed in conjunction with a development proposal. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to site works/building works commencing</p>

Releas

Address of Property: 1051 LYTTON ROAD, MURARRIE QLD 4172

Council File Reference: DRS/USE/H06-939981

Version 1 Page 5

Development and Regulatory Services

Brisbane City Council

11) Access, Internal Roadways, Parking & Servicing Areas. Design, construct, and thereafter maintain, rehabilitate or replace the following facilities in accordance with the approved plan(s) of layout.

Prior to the commencement of the use & then to be maintained

(a) The works are to be designed, constructed, maintained, rehabilitate or replaced in accordance with good engineering practices and the following documents:

- 1.0 *The Transport, Access, Parking, and Servicing Planning Scheme Policy (Appendix 2 of the City Plan);*
- 2.0 *The Transport and Traffic Facilities Planning Scheme Policy (Appendix 2 of the City Plan);*
- 3.0 *The Subdivision and Development Guidelines;*
- 4.0 *The Manual of Uniform Traffic Control Devices (MUTCD);*
- 5.0 *Austrroads.*

(b) A Certificate of Completion (as per Appendix B of Part E of the "Subdivision and Development Guidelines") certified by a Registered Professional Engineer of Queensland (RPEQ) is required as proof of compliance with this condition. A copy of the Certificate of Completion is to be forwarded to the Engineering Delegate, Development and Regulatory Services.

NOTE: The design, design documentation, (including the laboratory test results) and the Certificate of Completion are to be forwarded to and retained by the current and future owner(s) as proof of initial compliance with this Condition of Development and to assist in the on-going compliance with this Condition of Development and any future auditing.

(c) Access Driveway.

Obtain access arrangement and crossover approval to Lytton Road frontage from Department of Main Roads.;

(d) Internal Paving.

Construct an appropriate pavement of minimum Type A standard and surface (including associated drainage) to the area on which motor vehicles will be driven and/or parked;

(e) Gradients.

The grades of the driveways and paved areas are to conform to the requirements of the City Plan;

(f) Manoeuvring.

Paved areas, on site for the manoeuvring of a B-Double and for the loading and unloading of the vehicle(s);

(g) Parking.

On site parking for 21 cars and for the loading and unloading of vehicles within the site.

(h) Disability Parking.

1 of the above parking spaces is to be provided for people with disabilities;

(i) Access for visitors.

24 hour unrestricted access for bona fide visitors to any visitor bay;

(j) Refuse storage/collection.

An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site;

(k) Signs and Lines.

The internal paved areas are to be signed and delineated, in accordance with the approved layout and the MUTCD and Austrroads;

(l) Directional visitor sign.

A directional visitor parking sign at the lytton Road frontage of the site adjacent to or clearly visible from the vehicle entrance to the site;

GUIDELINE

The Transport, Access, Parking and Servicing Planning Scheme Policy requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies the detailed design requirements to which development approval relates.

Release

<p>12) Run off from roof and developed surface areas of the site, and any run off onto the site from adjacent areas, are to be collected internally and piped in accordance with Council's "Subdivision and Development Guidelines" to a lawful point of discharge. The works must be completed in accordance with engineering plans.</p> <p>GUIDELINE <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal of stormwater is required by gravity pipeline. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>
<p>13) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater runoff.</p> <p>(a) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the proposed works;</p> <p>(b) Rectify all damage resulting from the ponding of stormwater or nuisance from discharge of stormwater from the site to adjacent properties.</p> <p>GUIDELINE <i>This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p> <p>While site/operational works/building works is occurring</p>
<p>14) Provide electricity services to all lots/units within the development.</p> <p>(a) Provide electricity services to all lots in the development in accordance with the relevant power Authority supply requirements and subject to :</p> <ul style="list-style-type: none"> • Any additional electrical poles needed for supply are located within the development and NOT the road reserve, • Any extensions to the existing electricity mains are to be constructed underground, • If a pole-mounted transformer is required to supplement supply, it is to be located within the frontage of the development. <p>(b) Enter into an agreement with an electricity supplier to provide the service to each lot/dwelling; and</p> <p>(c) Forward a copy of this agreement to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed development requires the provision of electricity services in an existing overhead supply area. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation or Energex (pH: 131 253) regarding electricity supply.</i></p>	<p>Prior to the commencement of the use</p>

Release

Address of Property: 1051 LYTTON ROAD, MURARRIE QLD 4172

Council File Reference: DRS/USE/H06-939981

Version 1 Page 7

Development and Regulatory Services
Brisbane City Council

<p>15) Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development. This includes the relocation of any fire hydrants and valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>(a) Complete the works required by this condition;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to the commencement of the use</p>
<p>16) Provide underground telecommunication services to the proposed development.</p> <p>(a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development; and</p> <p>(b) Forward a copy of the agreement to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure that the provision of essential communication services are provided to the development. For any enquiries about this condition, please contact relevant service carriers regarding communications or Telstra (pH 132 200).</i></p>	<p>Prior to the commencement of the use</p> <p>Prior to undertaking the works</p>
<p>17) Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried in association with the approved development.</p> <p>GUIDELINE <i>The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to the commencement of the use</p>

Release

Address of Property: 1051 LYTTON ROAD, MURARRIE QLD 4172

Council File Reference: DRS/USE/H06-939981

Version 1 Page 8

Development and Regulatory Services

Brisbane City Council

<p>18) Provide a water service with approved Council meter assembly and meter box to the boundary of the development in accordance with Council's "Water and Sewerage Reticulation Standards".</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing service and meter works. (The size of the service shall be determined by the water supply requirement of the proposed development.). Obtain the approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the water main;</p> <p>(c) Such construction is to be to a standard that is satisfactory to be accepted on and off maintenance.</p> <p>(d) If the meters are purchased other than from Council, pay to Council a documentation fee for each water service provided. If the meters are purchased from Council, forward a copy of the receipt of purchase to the Engineering Delegate, Development and Regulatory Services.</p> <p>GUIDELINE This condition is imposed to supply a water service and a meter to a development/Community Title development. The meter should be accessible to BCC employees or agents for the purpose of reading and maintaining the meter. The meter will become and remain property of the BCC. For enquiries regarding this condition, please contact the Engineering Delegate, Development and Regulatory Services.</p>	<p>Prior to undertaking the works</p> <p>Prior to the commencement of the use</p> <p>Prior to the commencement of the use</p>
<p>19) • Submit hydraulic plans to Plumbing Services Group for approval. These plans are to include the private sewer and connection as shown in plans 6116 A01 Rev A and 6116 A02 Rev B, the position of sewer chamber (into which the above sewer is connected), the rising main, the discharge position and structure of the rising main and the sewer that connects to maintenance hole MH23871 located in Lot 2 on SP137108 (alternatively described as 1028 Lytton Road, Murarrie).</p> <p>• Construct private sewer and connection as shown in plans 6116 A01 Rev A and 6116 A02 Rev B.</p>	<p>Prior to the commencement of the use</p>

STANDARD ADVICE

	TIMING
<p>20) All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	<p>As indicated</p>

Releas

<p>21) All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998, requires that an application for registration for the environmentally relevant activity be submitted to the administering authority, Brisbane City Council, in accordance with the Environment Protection Act 1994. If the application for registration is submitted to Brisbane City Council within 10 business days of the development approval, then no fee will be required for the registration.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated
<p>22) The <i>Dangerous Goods Safety Management Regulation 2001</i> requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in <i>Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids</i>.</p> <p>It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to \$1500 for failing to hold a current licence.</p> <p>Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a <i>Licence Information Kit</i> contact the call centre on 3403 8888.</p> <p>Plans and specifications must be lodged for approval by Council's Licensing & Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building approvals. Otherwise, subsequent building modifications may be required to satisfy licence requirements. These can be expensive and will cause delays.</p> <p>Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated
<p>23) Brisbane City Council advise that the Environmental Protection Agency as concurrence agency has imposed the conditions contained in the letter dated 28 March 2006 (approved Document 1).</p>	As indicated

**** End of Package ****

Releas



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: DRS/USE/H06-939981
Our reference: App'n: 2203 Part 4 File No.: BNF14772

INFORMATION LIAISON
ATTACH No. 6149810

EMAILED	☐	CC: Mr Stephen Larter
SCRUTINY	☒	Department of Main Roads
POSTED	☐	PO Box 70
FAXED	☐	SPRING HILL QLD 4004

DOCUMENT 1

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Ms Adrianna Bramley

Re: Application (No. DRS/USE/H06-939981) for development approval for assessable development to be carried out at 1051 Lytton Road, Murarrie (Lot 21 on SP119032).

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

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

The Environmental Protection Agency – Contaminated Land Unit (EPA-CLU), 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.

sch4p4(6) Personal information

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: Department of Main Roads

Council Application Number: DRS/USE/H06-939981

EPA Application Number: 2203 Part 4

Date application received by EPA: 15/03/2006

Relevant Laws and Policies: *Environmental Protection Act 1994*

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

Development Description:

Material Change of Use – Temporary Utility Installation/Office

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):

1051 Lytton Road, Murarrie
(Lot 21 on SP119032)

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

Release

Conditions of the development approval

1. 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 potential environmental harm. The administering authority is to be notified in writing within two (2) business days of detection and advised of appropriate remedial action.
2. Any remedial action is to be developed by an appropriate qualified and experienced person in accordance with Section 381 of the EP Act.

Additional comments or advice about the application

1. 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).
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 prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

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 ~

Release

REAL PROPERTY DESCRIPTION

LOT 21
SP119032
PARISH OF BULIMBA
COUNTY OF STANLEY

22 MAY 2006



LOCALITY MAP
1:5000

LYTTON ROAD

PLAN AND VARY

Putney Rd

PLANS AND DOCUMENTS

Referred to in the

30 JUN 2006

APPROVAL dated

Lytton Rd

LYTTON ROAD

PROPOSED SERVICE
CENTRE BUILDING

pwd carpark

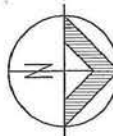
22 TOTAL CARPARKS

PATHWAY

DRIVEWAY

MINIMUM DISTANCE FROM
BOUNDARY 3.000 metres

APPROXIMATE
POSITION OF
WATER MAIN



SITE PLAN
1:1000

RESTRICTED ACCESS
AREA OF SITE UNDER
CONTROL OF BUILDER

AREA OF SITE UNDER
CONTROL OF BUILDER



EXISTING SEWER
CHAMBER

0 25 50 75 100 125
SCALE (m) 1:5000 AT A3

0 5 10 15 20 25
SCALE (m) 1:1000 AT A3

CLIENT DETAILS
CARSON GROUP

21-024

JOB NAME
QUEENSLAND MOTORWAYS
LIMITED SERVICE CENTRE
MURARRIE

REVISION SCHEDULE

REV	DATE	COMMENTS	INITIALS	DATE

DATUM

DESIGNED
DRAWN
CHECKED
APPROVED

sch4p

File A

General notes
1. Copyright in all documents, drawings and in any works executed from them shall remain the property of Tabletop or its creation with Tabletop.
2. Do not scale.
3. Dimensions, levels, etc. to be verified on site prior to the commencement of work.
4. Any discrepancies to be reported to Tabletop for resolution before carrying out the work.



TABLETOP
ARCHITECTS PLANNERS ENGINEERS

Toowoomba
2 Russell Street
Toowoomba Qld 4350
Phone 07 4639 3200
Fax 07 4639 1286
Brisbane
L1, 489 Adelaide Street
Brisbane Qld 4000
Phone 07 3870 5411
Fax 07 3870 5344

DRAWING TITLE
LOCALITY MAP AND
SITE PLAN

DRAWING STATUS
PRELIMINARY

PLOT NUMBER: DATE: 03/05/06

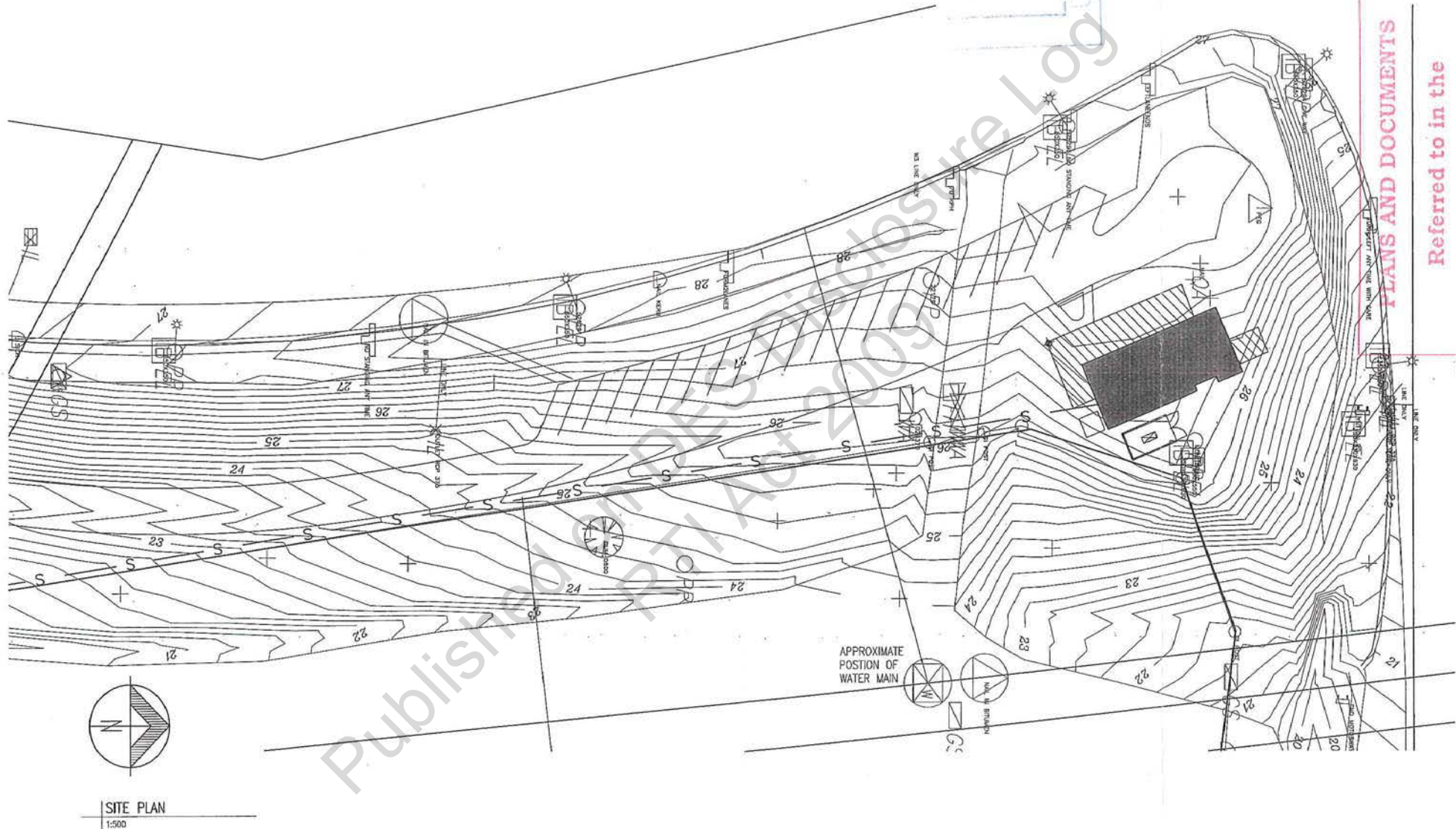
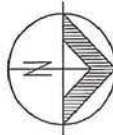
SCALE
VARIES

JOB No. 6116

REV. A01 A

FILED REFERENCE

22 MAY 2006



SITE PLAN
1:500

PLANS AND DOCUMENTS

Referred to in the
APPROVAL dated 30 JUN 2006

CLIENT DETAILS
CARSON GROUP

21-024

JOB NAME
QUEENSLAND MOTORWAYS
LIMITED SERVICE CENTRE
MURARRIE

REVISION SCHEDULE

REV	DATE	COMMENTS
B	17/05/06	UPDATE ROAD & SEWER LINE
A	10/05/06	RAIN WATER DETENTION

DATUM

DESIGNED	sch4
DRAWN	
CHECKED	
APPROVED	
INITIALS	
DATE	

General notes
1. Copyright in all documents, drawings and in any works executed from them shall remain the property of Tabletop or on creation vest with Tabletop.
2. Do not scale.
3. Dimensions, levels, etc. to be verified on site prior to the commencement of work.
4. Discrepancies to be reported to Tabletop for resolution before carrying out the work.

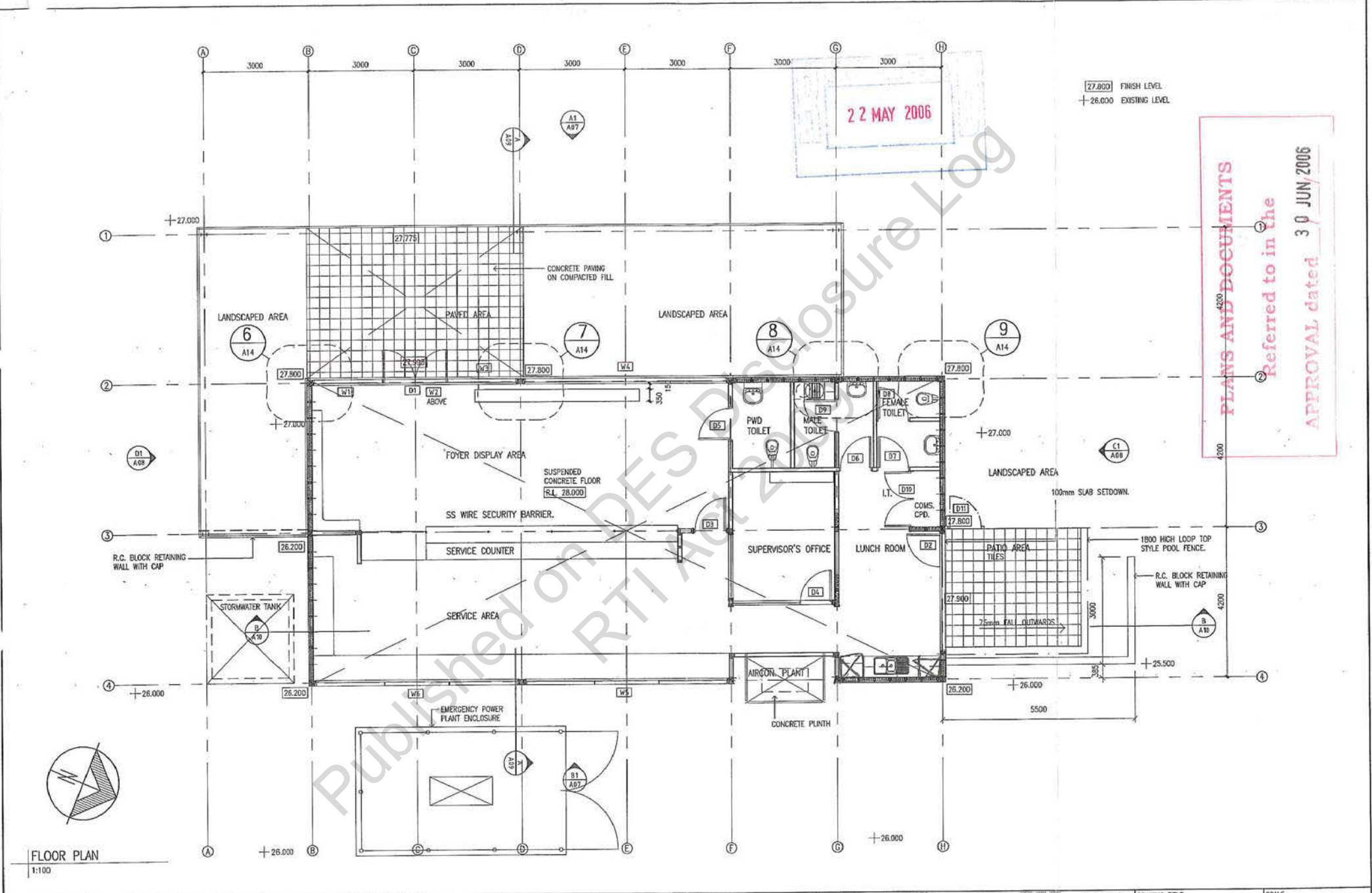
TABLETOP
ARCHITECTS PLANNERS ENGINEERS

Toowoomba
2 Russell Street
Toowoomba Qld 4350
Phone 07 4639 3200
Fax 07 4639 1286
Brisbane
L1, 499 Adelaide Street
Brisbane Qld 4000
Phone 07 3878 5411
Fax 07 3878 5344

DRAWING TITLE
SITE PLAN

DRAWING STATUS
PRELIMINARY

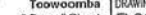
SCALE
0 5 10m
SCALE (m) 1:500 AT A3
JOB No. 6116
REV. A02
REV. B
PLOT NUMBER: 1 DATE: 10/05/06
FILED DETAILS



27.800 FINISH LEVEL
+26.000 EXISTING LEVEL

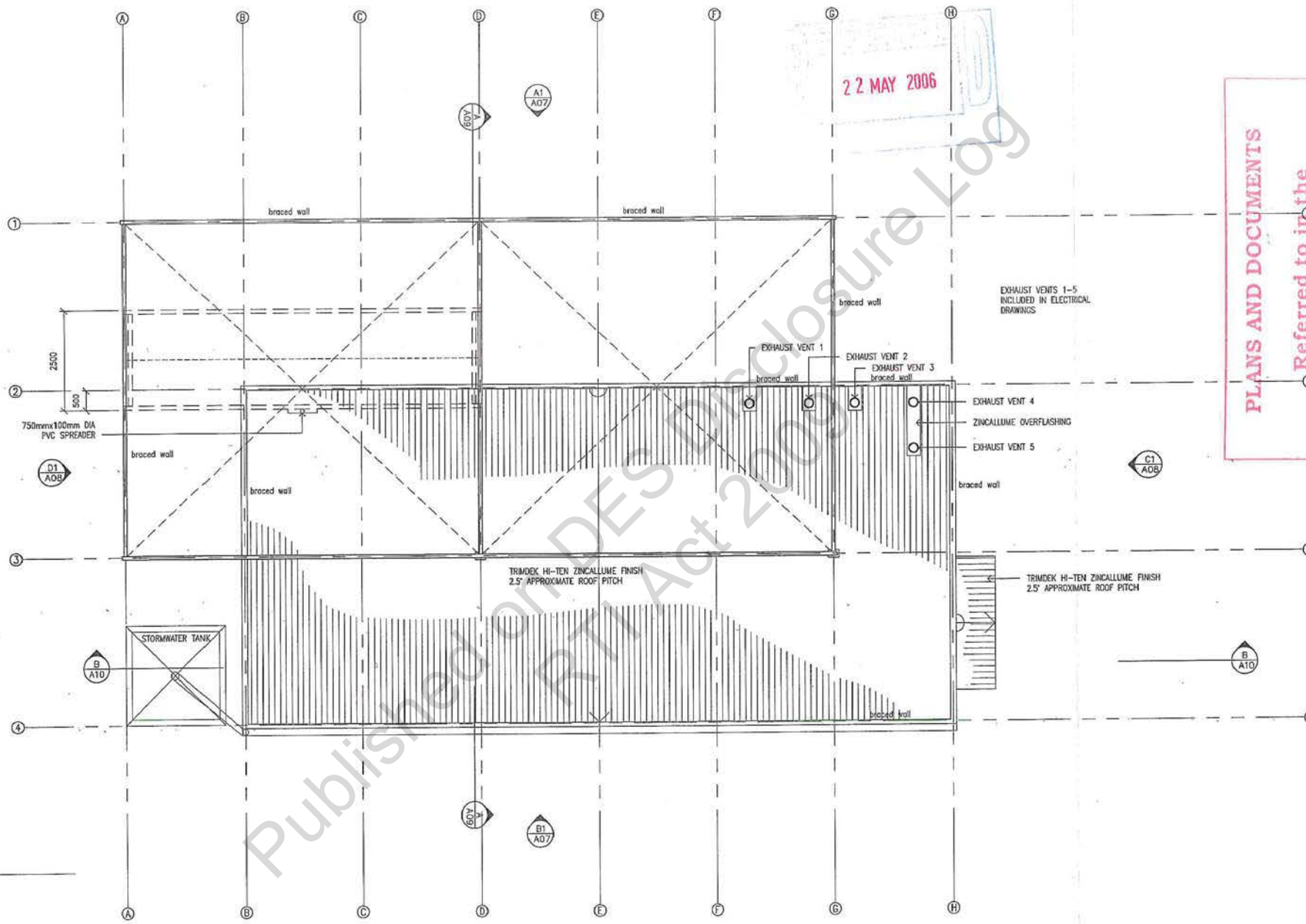
PLANS AND DOCUMENTS
Referred to in the
APPROVAL dated 30 JUN 2006

FLOOR PLAN
1:100

CLIENT DETAILS CARSON GROUP 21-024	JOB NAME QUEENSLAND MOTORWAYS LIMITED SERVICE CENTRE MURARRIE	REVISION SCHEDULE		DATUM		General notes 1. Copyright in all documents, drawings and in any works executed from them shall remain the property of tabletop or on creation vest with Tabletop. 2. Do not scale. 3. Dimensions, levels, etc. to be verified on site prior to the commencement of work. 4. Any discrepancies to be reported to tabletop for resolution before carrying out the work.	 TABLETOP ARCHITECTS PLANNERS ENGINEERS	 Toowoomba 2 Russell Street Toowoomba Qld 4350 Phone 07 4639 3200 Fax 07 4639 1286  Brisbane L1, 409 Adelaide Street Brisbane Qld 4000 Phone 07 3876 5411 Fax 07 3876 5344	 DRAWING TITLE FLOOR PLAN	 SCALE 0 0.5 1.0 1.5 2.0 2.5 SCALE (m) 1:100 AT A3
				DESIGNED	sch4					
				DRAWN						
				CHECKED						
				APPROVED						
A 17/06/05 WINDOW & DOOR N.O.S AND PATIO NOTES		scl	File	REV		DATE	COMMENTS	INITIALS	DATE	

DRAWING STATUS PRELIMINARY		86 of 188	REV. A04 A
PLOT NUMBER: 2	DATE: 17/05/06		

FILED DETAILS: _____



PLANS AND DOCUMENTS
 Referred to in the
 APPROVAL dated 30 JUN 2006

ROOF PLAN
 1:100

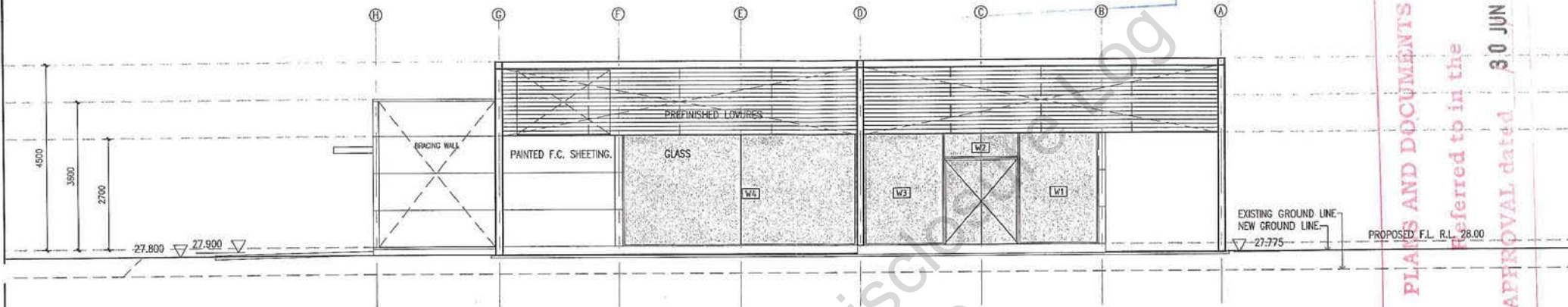
CLIENT DETAILS CARSON GROUP 21-024	JOB NAME QUEENSLAND MOTORWAYS LIMITED SERVICE CENTRE MURARRIE	REVISION SCHEDULE		DATUM DESIGNED sch DRAWN CHECKED APPROVED INITIALS DATE	General notes 1. Copyright in all documents, drawings and in any works executed from them shall remain the property of Tabletop or on creation vest with Tabletop. 2. Do not scale. 3. Dimensions, levels, etc. to be verified on site prior to the commencement of work. 4. Any discrepancies to be reported to Tabletop for resolution before carrying out the work.	TABLETOP ARCHITECTS PLANNERS ENGINEERS	Toowoomba 2 Russell Street Toowoomba Qld 4350 Phone 07 4639 3200 Fax 07 4639 1286 Brisbane L1, 499 Adelaide Street Brisbane Qld 4000 Phone 07 3876 5411 Fax 07 3876 5344	DRAWING TITLE ROOF PLAN		SCALE 0 0.5 1.0 1.5 2.0 2.5 SCALE (m) 1:100 AT A3 JOB No. 6116 DRAWING STATUS PRELIMINARY PLOT NUMBER: DATE: 04/05/06
		A 17/05/05 ADDED WATERTANK & ROOF NOTES						REV DATE COMMENTS INITIALS DATE		

87-9188
 A06
 REV. A

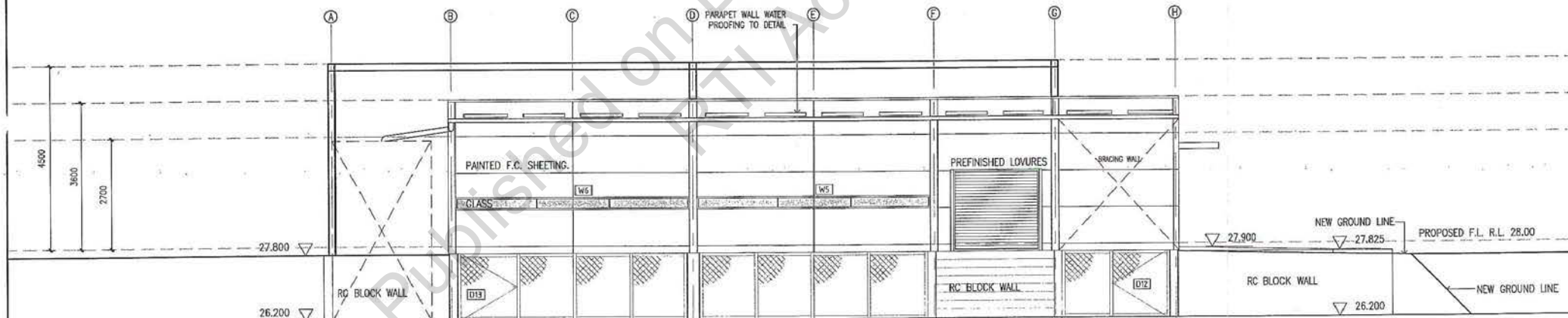
22 MAY 2006

PLANS AND DOCUMENTS

Referred to in the
APPROVAL dated 30 JUN 2006



WEST ELEVATION
1:100



EAST ELEVATION
1:100

CLIENT DETAILS
CARSON GROUP
21-024

JOB NAME
**QUEENSLAND MOTORWAYS
LIMITED SERVICE CENTRE
MURARRIE**

REVISION SCHEDULE			DATUM	
REV	DATE	COMMENTS	INITIALS	DATE
A	18/06/06	UPDATED LEVELS, GUTTER AND BRACING		

DESIGNED

DRAWN

CHECKED

APPROVED

General notes
1. Copyright in all documents, drawings and in any works executed from them shall remain the property of Tabletop or its creation vest with Tabletop.
2. Do not scale.
3. Dimensions, levels, etc. to be verified on site prior to the commencement of work.
4. Any discrepancies to be reported to Tabletop for resolution before carrying out the work.

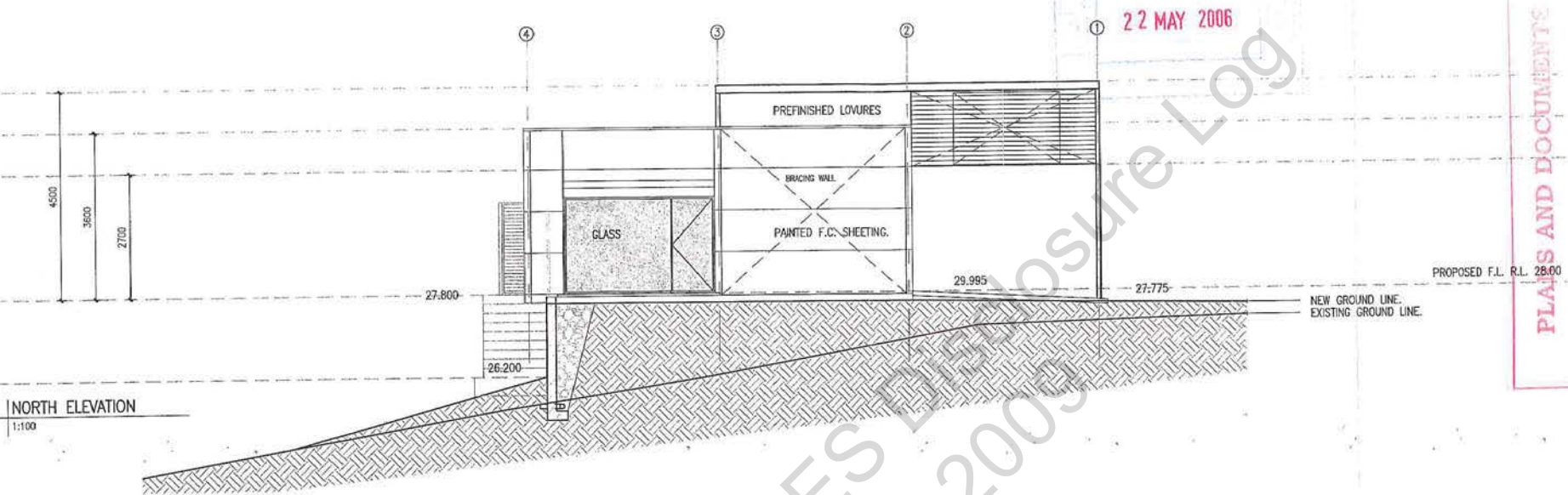
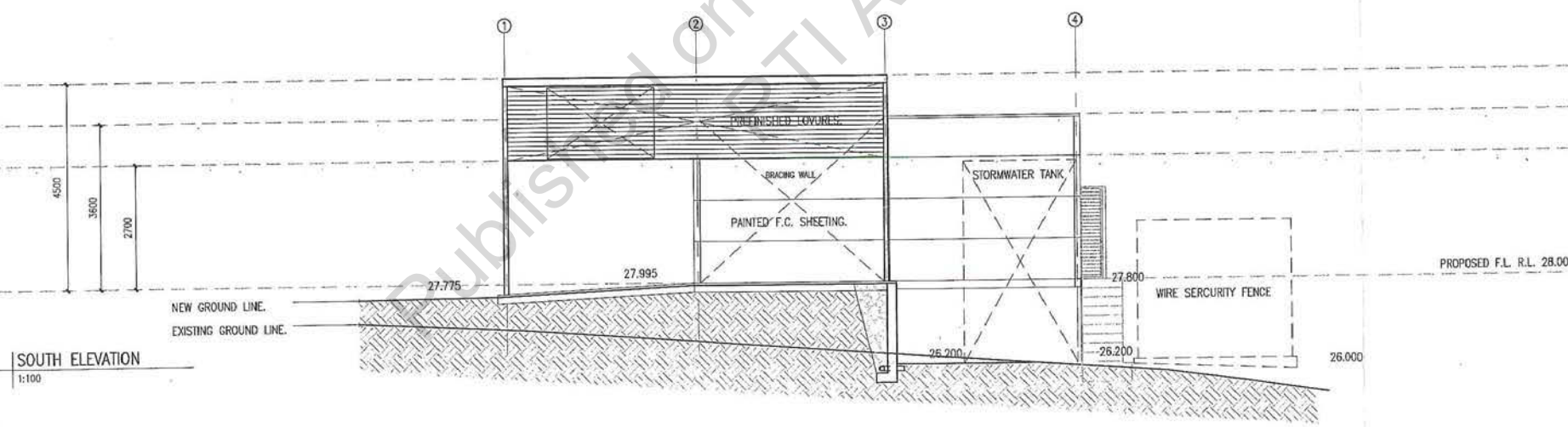
TABLETOP
ARCHITECTS PLANNERS ENGINEERS

Toowoomba
2 Russell Street
Toowoomba Qld 4350
Phone 07 4639 3200
Fax 07 4639 1266
Brisbane
L1, 499 Adelaide Street
Brisbane Qld 4000
Phone 07 3876 5411
Fax 07 3876 5344

DRAWING TITLE
ELEVATIONS

DRAWING STATUS
PRELIMINARY
PLOT NUMBER: DATE: 03/05/06

SCALE
0 0.5 1.0 1.5 2.0 2.5
SCALE (m) 1:100 AT A3
JOB No.
88 of 188 6116
DWG No.
A07
REV.
A



PLANS AND DOCUMENTS
 Referred to in the
 APPROVAL dated 30 JUN 2006

22 MAY 2006

CLIENT DETAILS
CARSON GROUP
 21-024

JOB NAME
**QUEENSLAND MOTORWAYS
 LIMITED SERVICE CENTRE
 MURARIE**

REVISION SCHEDULE			DATUM	
DESIGNED				
DRAWN				
CHECKED				
APPROVED				
REV	DATE	COMMENTS	INITIALS	DATE
A	18/06/05	UPDATED LEVELS & BRACING		

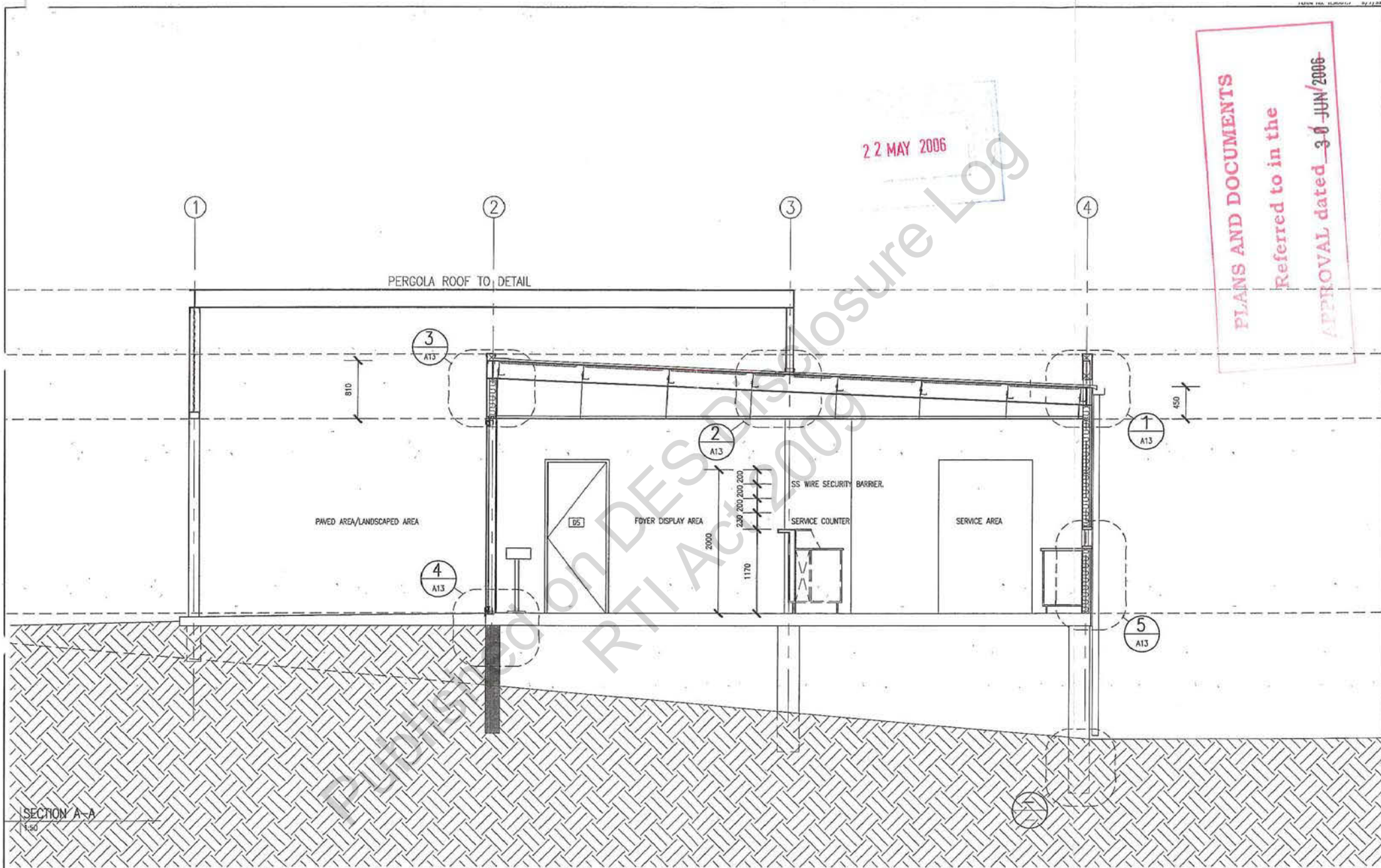
General notes
 1. Copyright in all documents, drawings and in any works executed from them shall remain the property of Tabletop or on creation vest with Tabletop.
 2. Do not scale.
 3. Dimensions, levels, etc. to be verified on site prior to the commencement of work.
 4. Any discrepancies to be reported to Tabletop for resolution before carrying out the work.

TABLETOP
 ARCHITECTS PLANNERS ENGINEERS

Toowoomba
 2 Russell Street
 Toowoomba Qld 4360
 Phone 07 4639 3200
 Fax 07 4639 1286
Brisbane
 L1, 499 Adelaide Street
 Brisbane Qld 4000
 Phone 07 3876 5411
 Fax 07 3876 5344

DRAWING TITLE
ELEVATIONS
 DRAWING STATUS
PRELIMINARY
 PLOT NUMBER: DATE: 03/05/06

SCALE
 0 0.5 1.0 1.5 2.0 2.5
 SCALE (m) 1:100 AT A3
 JOB No.
 89 of 188 6116
 DWG No.
 A08
 REV.
 A



22 MAY 2006

PLANS AND DOCUMENTS
Referred to in the
APPROVAL dated 30 JUN 2006

SECTION A-A

CLIENT DETAILS
CARSON GROUP

21-024

JOB NAME
QUEENSLAND MOTORWAYS
LIMITED SERVICE CENTRE
MURARRIE

REVISION SCHEDULE

REV	DATE	COMMENTS
A	18/05/06	

DATUM

DESIGNED	sch4
DRAWN	
CHECKED	
APPROVED	
INITIALS	DATE

General notes
1. Copyright in all documents, drawings and in any works executed from them shall remain the property of Tabletop or on creation vest with Tabletop.
2. Do not scale.
3. Dimensions, levels, etc. to be verified on site prior to the commencement of work.
4. Any discrepancies to be reported to Tabletop for resolution before carrying out the work.

TABLETOP
ARCHITECTS PLANNERS ENGINEERS

Toowoomba
2 Russell Street
Toowoomba Qld 4350
Phone 07 4639 3200
Fax 07 4639 1286
Brisbane
L1, 499 Adelaide Street
Brisbane Qld 4000
Phone 07 3876 5411
Fax 07 3876 5344

DRAWING TITLE
SECTION

DRAWING STATUS
PRELIMINARY
PLOT NUMBER: 2 DATE: 18/05/06

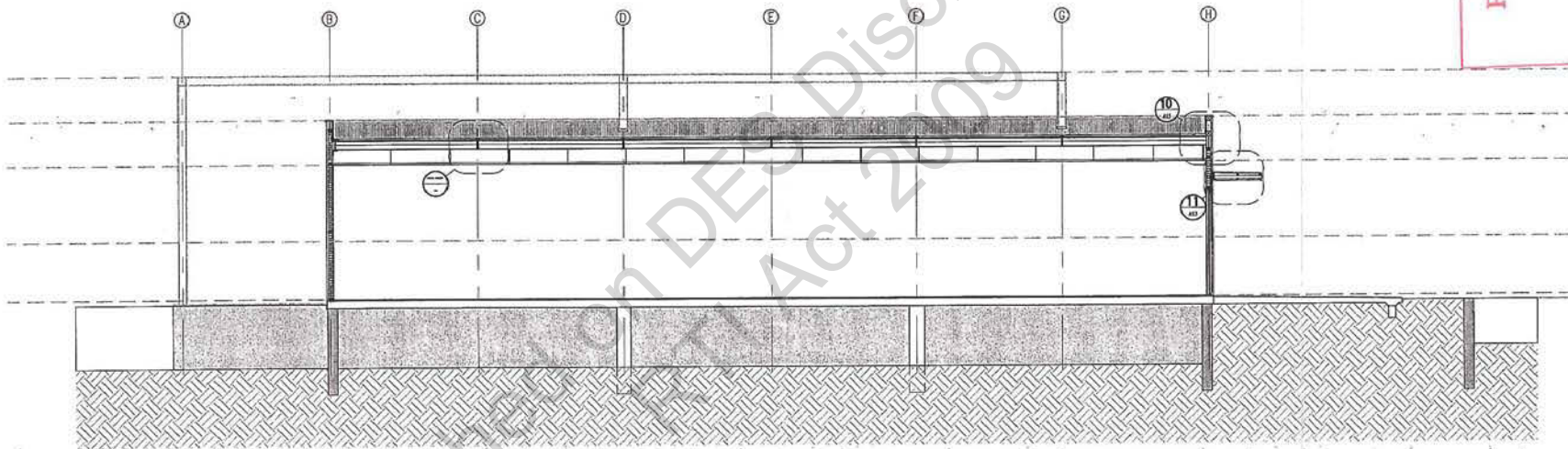
SCALE
0 0.25 0.5 0.75 1.0 1.25
SCALE (m) 1:50 At A3
JOB No. 6116
REV. A09 A

22 MAY 2006

PLANS AND DOCUMENTS

Referred to in the

APPROVAL dated 30 JUN 2006



SECTION B-B

1:50

CLIENT DETAILS
CARSON GROUP
21-024

JOB NAME
QUEENSLAND MOTORWAYS
LIMITED SERVICE CENTRE
MURARRIE

REVISION SCHEDULE			DATUM	
REV	DATE	COMMENTS	INITIALS	DATE
A	18/05/06			

General notes
1. Copyright in all documents, drawings and in any works executed from them shall remain the property of Tabletop or an creation vest with Tabletop.
2. Do not scale.
3. Dimensions, levels, etc. to be verified on site prior to the commencement of work.
4. Any discrepancies to be reported to Tabletop for resolution before carrying out the work.



Toowoomba
2 Russell Street
Toowoomba Qld 4350
Phone 07 4639 3200
Fax 07 4639 1286
Brisbane
11,499 Adelaide Street
Brisbane Qld 4000
Phone 07 3876 5411
Fax 07 3876 5344

DRAWING TITLE
SECTION
DRAWING STATUS
PRELIMINARY
PLOT NUMBER: 2 DATE: 18/05/06

SCALE
0 0.5 1.0 1.5 2.0 2.5
SCALE (m) 1:100 At A3
JOB No. 6116
DWG No. A10
REV. A

Environmental Site Assessment

Location:

**1051 Lytton Road
Lytton, Queensland
(OTEK Job No: B95C104)**

Prepared for:

**Queensland Department of Transport
Spring Hill, Queensland**

Date Prepared:

22 August 1995

Published on DES Disclosure Log
RTI Act 2009

Environmental Professionals

Environmental Site Assessment

**1051 Lytton Road
Murarrie, Queensland**

Prepared for:

Queensland Department of Transport
4th Floor, 477 Boundary Road
Spring Hill, Queensland 4001

Prepared by:

OTEK Australia Pty Ltd
Suite 26, 500 Seventeen Mile Rocks Road
Seventeen Mile Rocks, Queensland 4073
Ph (07) 3279 5266, Fax (07) 3279 5377

22 August 1995

sch4p4(6) Personal information

Project Manager

sch4p4(6) Personal information

National Operations Manager

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Purpose	1
1.2	Scope	1
2.0	BACKGROUND INFORMATION	2
2.1	Physiography	2
2.2	Regional Geology And Hydrogeology	3
2.3	Former Site Processes	4
3.0	SITE INVESTIGATION	4
3.1	Aerial Photograph Review	5
3.2	Property Title Review	5
3.3	Site Walkover	6
3.4	Soil Boring Program	7
3.5	Sludge And Water Sampling	8
4.0	ANALYTICAL LABORATORY TESTING	8
5.0	SITE CONDITIONS	9
5.1	The Settlement Ponds	10
5.2	The Former UST Area	10
5.3	Imported Fill Material	11
6.0	CONCLUSIONS	11
7.0	LIMITATIONS	12

TABLES

TABLE

Analytical Summary - Soil Samples (BTEX, TPH, PAH)	1
Analytical Summary - Soil & Sludge Samples (Metals, pH, Pesticides)	2
Analytical Summary - Water Samples (pH, BOD, Pesticides)	3

FIGURES

FIGURE

Regional Map	1
Site Map	2
Lot On Plan Overlay	3
Sampling Locations	4
UST Soil Boring Locations	5

APPENDICES

APPENDIX

Current And Historical Property Titles	A
Photograph Log	B
Soil Boring Program	C
Analytical Data	D

Release

1.0 INTRODUCTION

The Queensland Department of Transport (Queensland Transport) is considering the purchase of a parcel of land located at 1051 Lytton Road in Murrarie, Queensland. The property was formerly utilised as a K.R. Darling Downs smallgoods processing facility. A natural oxbow lake is located adjacent to the main factory complex and a series of primary and secondary settlement ponds for solid and liquid wastes were located within the oxbow. One petrol Underground Storage Tank (UST) and an Aboveground Storage Tank (AST) were formerly utilised at the site. The general location of the site is indicated on the Regional Map (Figure 1). The site layout, with respect to the surrounding area, is shown on Figure 2, The Site Map.

1.1 PURPOSE

OTEK Australia Pty Ltd (OTEK) was retained by Queensland Transport to perform an Environmental Site Assessment (ESA) to determine if potential contamination exists at the property based on current and past site activities.

1.2 SCOPE

OTEK performed the following activities during the ESA:

- Conducted research pertaining to local and regional geology and hydrogeology;
- Reviewed property title records to establish the history of the property;
- Reviewed historical aerial photographs to evaluate historical land use;
- Critiqued adjacent land use for potential sources of contamination;
- Performed a thorough site walkover inspection;
- Conducted a soil boring program at the property consisting of five soil borings in the vicinity of the former UST and five borings at selected locations near the factory buildings and settlement ponds;

Release

- Obtained sludge samples from the primary and secondary settlement ponds;
- Obtained water samples from the oxbow lake;
- Submitted soil boring, sludge and water samples for selective analytical laboratory testing of likely contaminants;
- Developed conclusions concerning the presence and type of impact, and the potential sources of contamination at the site.

2.0 BACKGROUND INFORMATION

OTEK obtained background information to evaluate site conditions and potential effects that site operations may have had on the environment. This information is detailed in the following sections.

2.1 PHYSIOGRAPHY

The site is located at 1051 Lytton Road in Murrarie, Queensland. The property is comprised of Lot 1 on RP 213298 (Volume 8077, Folio 25), Lot 2 on RP 200927 (Vol. 8077, Fol. 24), Lot 2 on RP 12651 (Vol. 1493, Fol. 226), Lot 376 on S31312 (Vol. 1493, Fol. 224), Lot 579 on SL11471 and Lot 3 on RP 200927. A lot on plan overlay is included as Figure 3. The property is located within the County Of Stanley, Parish of Bulimba, in the City of Brisbane and encompasses an area of 49.46 hectares.

Lot 1 on RP 213298 (19.5ha) is currently zoned 'Noxious, Offensive and Hazardous'. The remaining lots (29.95ha) are zoned 'Open Space'. Australian Map Grid co-ordinates for the site are 511150 metres east and 6963350 metres north (Brisbane Topographic Map, Sheet 9543-III, 1:50,000).

The site is bound by Lytton Road to the west and Bulimba Creek to the north, east and south. Vacant swampy land and industrial properties, including an animal skin treatment facility, border the southern property boundary. Lingren Pty Ltd, a butchers supplier, operates north of the property boundary. Surrounding property uses include residential properties north-east of Bulimba Creek, Hemmant Park east of Bulimba Creek and industrial properties to west across

Release

Lytton Road. A natural ox-bow lake connected to Bulimba Creek is located in the middle portion of the property. The Lota Branch of Queensland Railway crosses through the southern and eastern portions of the property. Doboy Station is situated on the line in the central southern portion of the site. The site layout, with respect to the surrounding area is shown on Figure 2.

Land on the eastern portion of the property is comprised of the relatively flat low-lying flood plains of Bulimba Creek and has a surface elevation of 1.5 to 5 metres above sea level. A hill rises from approximately 5 metres to 25 metres above sea level from the middle portion of the site west towards Lytton Road. The ground surface in the vicinity of the factory buildings is surfaced with concrete. Bitumen car parks are located to the north of the main access road leading to the factory buildings. The remainder of the site is covered with grass or vegetation. Surface run off is generally directed towards the east.

2.2 REGIONAL GEOLOGY AND HYDROGEOLOGY

Three distinct geologic units are recognised at the site. The oxbow lake portion of the site is located on Quaternary-aged linear depressions consisting of mud and clay. The low lying land surrounding the oxbow is comprised of Quaternary undifferentiated coastal plain deposits consisting of mud, sand, silt, clay and gravel. The western portion of the site is located upon Triassic-aged Tingalpa Formation consisting of siltstone, shale and thin coal seams (Brisbane Geology Map, Sheet 9543, 1:100,000).

Land in the centre of, and surrounding, the oxbow lake has been elevated approximately 0.5 to 1.0 metre with imported fill material. The factory buildings also appear to have been constructed on land elevated approximately 1.0 metre.

Groundwater in the region is of moderate quality (500-1500 mg/L TDS) suitable for most purposes but of marginal quality for human consumption and low salt tolerant crops. Bore yields in the region are typically low at <5 Litres per second (L/sec) (Groundwater Resources of Queensland, Mines Department State Series: Map 4, 1:250,000). Groundwater was not encountered during the soil boring program (maximum depth into natural soil was 0.5 metre).

Release

Groundwater on the eastern low-lying portion of the site is expected to be relatively shallow. The oxbow lake connects to Bulimba Creek to the north of the site. Bulimba Creek borders the eastern property boundary and becomes Aquarium Passage approximately 400 metres north-west of the site.

2.3 FORMER SITE PROCESSES

K.R. Darling Downs formerly operated an abattoir, beef and pork processing plant and cannery at the property. The animals were transported to the site by rail and transferred to holding yards adjacent to the abattoir. No dipping or other form of pest control was used on the animals at the site.

Solid wastes generated from the abattoir (blood, bone, fat and offal) were rendered at the site until the early 1980's, after which time the wastes were transported to the adjacent A.J. Bush and Sons Pty Ltd property for rendering. Liquid wastes from the abattoir were piped to the primary settlement ponds adjacent to the oxbow lake. Here, gross solids were removed by a primary screen and the resulting liquid was discharged into the secondary aerobic/anaerobic settlement ponds. The lake itself was isolated from Bulimba Creek and utilised as an overflow pond. The locations of these settlement ponds are shown on Figure 2.

Several chemicals associated with the meat processing plant and sterilising of equipment were utilised at the site. These chemicals were stored in a centralised secure area surfaced with concrete. No chemicals are currently stored at the site.

3.0 SITE INVESTIGATION

In order to understand current and previous site conditions and usage, OTEK's site investigation consisted of thorough background data accumulation (including air photograph and property title reviews), a site walkover, sludge sampling and a soil boring program. The following sections describe these activities and introduce the results.

Release

3.1 AERIAL PHOTOGRAPH REVIEW

OTEK reviewed various historical aerial photographs in an attempt to ascertain the property development during various periods of time. Aerial photographs from 1946, 1964, 1972, 1983 and 1991 were reviewed. Based on these photographs, the property appears to have been developed as a factory in 1946. Several large buildings and warehouses were present and two large tanks are obvious west of the buildings. The oxbow lake is heavily vegetated and land in the middle of the lake and on the eastern portion of the site is cleared of vegetation.

By 1964 the large rectangular secondary settlement pond and two small primary settlement ponds are obvious on the land within the oxbow lake and a land bridge has been constructed over the lake. The lake itself remained heavily vegetated. Several additional structures were noted in the factory complex and holding pens had been constructed adjacent to the north-west of the factory buildings.

In 1972, the oxbow lake was cleared and widened. The factory buildings and surrounding properties do not appear to have changed significantly.

The photographs viewed from 1983 and 1991 show that the oxbow lake, settlement ponds and factory buildings have changed very little over this time. The lake was completely sealed off from Bulimba Creek by 1983. The western portion of the property has been cleared and vacant since 1946.

3.2 PROPERTY TITLE REVIEW

The majority of the property was purchased by the Darling Downs Co-operative Bacon Company Ltd in 1929 and transferred to the Darling Downs Co-operative Bacon Association in 1960. The oxbow lake was purchased by the Darling Downs Co-operative Bacon Association Ltd in 1966 for use as a settling pond for factory effluent. Various easements were burdened to the South East Queensland Electricity Board, The Queensland Electricity Generating Board, Queensland Electricity Commission, Associated Pipelines Limited and The Commissioner for Railways. The current and historical property titles are included as Appendix A. The previous property owners are summarised below:

Release

LOT ON PLAN	SITE OWNER	DATE	LAND USE
Lot 1 RP 213298	Birt and Company Limited	1921-1929	Factory
	Darling Downs Co-operative Bacon Company Limited	1929-1960	Abattoir & Meat Processing Factory
	Darling Downs Co-operative Bacon Association Limited	1960-present	Abattoir & Meat Processing Factory
Lot 2 RP 200927	Birt and Company Limited	1921-1929	Factory
	Darling Downs Co-operative Bacon Company Limited	1929-1960	Abattoir & Meat Processing Factory
	Darling Downs Co-operative Bacon Association Limited	1960-present	Abattoir & Meat Processing Factory
Lot 2 RP 12651	William Forrest & Peter MacPherson	1894-1901	Private
	Christoph, Jacob & Christian Walmann	1901-1903	Private
	J.H. Giddies, Birt & Company Limited	1903-1921	Unknown
	Birt and Company Limited	1921-1929	Factory
	Darling Downs Co-operative Bacon Company Limited	1929-1960	Abattoir & Meat Processing Factory
	Darling Downs Co-operative Bacon Association Limited	1960-present	Abattoir & Meat Processing Factory
Lot 376 S 31312	Birt and Company Limited	1921-1929	Factory
	Darling Downs Co-operative Bacon Company Limited	1929-1960	Abattoir & Meat Processing Factory
	Darling Downs Co-operative Bacon Association Limited	1960-present	Abattoir & Meat Processing Factory
Lot 579 SL 11471	Darling Downs Co-operative Bacon Association Limited	1966-present	Abattoir & Meat Processing Factory

3.3 SITE WALKOVER

On 3 August 1995, OTEK personnel visited the property to perform a site walkover. Photographs documenting current site conditions are included as Appendix B. The locations of the features described below are shown on Figure 2.

Release

The factory complex has been abandoned and is currently not utilised for any purpose. A building on the eastern-most side of the complex has been demolished. The remainder of the factory buildings are standing but in disrepair.

The site of the former petrol UST and bowser was located on the eastern side of the complex. The exact location of the former AST could not be found, however the general area was fully surfaced with concrete.

The holding yards and loading dock were located adjacent to the north-west section of the factory complex. Two large concrete tanks were located adjacent to the yards.

Building materials and rubbish, including concrete, tyres, wood, drums and soil, has been dumped on the southern side of the oxbow lake and on the bitumen car parks adjacent to the northern property boundary. Whilst at the property, building contractors and Queensland Rail were observed dumping materials at the site.

The oxbow lake was approximately at half capacity at the time of the inspection. Algae and scum was present in water at the edges of the lake with clearer water towards the centre of the lake. A small quantity of water was pooled at the southern end of the large rectangular secondary settlement pond. The other secondary pond and two primary ponds appeared dry, however, closer inspection revealed a layer of dry sludge crust approximately 0.2 metres thick overlying approximately 1.0 metre of water and sludge.

The western portion of the site was grassed and vacant. The section of the property south of the rail line was partially cleared and partially natural low-lying vegetated swampy land.

3.4 SOIL BORING PROGRAM

Physical assessment of the subsurface soils at the site was achieved by conducting a soil boring program on 3 August, 1995. The soil boring program provided the stratigraphic information necessary for the evaluation of shallow geologic and hydrogeologic conditions at the site. Five soil borings (B-1 to B-5) were drilled during this phase of the assessment. The locations of these soil borings are shown on Figure 4. The depths of the soil borings are shown on the soil boring logs included as Appendix C.

Release

OTEK personnel returned to the site on 10 August, 1995 specifically to advance soil borings in the vicinity of the former petrol UST and bowser. Five soil borings (B-6 to B-10) were drilled in this area as several were terminated at shallow depths due to concrete obstructions. The locations of these soil borings are shown on Figure 5.

All of the soil borings were advanced with a 100mm solid flight auger mounted on a Digga drilling rig. Soil was sampled at one-half metre intervals utilising auger sample recovery techniques.

The soil boring program allowed the visual identification of the subsurface strata and detection for volatile organic compounds within the subsurface soils. Samples were obtained from different depths and strata to obtain information about fill material and natural soils at the site. Appendix C contains details pertaining to the soil boring program and the associated soil boring logs.

3.5 SLUDGE AND WATER SAMPLING

On 4 August 1995, OTEK personnel obtained five sludge samples (S-1 to S-5) from the primary and secondary settlement ponds within the oxbow lake. The surface of the ponds consisted of dry sludge material floating on approximately one metre of water and sludge. The samples were obtained from the sludge layer below the water as this is the likely settling area for heavy metals and contaminants. The sludge samples were obtained with a clean, disposable, teflon bailer.

Water samples (W-1 and W-2) were obtained from water on either side of the land bridge across the oxbow lake. Sample W-1 was obtained in relatively clear water from the western side of the land bridge, whilst W-2 was obtained from murky water on the eastern side of the lake. The samples were obtained with a clean, disposable, teflon bailer.

4.0 ANALYTICAL LABORATORY TESTING

A total of eight soil, five sludge and two water samples were obtained at the site and submitted for analytical testing. The samples were obtained in the field by the OTEK scientist on 3, 4 and 10 August 1995, sealed in laboratory prepared jars, placed on ice

Release

and transferred to the laboratory using chain-of-custody documentation and procedures. All analytical laboratory testing was performed by Australian Laboratory Services (ALS) of Stafford, Queensland (NATA approved).

The soil samples were analysed selectively for metals (arsenic, chromium, copper and lead); Benzene, Toluene, Ethyl-benzene and total Xylenes (BTEX); Total Petroleum Hydrocarbons (TPH); Polycyclic Aromatic Hydrocarbons (PAH) and Organochlorine/Organophosphorus (OC/OP) Pesticides.

The sludge samples were all analysed for metals (arsenic, chromium, copper and lead) and pH. Selected sludge samples were also analysed for OC/OP Pesticides.

Soil and sludge sample metal analyses were performed utilising ALS Method Code EG-005T-SS. BTEX and TPH analyses were performed utilising ALS Method Codes EP-080-SS and EP-071-SS, respectively. ALS Method Code EP-075B-SS was utilised for PAH analyses, whilst Method Codes EP-067A-SS and EP-067B-SS were used for the determination of pesticide concentrations.

The water samples were analysed for Biochemical Oxygen Demand (BOD), OC/OP Pesticides and pH. BOD and pH analyses were performed utilising ALS Method Codes EP-030 and EA-005, respectively. Pesticide analyses utilised ALS Method Codes EP-067A-WS and EP-067B-WS.

The analytical results are for the soil, sludge and water samples are summarised in Tables 1 to 3 and the analytical data, as presented by ALS, is included as Appendix D.

5.0 SITE CONDITIONS

The activities performed by OTEK provide a basis with which to evaluate contamination in the surface and subsurface soils at the site. The primary possible sources of contamination identified at the site were the primary and secondary settlement ponds, the former petrol UST and the imported fill material covering much of the eastern portion of the site. The following sections describe OTEK's findings at the time of the ESA.

Release

5.1 THE SETTLEMENT PONDS

Sludge Samples S-1 to S-5 were all found to contain concentrations of copper in excess of Queensland Department of Environment and Heritage (QDEH) Criteria. Soil Boring Samples B-1,S-2 and B-2,S-3, obtained from adjacent to the ponds, did not contain elevated copper concentrations, indicating that the levels encountered in the ponds are well above natural background levels. Arsenic, chromium and lead concentrations in the sludge samples were detected in all of the sludge samples, however, they were all below QDEH Criteria.

pH levels for all sludge samples, with the exception of Sample S-4, were relatively neutral (between 6 and 8). Sample S-4 was found to be slightly acidic at 5.5. No pesticide concentrations were detected in the samples analysed (S-1, S-2 and S-5). These results are summarised on Table 2 and the complete analytical data is included as Appendix D.

The water samples obtained from clear and murky water in the oxbow lake were found to have significantly different BODs. The BOD for Sample W-1 (obtained in the clear water) was typical for a lagoon of this nature. Sample W-2 (from the murky water) had a relatively high BOD of 110 mg/L and a relatively neutral pH. No pesticide concentrations were detected in either of the water samples. These results are summarised in Table 3.

5.2 THE FORMER UST AREA

Slight to moderate hydrocarbon odours were noted during field screening of soils in Soil Boring B-10 and slight odours were detected in Soil Boring B-6. Analytical testing of samples from these soil borings confirmed the presence of low to moderate concentrations of hydrocarbons.

Light-fraction TPH concentrations in excess of QDEH Criteria were detected in Sample B-10,S-4 obtained at a depth of 2.0 metres in the vicinity of the former UST. TPH levels in Sample B-10,S-3, obtained from 1.5 metres depth in the same soil boring, were found to be below QDEH Criteria. Middle and light-fraction TPH concentrations were also detected in Sample B-6,S-3, however these levels were below QDEH Criteria. BTEX concentrations in all of the UST area soil boring samples were below laboratory detection

Release

limits. Lead was detected in all of the samples, however the levels were below QDEH Criteria. These results are summarised in Tables 1 and 2, and the data in full is included as Appendix D.

5.3 **IMPORTED FILL MATERIAL**

Black ash fill material was encountered from the surface to 0.5 metres depth in Soil Borings B-1 and B-3 advanced adjacent to the oxbow lake. This ash material is common in the area and is believed to have originated at the nearby Bulimba Power Station. Brown to orange silty clay and gravel fill was also encountered in Soil Borings B-2 and B-4 to a depth of 1.0 metre. The source of this soil fill material is unknown.

Metal concentrations in all of the soil boring fill and natural soil samples were below QDEH Criteria. No PAH was detected in ash fill Samples B-1,S-2 and B-3,S-2. Pesticide concentrations were below laboratory detection limits in Sample B-5,S-2, obtained from natural soil near the animal holding yards and loading dock. These results are summarised in Tables 1 and 2. The complete analytical data is included as Appendix D.

6.0 **CONCLUSIONS**

Based on OTEK's Environmental Site Assessment the following conclusions can be derived:

- The property is currently vacant with disused buildings and former settlement lagoons still present on site. The site is not used for any purpose;
- The site was previously utilised as a K.R. Darling Downs abattoir and meat processing plant since 1929. Prior to this, the property was utilised as a factory site by Birt and Company Limited from 1921 to 1929;
- A factory complex, holding yards, oxbow lake, settlement ponds, petrol UST and AST were formerly utilised at the site;
- The eastern low-lying portion of the site is elevated with imported ash and silty clay fill material to 0.5 to 1.0 metre depth;

Released

- Three principal areas were identified as potential sources of contamination: the settlement ponds, the UST area and the imported fill;
- Analytical testing of sludge samples obtained from the settlement ponds indicated copper concentrations in excess of QDEH Criteria. Arsenic, chromium, lead and pesticide concentrations in the sludge samples were below QDEH Criteria;
- No pesticides were detected in water samples obtained from the oxbow lake. BOD levels were relatively high in Sample W-2 and the pH was relatively neutral;
- Light-fraction TPH concentrations in excess of QDEH Criteria were detected in Sample B-10,S-4 obtained in the vicinity of the former UST. TPH, BTEX and lead in this sample and others obtained in this area were below QDEH Criteria;
- Metal, pesticide and PAH concentrations in the imported fill samples were below laboratory detection limits or QDEH Criteria;
- No significant off-site sources of contamination were noted.

The results of this ESA indicate that elevated copper concentrations are present in sludge from the base of both the primary and secondary settlement ponds. Water is pooled above this sludge layer and beneath a dried floating sludge layer (likely composed of fats, etc..) in the ponds. The remediation of this portion of the site will probably require de-watering of the settlement ponds and proper disposal of the copper impacted sludge layer beneath and any associated impacted water.

In addition, hydrocarbon impacted soil has been identified in the vicinity of the former UST excavation. OTEK estimates that 50 to 75m³ of readily remediated hydrocarbon impacted soil exists in this area. The imported ash and soil fill over the eastern portion of the site does not appear to be an environmental threat.

Released

7.0 LIMITATIONS

Conclusions in this report are based on site conditions which existed at the time of the site assessment and on the assumption that the observed conditions are representative throughout the site. If different subsurface conditions from those observed at the time of the site assessment are observed, or appear to be present, OTEK should be advised promptly so that a review of these conditions may be performed. A re-evaluation of conclusions will be prepared where necessary.

This report has been prepared for the exclusive use of The Queensland Department of Transport as part of the Environmental Site Assessment performed at the parcel of land located at 1051 Lytton Road in Murrarie, Queensland. OTEK has used a degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended.

Release

TABLE 1
ANALYTICAL SUMMARY - SOIL SAMPLES (BTEX, TPH, PAH)
QUEENSLAND DEPARTMENT OF TRANSPORT
FORMER K.R. DARLING DOWNS FACILITY
1051 LYTTON ROAD - MURARRIE, QUEENSLAND

Sample ID and Depth (m)	Sample Date	BTEX				TPH				PAH (mg/kg)
		Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Xylenes (mg/kg)	C ₆ -C ₉ (mg/kg)	C ₁₀ -C ₁₄ (mg/kg)	C ₁₅ -C ₂₈ (mg/kg)	C ₂₉ -C ₃₆ (mg/kg)	
B-1,S-2 (0.5)	03/08/95	-	-	-	-	-	-	-	-	<LOR
B-2 (0.5)	03/08/95	-	-	-	-	-	-	-	-	<LOR
B-6,S-3 (1.5)	10/08/95	<0.2	<0.2	<0.2	<0.4	3	<50	105	<100	-
B-10,S-3 (1.5)	10/08/95	<0.2	<0.2	<0.2	<0.4	12	<50	<100	<100	-
B-10,S-4 (2.0)	10/08/95	<0.2	<0.2	<0.2	<0.4	211	218	<100	<100	-
QDEH Criteria		1	7	7	7	100	100	1000	1000	20
Method Detection Limits		0.2	0.2	0.2	0.4	2	50	100	100	1
Laboratory Methodology		EP-080-SS				EP-071-SS				EP-075B-SS

Notes:

- Sample ID" : B-#,S-# denotes soil sample obtained from a soil boring.
- "-" denotes sample not analysed.
- "<LOR" denotes less than laboratory Level Of Reporting
- QDEH Criteria as stated in Guidelines for the Assessment of Contaminated Land in Queensland (CHEM Unit, January 1992).
- Shaded where in excess of QDEH Criteria.

Released

TABLE 2
ANALYTICAL SUMMARY - SOIL & SLUDGE SAMPLES (Metals, pH, Pesticides)
QUEENSLAND DEPARTMENT OF TRANSPORT
FORMER K.R. DARLING DOWNS FACILITY
1051 LYTTON ROAD - MURARRIE, QUEENSLAND

Sample ID	Matrix	Sample Depth (m)	Sample Date	Metals				pH	OC/OP Pesticides (mg/kg)
				As (mg/kg)	Cr (mg/kg)	Cu (mg/kg)	Pb (mg/kg)		
B-1,S-2	Soil	0.5	03/08/95	2	7	18	11	-	-
B-2,S-3	Soil	1	03/08/95	8	36	15	14	-	-
B-3,S-2	Soil	0.5	03/08/95	4	5	26	8	-	-
B-4,S-3	Soil	1	03/08/95	6	11	6	13	-	-
B-5,S-2	Soil	0.5	03/08/95	2	8	5	13	-	<LOR
B-6,S-3	Soil	1.5	10/08/95	-	-	-	67	-	-
B-10,S-3	Soil	1.5	10/08/95	-	-	-	7	-	-
B-10,S-4	Soil	2	10/08/95	-	-	-	19	-	-
S-1	Sludge	0.1	04/08/95	6	32	111	54	7	<LOR
S-2	Sludge	0.1	04/08/95	<5	21	104	45	6.3	<LOR
S-3	Sludge	0.1	04/08/95	11	37	104	44	7.1	-
S-4	Sludge	0.1	04/08/95	11	40	135	58	5.5	-
S-5	Sludge	0.1	04/08/95	9	40	264	113	6.3	<LOR
QDEH Criteria				20	50	60	300	6 - 8	20
Method Detection Limits				1	1	1	1	0.1	0.1 - 0.3
Laboratory Methodology				EG-005T				EA-002	EP-067A-SS EP-067B-SS

Notes:

- "Sample ID" : B-#,S-# denotes soil sample obtained from a soil boring, S-# denotes discrete surface soil/sludge sample.
- "-" denotes sample not analysed.
- "<LOR" denotes less than laboratory Level Of Reporting.
- QDEH Criteria as stated in Guidelines for the Assessment of Contaminated Land in Queensland CHEM Unit, January 1992.

Shaded where in excess of QDEH Criteria.

Release

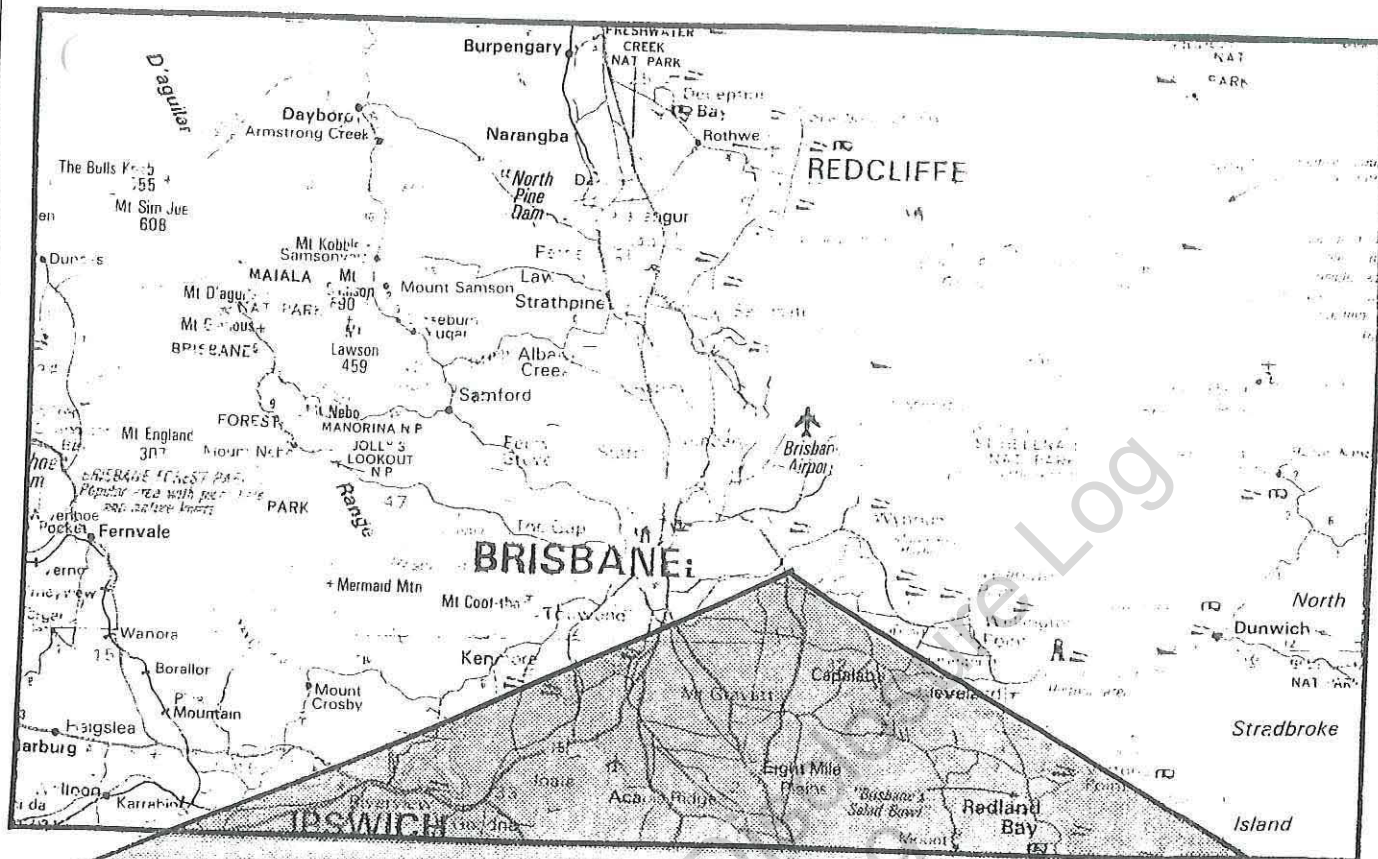
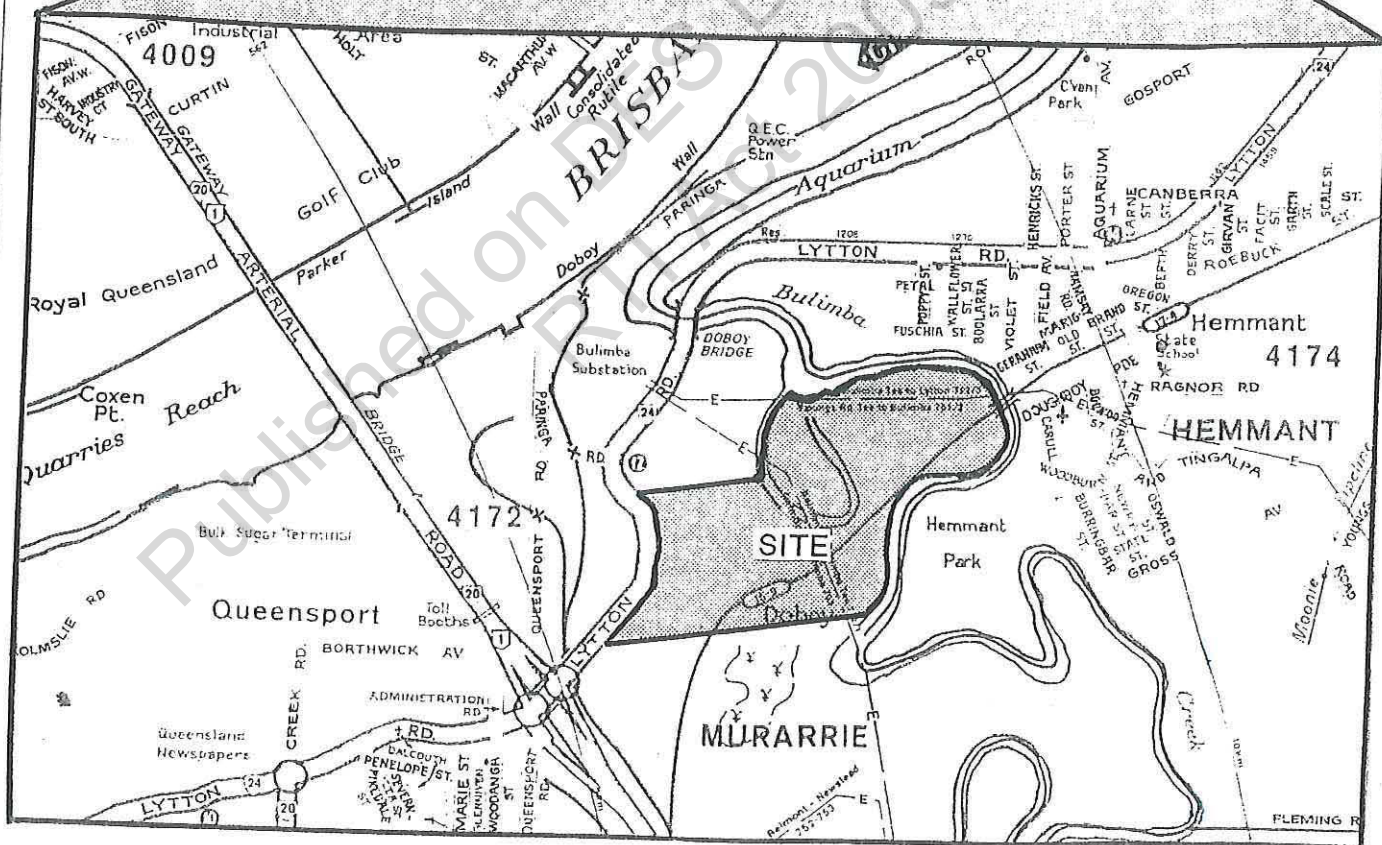
TABLE 3
ANALYTICAL SUMMARY - WATER SAMPLES (pH, BOD, Pesticides)
QUEENSLAND DEPARTMENT OF TRANSPORT
FORMER K.R. DARLING DOWNS FACILITY
1051 LYTTON ROAD - MURARRIE, QUEENSLAND

Sample ID	Date Sample Obtained	pH	Biochemical Oxygen Demand (mg/L)	OC/OP Pesticides (ug/L)
W-1	09/06/95	-	24	<LOR
W-2	09/06/95	8.38	110	<LOR
Method Detection Limits		0.01	2	0.5
Laboratory Methodology		EA-005	EP-030	EP-067A-WS EP-067B-WS

Notes:

- "Sample ID " denotes W-# denotes water sample number.
- "<LOR" denotes below laboratory Level Of Reporting.
- "-" denotes sample not analysed.

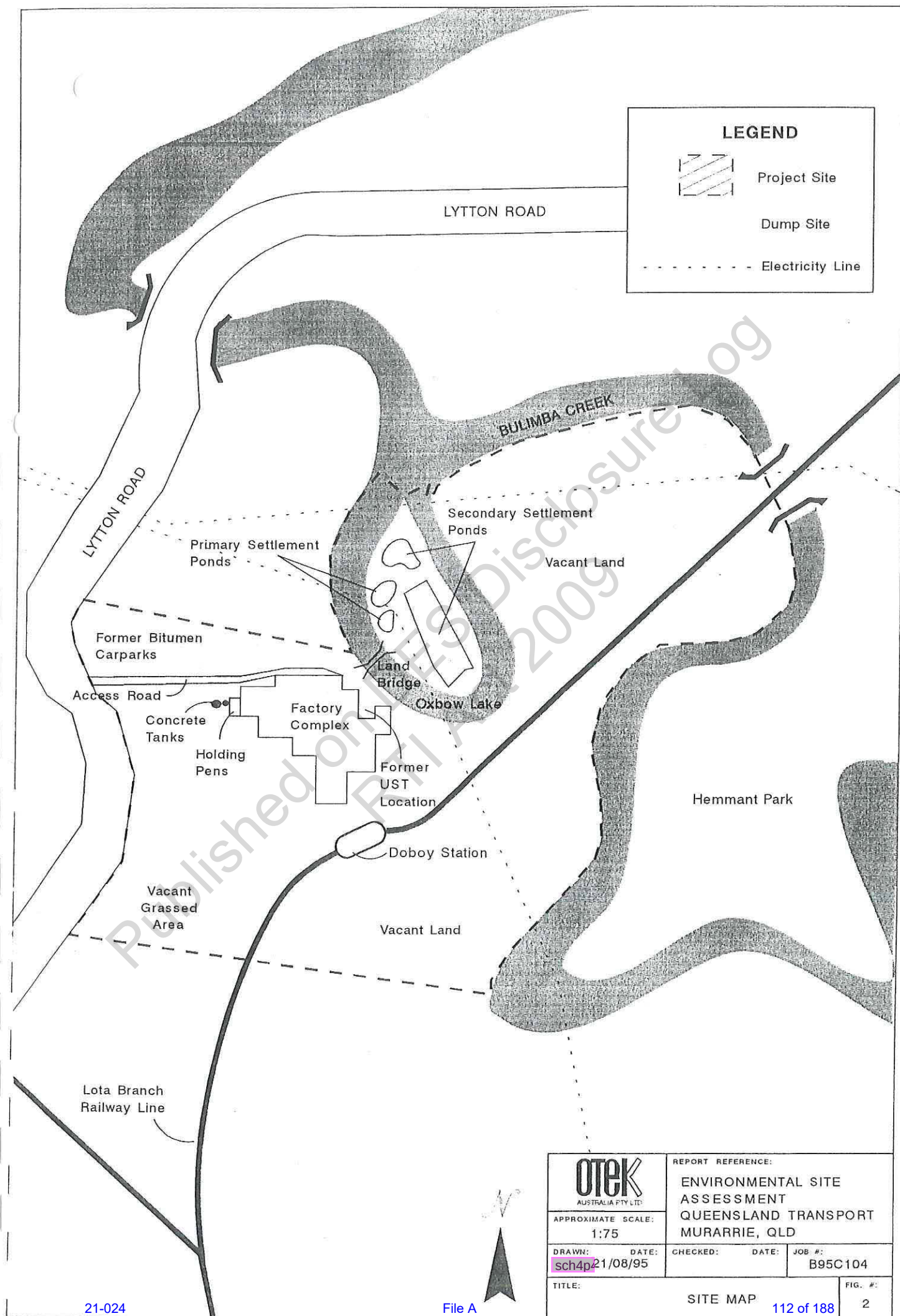
Released

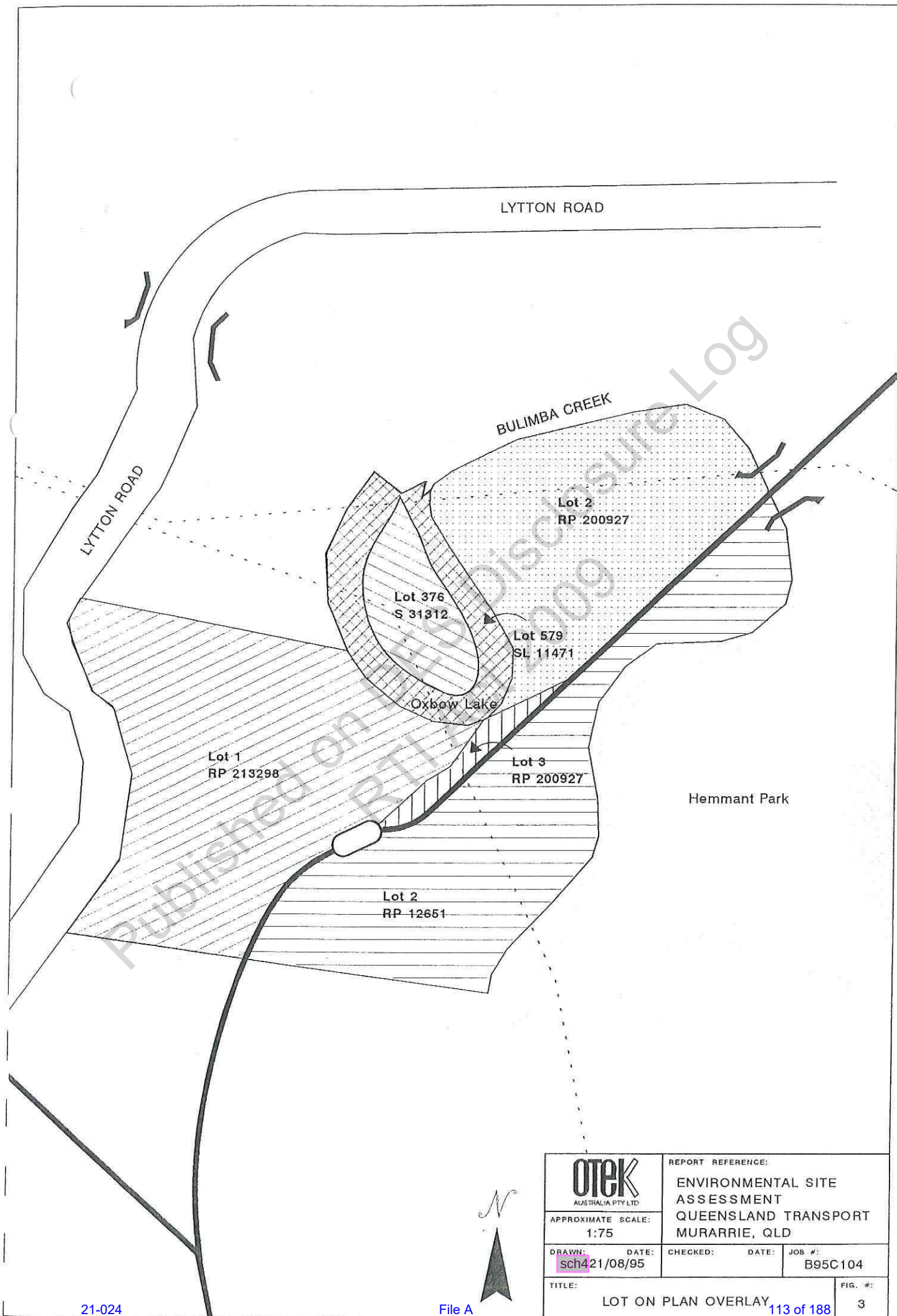


SOUTH-EAST QUEENSLAND TOURIST MAP

Scale 1:500 000
Sunmap Queensland Series
Map 2

OTek <small>AUTISTALIA 1996</small>		REPORT REFERENCE ENVIRONMENTAL SITE ASSESSMENT QUEENSLAND TRANSPORT MURARRIE, QLD	
SCALE 1:500 000		CHECKED	DATE
DRAWN sch4p	DATE 11/08/95	JOB # B95C104	
TITLE REGIONAL MAP		FIG. # 111 of 188	FIG. # 1



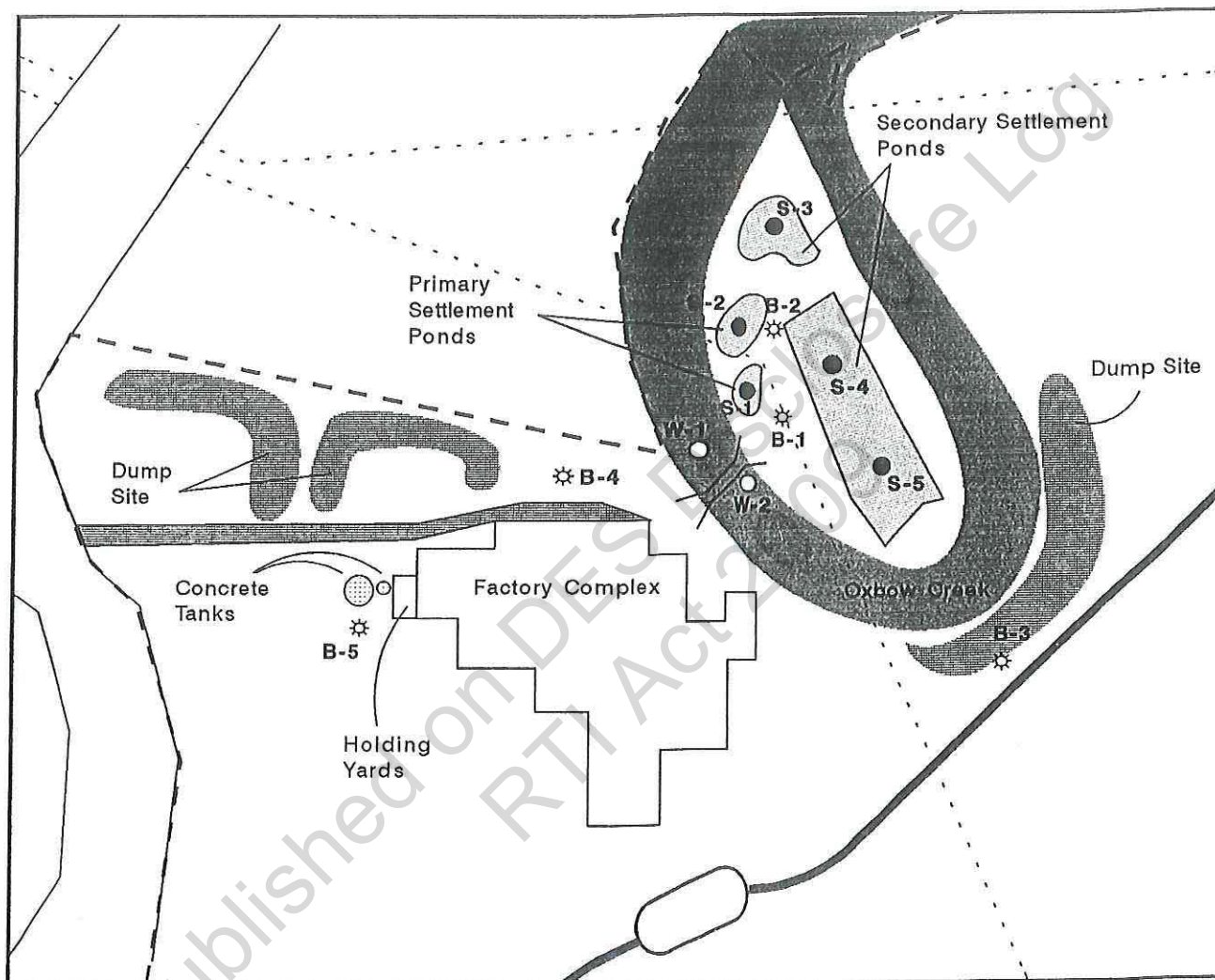


21-024

File A

OTek AUSTRALIA PTY LTD		REPORT REFERENCE:	
APPROXIMATE SCALE: 1:75		ENVIRONMENTAL SITE ASSESSMENT QUEENSLAND TRANSPORT MURARRIE, QLD	
DRAWN: sch4	DATE: 21/08/95	CHECKED:	DATE:
		JOB #:	B95C104
TITLE: LOT ON PLAN OVERLAY			FIG. #: 3

113 of 188



LEGEND

- ⊗ B-# Soil Boring Location
- S-# Sludge Sample Location
- W-# Water Sample Location



OTek <small>AUSTRALIA PTY LTD</small>		REPORT REFERENCE:		
		ENVIRONMENTAL SITE ASSESSMENT QUEENSLAND TRANSPORT MURARRIE, QLD		
APPROXIMATE SCALE: NOT TO SCALE		DATE:	CHECKED:	JOB #:
DRAWN: sch4		1/08/95		B95C104
TITLE:				FIG. #:
SAMPLING LOCATIONS				4

to Land Bridge and
Settlement Ponds

Trees and Shubs

Former UST and Bowser Location

B-9

B-10

Concrete

Concrete
(Former Building)

Building
Stumps

B-7

B-6

B-8

Earth/Grass Surface

Main Factory
Building Complex

Concrete

Former Office Building

21-024

File A

OTek AUSTRALIA PTY LTD		REPORT REFERENCE:	
APPROXIMATE SCALE: 1:75		ENVIRONMENTAL SITE ASSESSMENT QUEENSLAND TRANSPORT MURARRIE, QLD	
DRAWN: sch4	DATE: 21/08/95	CHECKED:	DATE:
		JOB #: B95C104	
TITLE: UST SOIL BORING LOCATION			FIG. #: 5

15 of 188

**APPENDIX A
CURRENT AND HISTORICAL PROPERTY TITLES**

Published on DES Disclosure Log
RTI Act 2009

Release

CERTIFICATE OF TITLE

Page 1)

41299

Dealing No.: K344314J

Vol. 8077 Fol. 25

QUEENSLAND



Previous Title:
Vol. 6557 Fol. 88

Issued: 20 December, 1990

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

Witness:

Registrar of Titles.



ESTATE AND LAND

Estate in Fee Simple in Lot 1 on RP213298 County of Stanley Parish of Bulimba City of Brisbane
Containing 19.5 hectares

FIRST SCHEDULE

DARLING DOWNS CO-OPERATIVE BACON ASSOCIATION LIMITED

SECOND SCHEDULE

- Rights and interests reserved to the Crown by Deed of Grant dated 22 Jul 1853 (Por 12).
- Easement by Resumption No. A122805 over Easement A on RP 48082 is taken by The Commissioner for Railways Produced 15 May 1930 Registered 27 May 1930.
 - Mortgage No. D29319 to The National Bank of Australasia Limited Produced 23 Jul 1963 Registered 30 Jul 1963.
 - Easement No. D527045 to Lot 3 on RP 106596 and Portions 436 and 437 over Easement F on RP 108200 Produced 22 Nov 1967 Registered 13 Dec 1967.
 - Easement No. E840311 to Associated Pipelines Limited over Easement C on RP 123055 Produced 27 Sep 1974 Registered 2 Oct 1974.
 - Easement No. H143227 to The Queensland Electricity Generating Board and The South East Queensland Electricity Board over Easement H on RP 184563 Produced 1 Dec 1983 Registered 23 Nov 1984.
 - Request to Vest No. H777030 Easement No. H143227 is vested in Queensland Electricity Commission and The South East Queensland Electricity Board Produced 17 Dec 1985 Registered 19 Jun 1986.
 - Easement No. H885004 to Lot 1 on RP 133960 over Easement D on RP 175937 Produced 23 May 1986 Registered 12 Nov 1986.

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

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

Release

CERTIFICATE OF TITLE

Page 1)

41282
Dealing No.: K344314J

Vol. 8077 Fol. 24

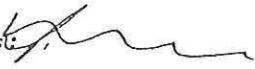
QUEENSLAND



Previous Title:
Vol. 6557 Fol. 88

Issued: 20 December, 1990

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

Witness: 


Registrar of Titles.



ESTATE AND LAND

Estate in Fee Simple in Lot 2 on RP200927 County of Stanley Parish of Bulimba City of Brisbane
Containing 10.8388 hectares

FIRST SCHEDULE

DARLING DOWNS CO-OPERATIVE BACON ASSOCIATION LIMITED

SECOND SCHEDULE

1. Rights and interests reserved to the Crown by Deed of Grant dated 22 Jul 1853 (Por 12).
2. Mortgage No. D29319 to The National Bank of Australasia Limited Produced 23 Jul 1963 Registered 30 Jul 1963.
3. Easement No. H143227 to The Queensland Electricity Generating Board and The South East Queensland Electricity Board over Easement H on RP 184563 Produced 1 Dec 1983 Registered 23 Nov 1984.
4. Request to Vest No. H777030 Easement No. H143227 is vested in Queensland Electricity Commission and The South East Queensland Electricity Board Produced 17 Dec 1985 Registered 19 Jun 1986.
5. Easement No. J156051M to Queensland Electricity Commission over Easement J on RP 194576 Produced 17 Jun 1987 Registered 20 Oct 1987.

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

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

Release

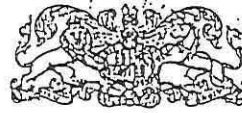
(C)

QUEENSLAND

No. 267234

REFERENCE TO PREVIOUS

VOL. 126 FOLIO 41



REGISTER BOOK, VOL. 1493 FOLIO 324

RIRT and COMPANY LIMITED

of _____ pursuant to Memorandum
of Request No. 210509 received the twenty first day of July 1921, is now
seized _____ of an Estate in Fee-simple, subject nevertheless to such encumbrances, liens, and interests
as are by memorandum notified hercon, in All that piece of Land situated in the County of Stanley
Parish of Bulimba
containing Eight acres two rods

more or less, as shown on the Plan hercon, and therein edged red, Being Portion 376 Being an island in
Bulimba Creek situated between portions 11 and 12

which said piece of Land is the whole of the portion marked 376 delineated in the Public Map
of the said Parish deposited in the Office of the Surveyor-General, originally granted by Deed of Grant
No. 21231 to Charles Stratford.

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

In Witness whereof, I have hereunto signed my name and affixed my seal, this First
day of August One thousand nine hundred and twenty one

Signed, Sealed, and Delivered, the
day of August 1921, in presence of

Parish of Bulimba



Released

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

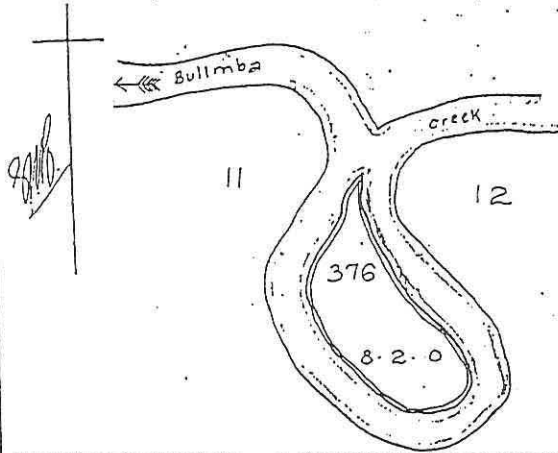
IN WITNESS whereof, I have hereunto signed my name and affixed my seal, this 28th
day of August One thousand nine hundred and twenty one

Signed, Sealed, and Delivered, the
day of August 1921, in presence of

Thurwell
Parish of Bulimba



Brayfield
REGISTRAR OF TITLES.



PURSUANT to Memo. of TRANSFER No. 99952 produced
28 Aug 1921 at 3.8 p.m. registered 27 Aug 1921
Darling Downs Co-operative Bacon Company
Limited

is now SEISED of an Estate IN FEE
SIMPLE in the WHOLE of the within Land.

Alex. M. Boyd
REGISTRAR OF TITLES.



PURSUANT to Memo. of TRANSFER No. 943878 produced
25 June 1920 Noon registered 24 Sep 1920
Birt and Company Limited

is now SEISED of an Estate IN FEE
SIMPLE in the WHOLE of the within Land.

Brayfield
REGISTRAR OF TITLES.



Scale, 10 chains per inch.

60
943878
29-6-25
19-7-25

60
99952

No B761454 In pursuance of request and of documentary evidence produced 16 Aug 1960 at 9.25am, registered 16 Aug 1960, the name of the registered proprietor is changed and shall henceforth be read and taken as Barling Bownd Co-operative Bacon Association Limited

Thomson
REGISTRAR OF TITLES



No B840759 By Plan Cat. No. 97312 part of the within land is subdivided surveyed for easement purposes only Produced 8 June 1961 at 3.5pm Registered 3 Oct 1961

Thomson
REGISTRAR OF TITLES



No B840760 ENCUMBRANCE. Transfer to The Southern Electricity Authority of Queensland of an EASEMENT (Electricity purposes) over 3 ads 24 lchs 24 ins of the within land produced 8 June 1961 at 3.5pm, registered 3 Oct 1961

Thomson
REGISTRAR OF TITLES



No D29319 Bill of Mortgage
21-024 of Antastasia Limited

THE DESCRIPTION OF THE WITHIN LAND IS CONVERTED TO LOT 376

ON REGISTERED PLAN No. S31312

16 OCT 1986

REGISTRAR OF TITLES

EASEMENT No. 1143222 is vested in Queensland Electricity Commission and the South East Queensland Electricity Board No. 1177030 PRODUCED 17 Dec 1985

REGD

Chang
REGISTRAR OF TITLES



Plan
B840759
(97312)
S.A.B.C (Cmts)

Coe
B. 510760

ms
D29319

ms
13/6/86

File A

Released

Certif

(C)

REFERENCE TO PREVIOUS

VOL. 1617 FOLIO 125

of Request No. 210509 of an Estate in as are by memorandum notified hereon, in 2 Parish of Bulimba containing seventy six acres two roods

more or less, as shown on the Plan hereon, at subdivision A of subdivision 2 of of the Registrar of Titles Brisbane which said piece of land is part of the said Parish deposited in the No. dated 20th July 1957 to

Saving Always to the Crown all the rights a

In Witness whereof, I have here day of August One thou

Signed, Sealed, and Delivered, the day of August 1921 in

121 of 188

prec d 8 1983 5f
 REGISTRAR OF TITLES
 REGISTRAR OF TITLES
 REGISTRAR OF TITLES

No. D29319 Bill of Mortgage
 to The National Bank of Australasia Limited
 Produced 23 July 1983 at 9:21 a.m.
 Registered 30 July 1983
 REGISTRAR OF TITLES

Easement B 840.760 is vested in
 The Queensland Electricity Generating
 Board and The South East Queensland
 Electricity Board
 No. G 615788 PRODUCED 12 Jan 1982
 at 3-01 a.m. REGD. 120 APR 1982
 REGISTRAR OF TITLES

TRANSFER to the Queensland Electricity Generating Board and
 The South East Queensland Electricity Board of an
 Easement
 No. H 143222 PRODUCED 1 Dec 1983
 REGD. 22 NOV 1984
 ACTING REGISTRAR OF TITLES

mtg
 D29319

Pls 10/18
 15431
 (102671)

102671
 102671

Reg Dist
 G 615788
 Dist/Eas H 143221
 Eas H 143222

H 143222
 H 143222

No. dated 22nd July 1983

Saving Always to the C all the right

IN WITNESS whereof, I have
 day of August One

Signed, Sealed, and Delivered, the
 day of August 1983

PURSUANT to Memo of Transfer
 20 June 1983
 Birt and Company

SIMPLE in the WHOLE of the within L

PURSUANT to Memo of Transfer
 28 Aug 1983 at 3:30 p.m.
 Darling Downs Co-operative
 Company Limited

SIMPLE in the WHOLE of the within L

Scale, chains per inch.
 Alex

Release



QUEENSLAND

Lease for Special Purposes, under Section 203(a) of
"The Land Acts, 1962 to 1967," and Section 80 of
"The Harbours Acts, 1955 to 1966"

Elizabeth the Second, by the Grace of God, of the United Kingdom, Australia, and Her
other Realms and Territories, Queen, Head of the Commonwealth, Defender of the Faith

To All to whom these Presents shall come, Greeting:

Whereas DARLING DOWNS CO-OPERATIVE BACON ASSOCIATION LIMITED

has pursuant to Section 80 of "The Harbours Acts, 1955 to 1966," made application for a lease under the provisions of Section 203(a) of "The Land Acts, 1962 to 1967" (hereinafter referred to as "the said Acts") and the said Section 80 of "The Harbours Acts, 1955 to 1966" of the Land hereinafter described and being Land lying below highwater mark the limits of a harbour: AND WHEREAS the Governor of Our State of Queensland with the advice of the Executive Council thereof has upon the joint recommendation of the Minister administering "The Queensland Marine Acts, 1958 to 1963" and the Minister for Lands of Our said State granted such application, and has agreed to issue a Lease of the said Land in Our name for the term, at the rent, and upon and subject to the conditions hereinafter mentioned: NOW KNOW YE that in consideration of the premises, and of the rent, reservations, and conditions hereinafter reserved and contained, WE, in pursuance of the said Acts and the said Section 80 of "The Harbours Acts, 1955 to 1966," DO HEREBY

for Us, Our Heirs and Successors, Demise and Lease without competition unto the said

DARLING DOWNS CO-OPERATIVE BACON ASSOCIATION LIMITED

(hereinafter with its Successors in title designated "the Lessee"), and its lawful

Assigns, for Business (Settling Pond) purposes, ALL that parcel of Land lying below highwater mark the limits of the harbour of particularly described

in the First Schedule endorsed on these Presents TO HOLD the same unto the Lessee and its lawful Assigns for and during the term of Thirty

years, to be computed from the First day of August One thousand nine hundred

and sixty-six with, under and subject to the terms, conditions, provisions, exceptions, reservations, provisoes, penalties, and forfeitures hereunder particularly mentioned or referred to, or contained in or prescribed by the said Acts and to the conditions, reservations, and provisoes in "The Harbours Acts, 1955 to 1966," "The Queensland Marine Acts, 1958 to 1963," "The Mining on Private Land Acts, 1909 to 1965," and "The Petroleum Acts, 1923 to 1962," or any Regulations made or which may hereafter be made under the aforesaid Acts or any of them: YIELDING AND PAYING unto Us, Our Heirs and Successors, subject to the provisions of the said Acts for the first period of ten years of the said term the yearly rent of Six dollars and for the remaining two periods of ten years each, such yearly rent as shall be determined by the Land Court.

STAMP DUTIES OFFICE
045854 27 APR 1967

such rent to be paid at the Office in Brisbane of the Department of Lands, or at any District Land Office, in Our said State, or at such other place as may from time to time be appointed by the Governor of Our said State in Council, on or before the First day of January in each and every year of the said term: AND it is HEREBY EXPRESSLY DECLARED AND AGREED that the Lessee shall not in any way assign or sublet the said Land, or any part thereof, or grant to any person the right of occupation or tenancy to, over, or upon the said Land, or any part thereof or of any structure or building erected thereon, without the consent of the Minister for Lands for the time being of Our said State first had and obtained: AND IT IS ALSO DECLARED AND AGREED and these Presents are upon the express condition that the Lease hereby granted shall be

Releas

subject to the conditions set forth in the Second Schedule endorsed hereon: AND that if the Lessee make default in payment of the rent hereby reserved, or any part thereof, at the times and in the manner herein prescribed, or fail to observe and perform the terms, stipulations, agreements, and conditions herein and in the Second Schedule contained or referred to, or any of them, then, and in such case, this Lease shall be liable to be forfeited. AND WE DO HEREBY RESERVE unto Us, Our Heirs and Successors, the full and free right to take and remove any Indigenous timber growing thereon, and all other Materials being the natural products of the said Land, or being within, upon, or under the same, which may at any time hereafter be required for the construction or repair of any Public Works: AND ALSO, the right of full and free ingress, egress and regress, into, upon, over, and out of the said Land for the several purposes aforesaid: PROVIDED ALWAYS AND WE DO HEREBY RESERVE unto Us, Our Heirs and Successors, all Gold and Minerals (the term "Minerals" to have the same meaning as in "The Mining on Private Land Acts, 1909 to 1965"), on and below the surface of the said Land, and all Mines of Gold and Minerals on and below the surface of the said Land: AND WE DO HEREBY ALSO RESERVE unto Us, Our Heirs and Successors, and to such persons as shall from time to time be duly authorised by Us in that behalf, during the term of the said Lease, the free right and privilege of access, including ingress, egress and regress, into, upon, over, and out of the said Land for the purpose of searching for or working Gold and Minerals, or any of them, or Mines of Gold and Minerals, or any of them, in any part of the said Land: AND WE DO HEREBY ALSO RESERVE unto Us, Our Heirs and Successors, all Petroleum (the term "Petroleum" to have the same meaning as in "The Petroleum Acts, 1923 to 1962"), on or below the surface of the said Land: AND ALSO all rights of access for the purpose of searching for and for the operations of obtaining Petroleum in any part of the said Land: AND ALSO all rights of way for access and for pipe lines and other purposes requisite for obtaining and conveying Petroleum in the event of Petroleum being obtained in any part of the said Land: AND WE DO HEREBY ALSO RESERVE unto Us, Our Heirs and Successors, all Helium found in association with Petroleum in any part of the said Land: AND WE DO FURTHER RESERVE the right of any person duly authorised in that behalf by the Governor of Our said State in Council at all times to go upon the said Land, or any part thereof, for any purpose whatsoever, or to make any survey, inspection, or examination of the same.

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

WITNESS Our Trusty and Well Beloved the Honourable
WILLIAM GEORGE MACK, Chief Justice of Queensland, deputy
for and on behalf of

for and on behalf of
SIR ALAN JAMES MANSFIELD, Knight Commander of Our Most
Distinguished Order of Saint Michael and Saint George, Governor
in and over Our State of Queensland and its Dependencies, in the
Commonwealth of Australia, at Government House, Brisbane, in
Queensland aforesaid, this Twentieth day

of April, in the sixteenth year
of Our Reign and in the year of Our Lord One thousand nine
hundred and sixty-seven.

FIRST SCHEDULE

SPECIAL LEASE No. 06/30350

DISTRICT: Brisbane

NTY: Stanley

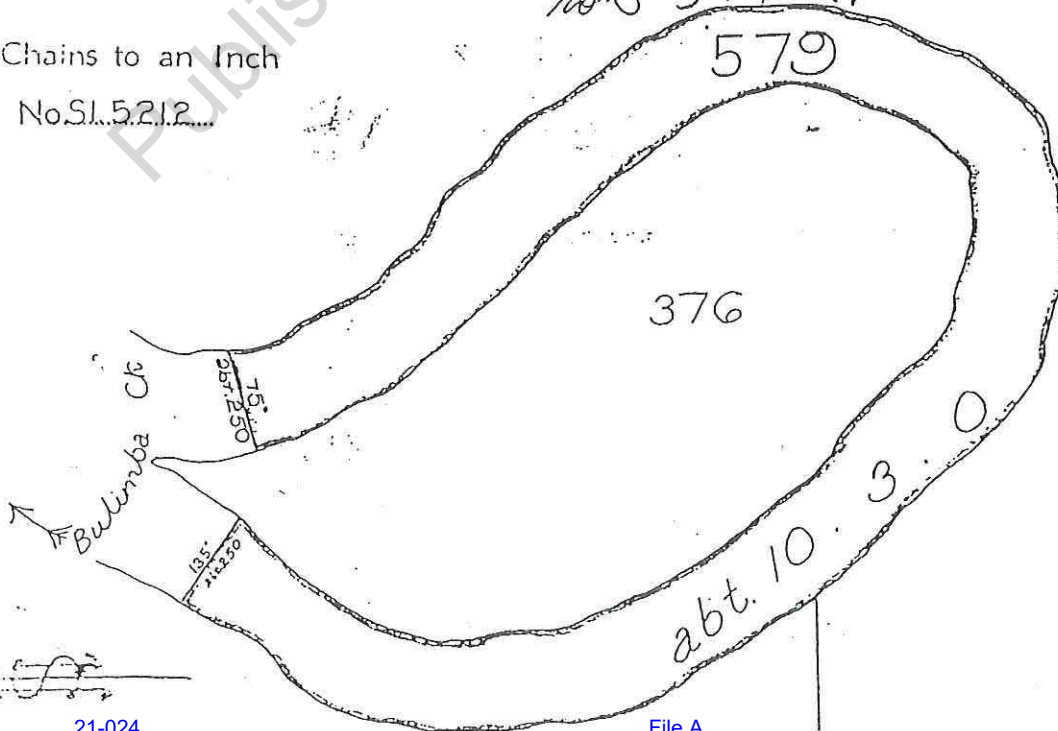
PARISH: Bulimba

PORTION: Five hundred and
seventy-nine

AREA: About ten acres three rods.

No 579 a Plan 5212-71

4 Chains to an Inch
Plan No. 5212



SECOND SCHEDULE

(Conditions)

Right of resuming the whole or any part of the leased land at any time, on giving six months' notice and compensating for improvements only, shall be reserved to the Crown.

No compensation for improvements or developmental works shall be payable by the Crown at the expiration of the term of the lease, but the Lessee shall have the right to remove moveable improvements within a period of three months, provided all moneys due by the Lessee to the Crown on any account whatsoever have been paid.

~~The Lessee shall not at any time destroy any tree upon the leased land without the prior permit in writing of the Land Commissioner or contrary to any of the terms and conditions of such permit.~~

The Lessee shall not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of "The Mining Acts, 1898 to 196 ") or other material upon the leased land without the permission of the Minister except under the authority of and in compliance in every respect with the requirements of a permit, license, agreement or contract or made under "The Forestry Acts, 1956 to 196 ".

The Lessee shall allow any person authorised under "The Forestry Acts, 1959 to 196 " access to the leased land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the leased land.

Any required survey to be made at the expense of the lessee.

The lessee shall use the leased land for a settling pond for factory effluent and for no other purpose.

The lessee shall ensure that (a) access to the Southern Electric Authority's existing transmission line structures on the loop is maintained (b) closing off of the loop shall not cause flooding of adjoining freehold subdivision A of resubdivision A of subdivision 2 of portion 11, parish of Bulimba (c) no interference shall be caused to local drainage.

The lessee shall remove the mangroves around the loop during the first five years of the term of the lease.

Work in the creek area shall be carried out to the satisfaction of Brisbane City Council and shall comply with all the by-laws of the Council.

No access to the leased land shall be provided by the Crown.

Transfers, Mortgages, Etc., Registered

ENT pursuant to Proclamation dated 19th
 of January 1984 under Section 306 of the
 Act 1961 1984 over an area of 4.351
 acres being portion 579 being the whole
 of land contained in Special Lease No.
 30 for the purpose of an Electric Line is hereby
 vested and shall vest in The Queensland
 Electricity Generating Board and The South East
 Queensland Electricity Board as from 21.1.84.
 Registered: 31 Oct 1984
 Registrar of Dealings.

the exclusion of an area
 reserved for railway purposes from
 the within described Holding
 has been amended to Abt. 4.33 ha
 \$129.00
 Lot 579 on Plan SL11471
 10.5.86

Registrar of Dealings

*enclose original
 with next in
 office*

Published on DES Disclosure Log
 RTI Act 2009

Released

A. Fred of Bramford under the provisions of the corrected Titles to Land Act of 1852 "Country Lot."
Victoria by the Grace of God, of the United Kingdom of Great Britain and
 Ireland, Queen, Defender of the Faith, and so forth: _____

To All to whom these Presents shall come Greeting:—

To All to whom these Presents shall come Greeting:

Whereas in pursuance of an Act of Parliament of Our Colony of New Zealand styled The Corrected Titles to Land Act of 1852 William Forrest and Peter MacPherson as joint Tenants the Owners of the Land hereinafter mentioned have surrendered to His Majesty's Commissioner of Lands in Our said Colony containing by admeasurement Three hundred and twenty nine acres two roods thirty five perches be the same more or less situated in the County of Hawke's Bay and Parish of Pukekohe Resubdivision C of Subdivision Two of Portions Twelve Thirteen and Fourteen described in Certificate of Title No 118981 dated 7 August 1859 in consideration that a new Deed of Grant with the description hereinafter contained should issue: Now Know Ye That for the considerations aforesaid and in further consideration of the Quit Rent hereinafter reserved We with the advice of the Executive Council of Our said Colony have Granted and for Us Our Heirs and Successors do hereby Grant unto the said William Forrest and Peter MacPherson as joint Tenants their Administrators and Assigns subject to the several and respective Reservations hereinafter mentioned All that Piece or Parcel of Land in Our said Colony containing by admeasurement Three hundred and twenty six acres two roods twenty three perches be the same more or less situated in the County of Hawke's Bay and Parish of Pukekohe Resubdivision C of Subdivision Two of Portions Twelve Thirteen and Fourteen — commencing on the left bank of the Pukekohe River at the northeast corner of portion Ninety four and bounded thence on the south by that portion bearing two hundred and seventy degrees ten minutes twenty one chains and thirty three links on the west by a road bearing forty two minutes one chain and sixty six and a half links thence by lines bearing seventy seven degrees thirty eight minutes three chains and twenty six links and seven tenths of a link, seventy one degrees twenty seven minutes one chain and fifty links, sixty four degrees fifty nine minutes one chain and fifty one links, fifty nine degrees five minutes one chain and fifty links and four tenths of a link, fifty two degrees fifty three minutes one chain and fifty one links, forty six degrees thirty three minutes one chain and fifty links, forty degrees thirty one minutes one chain and fifty links, thirty four degrees nine minutes one chain and forty links, twenty eight degrees fifty two minutes three chains and fifty eight and a half links, two hundred and ninety eight degrees fifty two minutes one chain and thirty links, thirty two degrees twenty minutes one chain and fifty links, forty one degrees twenty nine minutes one chain and fifty links, fifty two degrees eleven minutes two chains, fifty eight degrees twenty two minutes three chains and seventy six links, fifty degrees twenty minutes one chain and fifty links, forty two degrees eighteen minutes one chain and fifty links, thirty four degrees thirty nine minutes one chain and fifty links, twenty six degrees fourteen minutes one chain and fifty links, eighteen degrees fifteen minutes one chain and fifty links, sixteen degrees fifteen minutes one chain and fifty links, twelve degrees fifteen minutes one chain and fifty links, ten degrees fifteen minutes one chain and fifty links, eight degrees fifteen minutes one chain and fifty links, six degrees fifteen minutes one chain and fifty links, four degrees fifteen minutes one chain and fifty links, two degrees fifteen minutes one chain and fifty links, zero degrees fifteen minutes one chain and fifty links.

127 pt 188

of a link fifty two degrees thirty three minutes one chain and fifty one link forty two degrees thirty three minutes one chain and fifty links forty degrees thirty one minutes one chain and fifty links thirty four degrees nine minutes one chain and forty links twenty eight degrees fifty two minutes three chains and fifty eight and a half links two hundred and ninety eight and fifty two minutes one chain and thirty links thirty two degrees twenty minutes one chain and fifty links forty one degrees twenty nine minutes one chain and fifty links fifty two degrees eleven minutes two chains fifty eight degrees twenty two minutes three chains and seventy six links fifty degrees twenty minutes one chain and fifty links forty two degrees eighteen minutes one chain and fifty links thirty four degrees thirty nine minutes one chain and fifty links twenty six degrees fourteen minutes one chain and fifty links eighteen degrees twelve minutes one chain and fifty links ten degrees thirty eight minutes one chain and fifty links one degree twenty eight minutes one chain and eighty links three hundred and fifty two degrees twenty two minutes twelve chains and thirty links and two tenths of a link three hundred and fifty five degrees twenty minutes two chains one degree sixteen minutes two chains seven degrees twelve minutes two chains thirteen degrees two chains sixteen degrees fifty five minutes seventeen chains and eighty four and a half links twenty degrees forty three minutes one chain and fifty links twenty eight degrees nineteen minutes one chain and fifty links thirty five degrees fifty five minutes one chain and fifty links forty three degrees thirty four minutes one chain and fifty links fifty one degrees seven minutes one chain and fifty links fifty eight degrees forty three minutes one chain and fifty links sixty five degrees fifty four minutes three chains and five links one hundred and fifty five degrees fifteen minutes ninety five links sixty six degrees fifteen minutes seven chains and twenty two links three hundred and thirty six degrees fifteen minutes one chain and five links sixty six degrees fifteen minutes one chain and twenty two links sixty degrees forty four minutes two chains fifty five degrees seven minutes two chains forty nine degrees thirty three minutes two chains forty three degrees thirty nine minutes two chains thirty nine degrees twenty seven minutes eighty seven links one hundred and twenty nine degrees fifteen minutes one chain and five links thirty seven degrees forty two minutes one chain and fifty links thirty one degrees forty seven minutes one chain and sixty four links twenty three degrees nine minutes four chains and eighty six links thirty three degrees fourteen minutes one chain and ten links thirty eight degrees twenty three minutes two chains forty one degrees forty four minutes two chains thirty eight degrees forty one minutes one chain forty degrees forty one minutes two chains forty three degrees forty seven minutes two chains forty six degrees fifty six minutes two chains forty nine degrees forty minutes two chains fifty two degrees forty two minutes two chains fifty five degrees forty three minutes two chains fifty eight degrees fifteen minutes two chains three hundred and thirty degrees twelve minutes eighty three links and sixty degrees twelve minutes one chain to Bulimba Creek and thence by that creek upwards to the point of commencement:—exclusive of Three acres twelve perches for a surveyed road:—as shown on plan of survey deposited in the Surveyor General's Office with all the Rights and Appurtenances whatsoever thereto belonging:—To Hold unto the said William Forrest and Peter MacPherson their Administrators and Assigns for ever yielding and paying therefor yearly unto Us Our Heirs and Successors the Quit Rent of One Shilling for ever if demanded: But subject

Released

In Testimony Whereof We have caused this Our Grant to be published in the
Witness Our Trusty and Well-beloved Sir Henry Wylie Norman, General of Our Forces, Knight Grand Cross of
 Our Most Honourable Order of the Bath, Knight Grand Cross of Our Most Distinguished Order of St Michael
 and St George, Companion of Our Most Eminent Order of Our Indian Empire, Governor and Commander
 in Chief of Our Colony of Queensland and its Dependencies, at Government House, Brisbane, in Queensland
 aforesaid, this thirteenth day of February in the fifty Regal year of Our Regn
 and in the year of Our Lord One thousand eight hundred and ninety five

J.P.

H. W. Norman

W. Massan

Entered in the Register Book Vol. 558 Folio 242
this - twentieth day of September 1895.

Parish of Bulimba

[illegible]

110215040 - Transfer of Bill of Mortgage No. 264727 -
 1904. 12 26 - 1904 07 10. 55 a.m. registered
 22 26 1904 in the Commercial Banking
 Company of Sydney to the Commercial Banking Company of
 New South Wales.
 Dea. Registrar of Titles.

Geo. M. South

Register of Titles

No. 6195 CAYMAN ISLANDS
at 3:57 pm. Departed 3:41 pm. Arrived 4:19 pm.
Port and Company, Limited, forbidden the registration of
any sailing in within limit.
Co. Ltd. registration of
Fines
Til

No 82235

County: _____

Parish Book

Area by parcel

Whereas in con

Carl Beutel

consideration of

Council of the

Administrators

Land in Ohio

Churchoff road

1. *Chlorophyll a* (Chl *a*)

and therefore

diversity line of

Subdivision 2.

two hundred.

to the point of

plain of survey

but not included

and Assigns

for ever it does

...

Release

Mortgage
Bank of Australasia Limited
1963 at 9.21 a.m.
1963

Miller
REGISTRAR OF TITLES

(C)

REFERENCE TO PREVIOUS

Vol. 012 Folio 129

QUEENSLAND



No. 267236

REGISTER BOOK, Vol. 1493 Folio 226

By Plan Cat. No. 108250
d into Easement

1965 at 11.38 a.m.
Jan 1967

Miller
REGISTRAR OF TITLES

Proprietor of 523-2-1-10
1967

22 Nov 1967 at 4.05
1967

Miller
REGISTRAR OF TITLES

255
the within land

27 Sep 1974
2 OCT 1974

Miller
REGISTRAR OF TITLES

24 at 12.08 p.m.
2 OCT 1974

Miller
REGISTRAR OF TITLES

2 OCT 1974

REGISTRAR OF TITLES

40760 is...
Electricity Corporation
21024

ART and COMPANY LIMITED

of _____ pursuant to Memorandum
of Request No. 810509 received the twenty first day of June 1921, is now
seized _____ of an Estate in Fee-simple, subject nevertheless to such encumbrances, liens, and interests
as are by memorandum notified hereon, in All that piece of Land situated in the County of Stanley
Parish of Bulimba
containing Thirty eight Acres three rods

more or less, as shown on the Plan hereon, and therein edged red, Being subdivision 2 of subdivision C of
Subdivision 2 of portion 12 on Plan Cat No. 115-115 deposited in the office of the Registrar of
Titles Brisbane

which said piece of Land is part _____ of the subdivision marked 2 of portion 12 delineated in the Public Map
of the said Parish deposited in the Office of the Surveyor-General, originally granted by Deed of Grant
No. 82232 to William Forrest and Peter MacPherson

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

IN WITNESS whereof, I have hereunto signed my name and affixed my seal, this 21st
day of August One thousand nine hundred and twenty one

Signed, Sealed, and Delivered, the
day of August 1921, in presence of

Miller



Miller

Released

File A

No. 82232 to William West and Peter MacPherson

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

IN WITNESS whereof, I have hereunto signed my name and affixed my seal, this First day of August One thousand nine hundred and twenty one

Signed, Sealed, and Delivered, the 1 day of August 1921, in presence of [Signature]



[Signature]
REGISTRAR OF TITLES.

PURSUANT to Memo. of TRANSFER No. 943878 produced 25 June 1925 at [unclear] registered 24 Sep 1925
Birt and Company Limited

of [unclear] now SEISED of an Estate IN FEE SIMPLE in the WHOLE of the within Land.

[Signature]
REGISTRAR OF TITLES

PURSUANT to Memo. of TRANSFER No. 99952 produced 28 Aug 1929 at 3.8 pm registered 31 Aug 1929
Darling Downs Co-operative Bacon Company Limited

of [unclear] now SEISED of an Estate IN FEE SIMPLE in the WHOLE of the within Land.

[Signature]
REGISTRAR OF TITLES

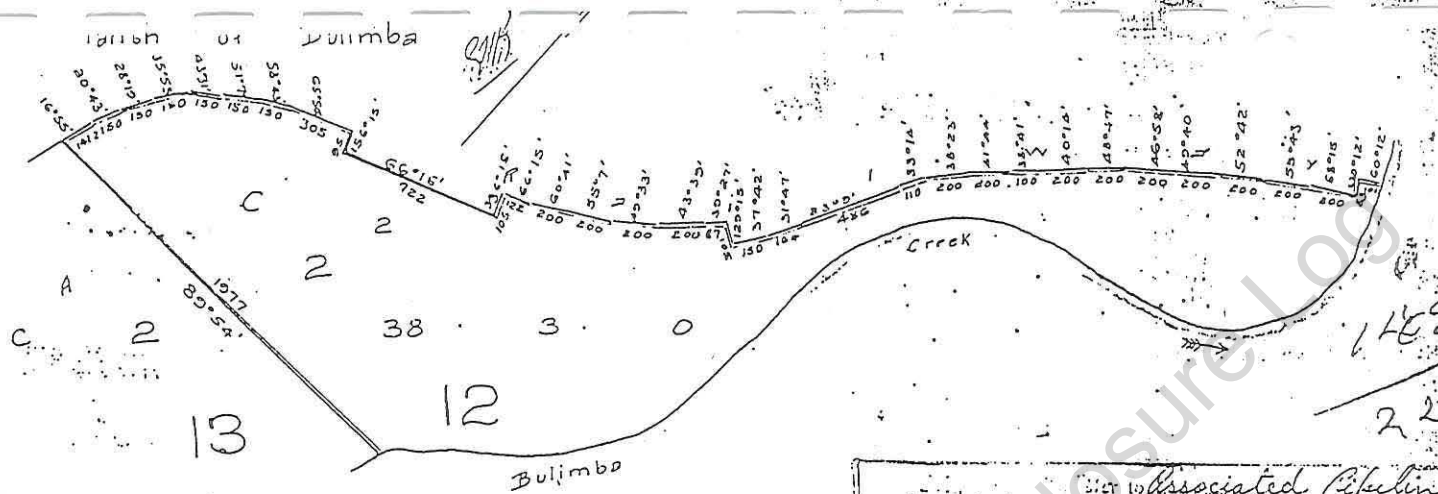
Scale, chains per inch.



for
943878
25.2.25
11-29-7-25

for
11-29-7-25

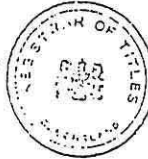
Releas



Scale: 6 chains per inch.

No B7611654 In pursuance of request and of documentary evidence produced 2 Aug 1960, at 9.35 am, registered 16 Aug 1960, the name of the registered proprietor is changed and shall henceforth be read and taken as Barling Brown (In-operative) Bacon-Raciation Limited

[Signature]
REGISTRAR OF TITLES



No B810759 By Plan Cat. No. 97312 part of the within land is subdivided into surveyed for easement purposes only

Produced 8 June 1961 at 3.3 pm
Registered 9 Oct 1961

[Signature]
REGISTRAR OF TITLES



Limited Disassociated Pipeline
of the pipeline
Easement E
25 July 1972 at 4.15 p
2 Oct 1972
FR57798
Commissioner of Mortgages
REGISTRAR

Easement No. B540760 is created in
The Queensland Electricity Generating Board
and The South East Queensland
Electricity Board
No. G615785 PRODUCED 13 Jan 1982
at 9.01 am REGD 20 Apr 1982

BY PLAN CAT. No. 172741 part of the within land is surveyed
into Easement G
No. H123223 PRODUCED 1 Dec 1983
REGD.
23 NOV 1984
REGISTRAR OF TITLES
ACTING

TRANSFER to the Queensland Electricity Generating Board and the South East Queensland Electricity Board an
Easement over Easement G
on Regd. Plan 172741
No. H123224 PRODUCED 1 Dec 1983

BY PLAN CAT. No. 197513 part of the within land is surveyed
into proposed easement K
No. J155748X PRODUCED 17 June 1977
REGD.

20 OCT 1987
ACTING REGISTRAR OF TITLES

For Declaration as Easement
Easement K on 11.11.1977
taken by Queensland Electricity Commission
No. J155748X PRODUCED 17 June 1977
REGD.

20 OCT 1987
ACTING REGISTRAR OF TITLES

EASEMENT No. K156051M is created in the
EAST QUEENSLAND ELECTRICITY BOARD
No. K498693D PRODUCED 20 Dec 199
REGD.

13 MAR 1991
REGISTRAR OF TITLES

Releas

is subdivided into surveys for assessment purposes only within land

Produced 8 June 1961 at 3.3 pm

Registered 9 Oct 1961

[Signature]
REGISTRAR OF TITLES
QUEENSLAND

No 3940760 ENCUMBRANCE. Transfer to The Australian Electric Authority of Queensland of an EASEMENT (Electricity purposes) over 2000 sq. ft. of the within land produced 8 June 1961 at 3.3 pm; registered 9 Oct 1961

[Signature]
REGISTRAR OF TITLES
QUEENSLAND

No 029319 Bill of Mortgage to The National Bank of Australasia Limited

Produced 23 July 1963 at 4.2 pm

Registered 30 July 1963

[Signature]
REGISTRAR OF TITLES
QUEENSLAND

No 0726572 By Plan Cat No. 12004

Part of the within land is subdivided into Easement E

Produced 2 May 1972 at 1.15 pm

Registered 19 Aug 1972

[Signature]
REGISTRAR OF TITLES
QUEENSLAND

97
S.A.B.C. (Cmils)

BY PLAN CAT. No. 172761 the within land is surveyed into Easement G

No. 1143223 PRODUCED 1 Dec 1993

REGD.

[Signature]
23 NOV 1981
ACTING REGISTRAR OF TITLES

TRANSFER to The Queensland Electricity Generating Board and the South East Queensland Electricity Board of an Easement over Easement G

No. 1143224 PRODUCED 1 Dec 1993

REGD.

[Signature]
23 NOV 1981
ACTING REGISTRAR OF TITLES

THE DESCRIPTION OF THE LAND IS CONVERTED TO LOT(S) 2

ON REGISTERED PLAN No. 12651

1 MAY 1986

[Signature]
REGISTRAR OF TITLES

EASEMENT No. 1143224 has vested in the Queensland Electricity Commission and the South East Queensland Electricity Board

No. 1143224 PRODUCED 1 Dec 1993

REGD.

[Signature]
13 JUN 1986
REGISTRAR OF TITLES

13 MAR 1991 *[Signature]*
REGISTRAR OF TITLES

Released

21-024
 20 APR 1982
 Electricity Generating
 and Electricity Board
 over Cassments G
 Regd. Plan 172241
 Dec 1983
 20 APR 1982
 Electricity Generating
 and Electricity Board
 over Cassments G
 Regd. Plan 172241
 Dec 1983

20 OCT 1987
 (SGD) K. LOCK (LS)

ACTING REGISTRAR OF TITLES

Corrected
 14 MAR 1991
 REGISTRAR OF TITLES

BY PLAN CAT. No. 194513 part of
 Info. proposed Cassments K
 No. 156043X PRODUCED 17 June 1987
 REGD.
 20 OCT 1987
 ACTING REGISTRAR OF TITLES

Description an Easement
 Cassments K on Regd. plan 194583
 taken by Queensland Electricity
 Commission
 No. 156051M PRODUCED 17 June 1987
 REGD.
 20 OCT 1987
 ACTING REGISTRAR OF TITLES

EASEMENT No. K156051M is vested in THE SOUTH
 EAST QUEENSLAND ELECTRICITY BOARD
 No. K428693D PRODUCED 20 Dec 1990
 REGD.
 13 MAR 1991
 REGISTRAR OF TITLES

Published on DES Disclosure Log
 RTI Act 2009

Relea:

2.7-1053

PLAN OF Lot 1
Cancelling part of Lot 1 on RP12652

THIS IS ONE OF 2 PLANS, SEE RP200927
ORIG. PORTION 1/2
TOWN CITY OF BRISBANE
PARISH BULimba

TRAVERSES ETC.

LINE	BEARING	DIST.
1-2	106°0'	25.877
2-2	"	29.549
2-2	"	34.388
2-3	67°40'20"	40.583
3-9	56°00'10"	17.138
4-8	336°36'50"	26.954
5-5	"	20.07
16-16	218°25'	50.292
17-17	293°36'18"	20.808
17-17	218°25'	20.117
17-17	8°47'30"	20.48
18-18	267°59'30"	48.75
21-22	230°05'	20.306
21-23	195°15'50"	27.36
26-27	140°28'30"	51.498
27-28	150°43'	48.574
28-1	125°33'50"	46.75
18-19	347°11'30"	81.272
19-19	239°42'	21.092
19-22	312°12'30"	98.49
27-0.8k	320°28'30"	14.4

PERMANENT MARKS

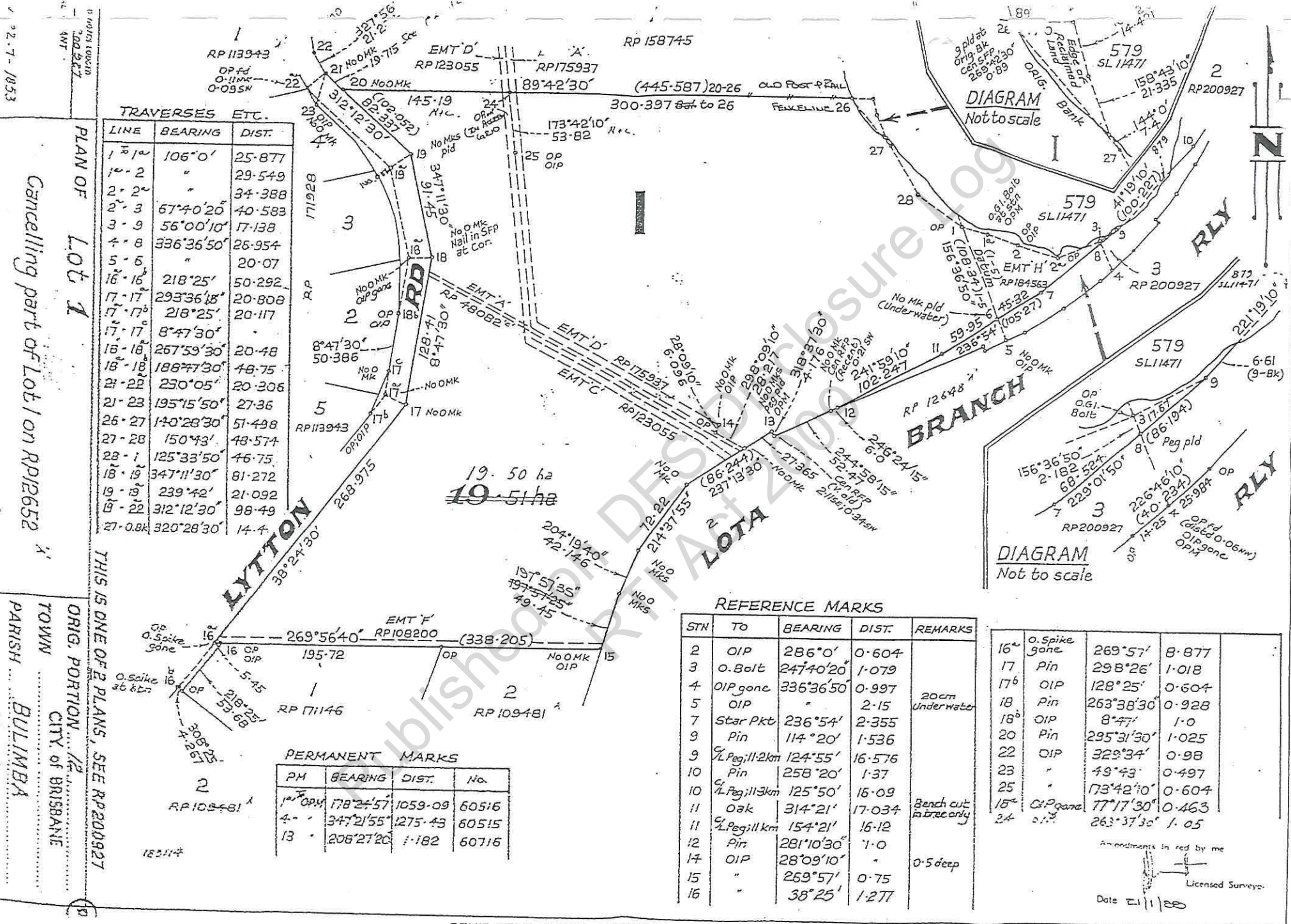
PM	BEARING	DIST.	No.
1-17	178°24'57"	1059.09	60516
4-1	347°21'55"	1275.43	60515
13-1	208°27'20"	1182	60716

REFERENCE MARKS

STN	TO	BEARING	DIST.	REMARKS
2	OIP	286°0'	0.604	
3	O.Bolt	247°40'20"	1.079	
4	OIP gone	336°36'50"	0.997	
5	OIP	"	2.15	20cm Underwater
7	Star Pkt	236°54'	2.355	
9	Pin	114°20'	1.536	
9	1/2 Peg; 11.2km	124°55'	16.576	
10	Pin	258°20'	1.37	
10	1/2 Peg; 11.3km	125°50'	16.09	
11	Oak	314°21'	17.034	Bench cut in tree only
11	1/2 Peg; 11 km	154°21'	16.12	
12	Pin	281°10'30"	1.0	
14	OIP	28°09'10"	"	0.5 deep
15	"	269°57'	0.75	
16	"	38°25'	1.277	

16	O.Spike gone	269°57'	8.877
17	Pin	298°26'	1.018
17	OIP	128°25'	0.604
18	Pin	263°38'30"	0.928
18	OIP	8°47'	1.0
20	Pin	295°31'30"	1.025
22	OIP	328°34'	0.98
23	"	49°43'	0.497
25	"	173°42'10"	0.604
18	OIP gone	77°17'30"	0.463
24	Pin	263°37'30"	1.05

Amendments in red by me
Licensed Surveyor
Date 21/1/88



WARNING FOLDING OR MUTILATING WILL LEAD TO REJECTION PLAN MAY BE ROLLED

137 of 188

LINE	BEARING	DIST.
1 to 1A	106°0'	25.877
1A to 2	"	29.549
2 to 2A	"	34.388
2A to 3	72°0'	40.523
3 to 1B	330°36'50"	26.954
6 to 16	"	20.07
3 to 19	55°00'10"	17.138

PERMANENT MARKS			
PM	BEARING	DIST.	No.
1 st OPA	178°24'57"	1059.09	60516
2 nd "	347°21'55"	1275.43	60515
3 rd "	208°27'20"	1.182	60715

REFERENCE MARKS			
TO	BEARING	DIST.	REMARKS
OIP	286°0'	0.604	
O. H/O L.	247°40'30"	1.079	
OIP gong	336°36'50"	0.997	
IP	230°0'	0.61	Underwater
"	335°36'50"	2.15	20cm underwater
"	211°47'	1.125	
Pin	300°54'	1.299	
Star Pkt	33°53'	1.059	Oxide
"	250°44'	0.633	"
"	335°36'	0.634	"
Pin	221°40'30"	1.0	
Oak	314°21'	17.034	Bench cut in tree only
1/2 Flag/H Ant	154°21'	16.12	
Star Pkt	236°54'	2.355	
Pin	114°20'	1.536	
1/2 Flag/H Ant	124°55'	16.576	
Pin	258°20'	1.37	
1/2 Flag/H Ant	125°50'	16.09	

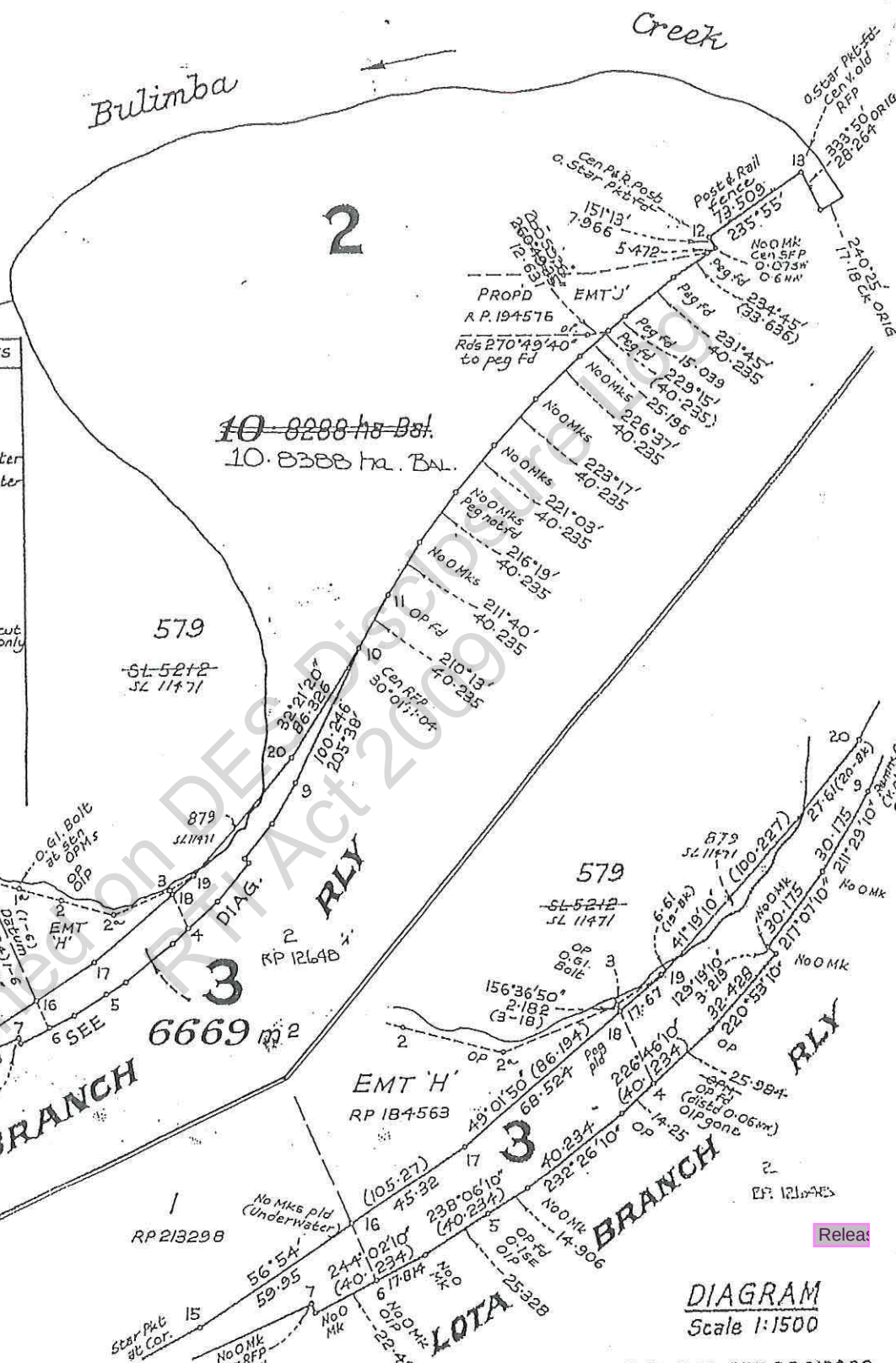


DIAGRAM
Scale 1:1500

THIS IS ONE OF 2 PLANS, SEE RP 213298

PLAN OF Lots 2 & 3

Cancelling ^{BAL} part of Lot 1 on RP12652

ORIG. PORTION.....12
TOWN.....CITY of BRISBANE
PARISH.....BULIMBA
COUNTY.....Stanley

MAP SHEET 02 EN 8 34	UNCLASSIFIED SURVEY AREA	SURVEYED BY L.J. Hewitt 25.1.8.1966	MERIDIAN	SCALE 1:3000	REGISTERED PLAN 200927
-------------------------	-----------------------------	--	----------	-----------------	------------------------

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

CISP

(48. 7

C.T. 6557-88 Lot. 1 R.P. 12452
 U. 228.661.T. Resumptiva Lot. 3 to the
 Commis. Soc. ul. Railways. (Railway Expenses)
 N. 128. 65. 218.E. is. sat. per.

Signature of Licensed Surveyor

~~Town or
Shire Clerk~~

(Names in full)

The Proprietor / s of this land, agree to this Plan and dedicate the new roads shown
to public use.

Signature of
Proprietor / s

Assuming Authority the Commissioner for Railways agrees to his plan of Subdivision, and dedicates the new roads shown.

The Official Seal of the Commissioner for Railways was
hereunto affixed by me, **GORDON AITKEN**
being the proper Officer to affix such Seal in the presence of:

Charles J. F.
A Justice of the Peace

Secretary

[illegible]

Lodged by

CROWN SOLICITOR (STATE)
CONVEYANCING SECTION
BOX 1301, G.P.O.,
BRISBANE, Q. 4001

Fees Payable

Postal fee and Postage

Lodgt. Exam. & Ass.

Entd. on Docs.

New Title

Entd. on Deeds

Photo Fee

Total

Short Fees Paid

Recd
Registrar

Journal No.

Receipt No.

Relea

Bk. No. ... 375/80

Particulars entered in
Register Book

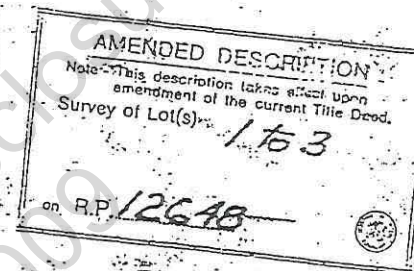
Vol. 6557 Folio 88

at 11:20am

5 FEB 1888

REGISTRAR OF TITLES

REGISTERED PLAN 20092



CLEVELAND RAILWAY.

REF N° 148.

FOREST & M^C PHERSON

12648

G. McDonald L.S. *Jan 7 1886*
27.11.86. 11-7

SURVEY

RE-
OF SUBDIVISIONS A.B.C. OF SUB^N 2
OF ALLOTMENT OR PORTION No. 11, 12, 13 & 54
OF SECTION PORTION N° 14
COUNTY OF STANLEY
PARISH OF BIL

SCALE 6 chains to an inch.

I, the owner of this land, agree to this plan of subdivision.

Releas

CREEK

Published Under RFRS Disclosure Log

12648

12647

cancelled

Por II

by B15-436

Por 12

213298

12647

SUB 2

12651

CREEK

1. VM
Re-Sub A

Re-Sub 2

cancelled
Re-Sub C 3

1 *VM*
~~Re-Sub A~~
226 3 0

182113

Por 14

12656
12657

SUB A
Cancelled by
B15-418
12654

~~Re-Sub B~~
Re-Sub C Cancelled
by B15 82232
Vol 888 Vol 242

Cancelled
Re-Sub C 3
B15-237
529 2 35

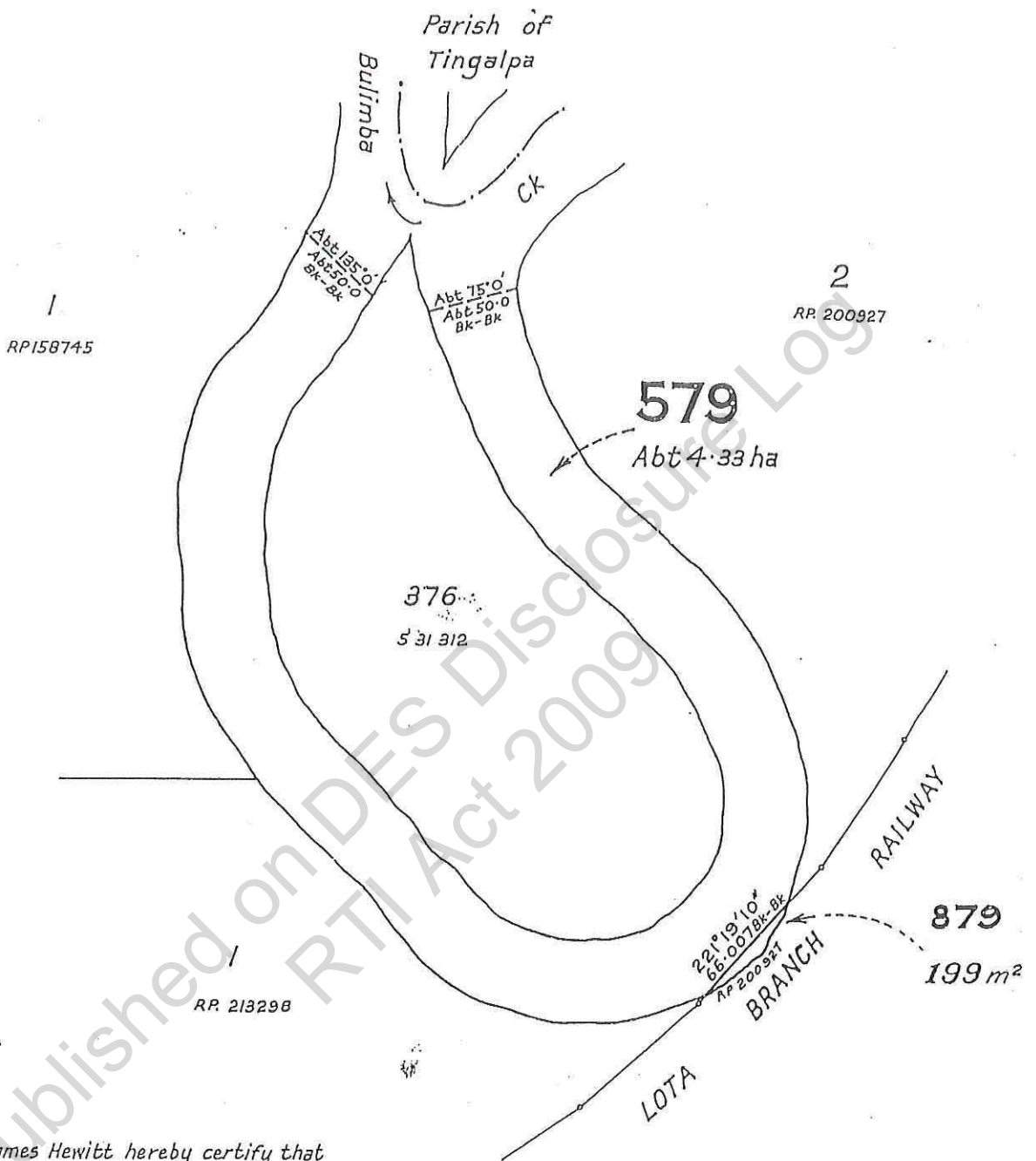
SUB C also

Cancelled by
207885 B15-418

189093

SCALE 6 chains to

Top of the land, agree to this plan of subdivi



I, Leonard James Hewitt hereby certify that I have made this plan pursuant to Regulation 29 of the Surveyors Regulations 1978, that the plan is accurate and compiled from plans SL5212 in the Dept. of Mapping & Surveying & RP200927 in the Titles Office, Brisbane.

Date 28-3-20...

Licensed Surveyor

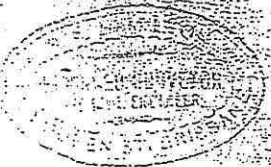
Lot 879 taken for Railway Purposes and vested in The Commissioner for Railways.

Release

ORIGINAL PLAN 579	PREVIOUS PLAN SL5212	PROCLAIMED SURVEY AREA 4	MINING FIELD	LAND AGENTS DISTRICT Brisbane	LOCAL AUTHORITY Brisbane C.C.
I hereby certify that the company have surveyed the land comprised in this plan (either personally or by their agent) and that the plan is accurate and compiled from plans SL5212 in the Dept. of Mapping & Surveying and the Surveyors Regulations 1978 and that the said survey was completed on...			PLAN OF Lots 579 & 879  SCALE 1: 2500		Locality Doboy PARISH BULIMBA County Stanley
MERIDIAN LINE PLAN BEARING A.M.S. BEARING Vide RP1B4563			AUTHORITY SL 06/30350 Q.R. 10/03 D.M.S. REF. 83K1/203 DRAWN P.A.P. 14-11-86 REGISTERED RJA 13-88 CHARTED MAP REF. CCB1194	PLAN SL11471	
Licensed Surveyor Date SURVEY RECORDS 100000					

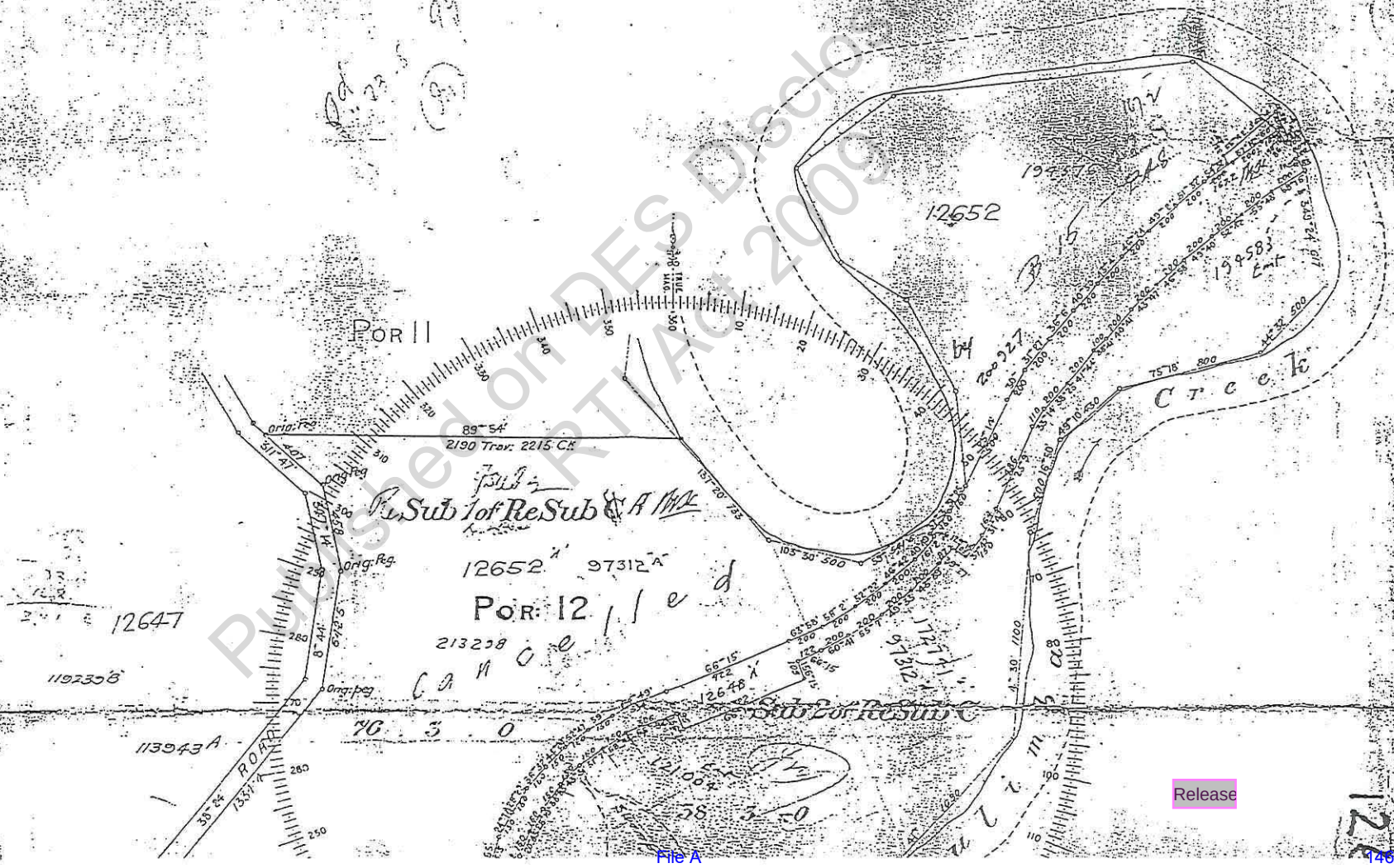
12651

Sub 2 See Easement Plan No 97312
Sub 2 See Easement Plan No 102670
Sub 2 See Easement Plan 121004
Sub 2 " " 1727410
Lot 2 See Ent. Plan 154583



76
13

12652
12651



Release

126

**APPENDIX B
PHOTOGRAPH LOG**

Published on DES Disclosure Log
RTI Act 2009

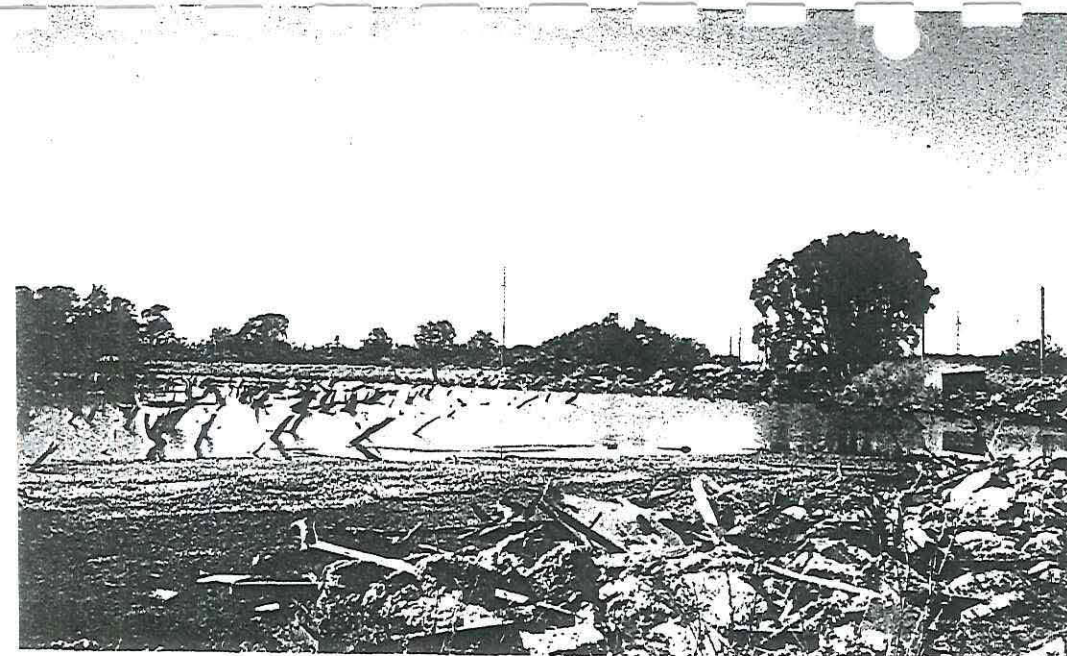
Release

APPENDIX B

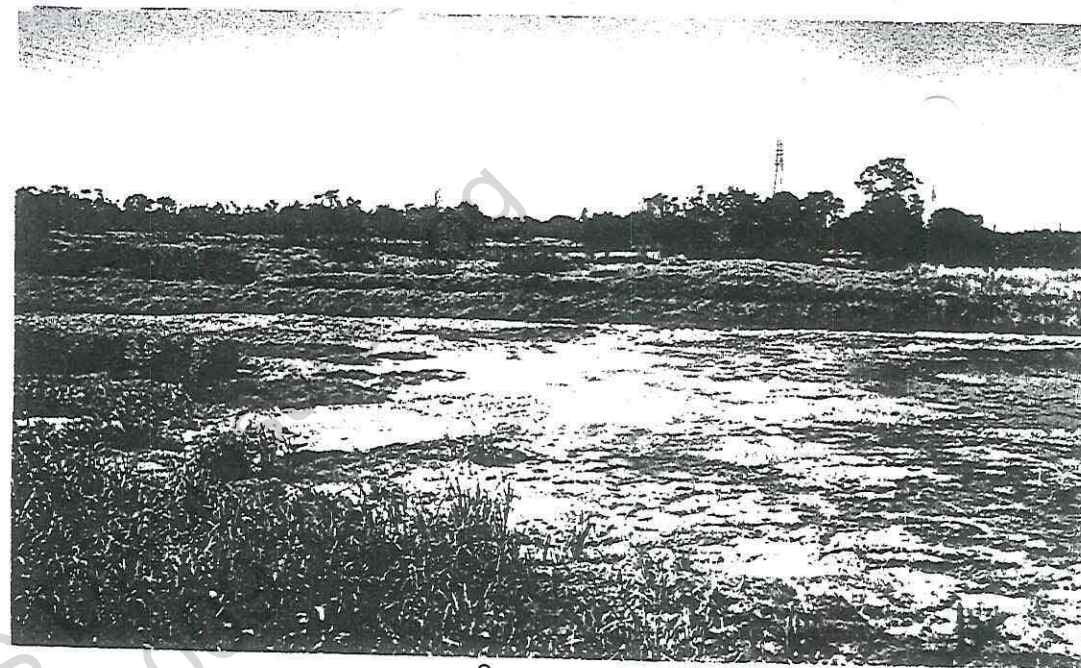
PHOTOGRAPH LOG

<u>Photo No.</u>	<u>Date</u>	<u>Description</u>
1	03/08/95	Looking north-west across the southern portion of the Oxbow Lake. As can be seen, assorted building rubble has been dumped on the land to the south of the lake.
2	03/08/95	The large secondary settling pond looking towards the east. Water had evaporated from much of the pond, leaving dried sludge residues.
3	03/08/95	A view of the Oxbow Lake towards the south-east taken from the land bridge. Algae and scum have collected at the edges of the lake.
4	03/08/95	Looking north across Oxbow Lake from the land bridge. Algae and sludge are obvious in shallow zones of the lake.
5	10/08/95	The western portion of the site, looking towards Lytton Road. This section of the site did not appear to have been filled and no evidence of former structures were found.
6	10/08/95	The loading bay leading to the holding yards and two large concrete tanks to the west of the main factory building.
7	10/08/95	An area of bitumen carpark on the north-western portion of the site used as a dump site for building rubble and soil.
8	10/08/95	Drilling in the vicinity of the former underground storage tank and bowser located south of the main factory building.

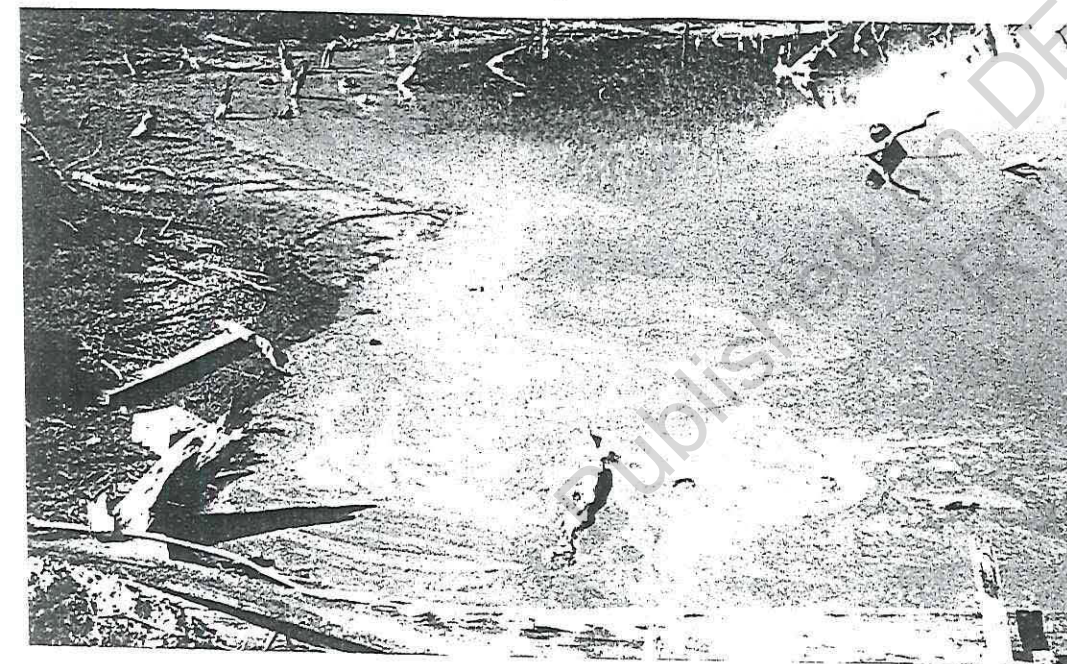
Release



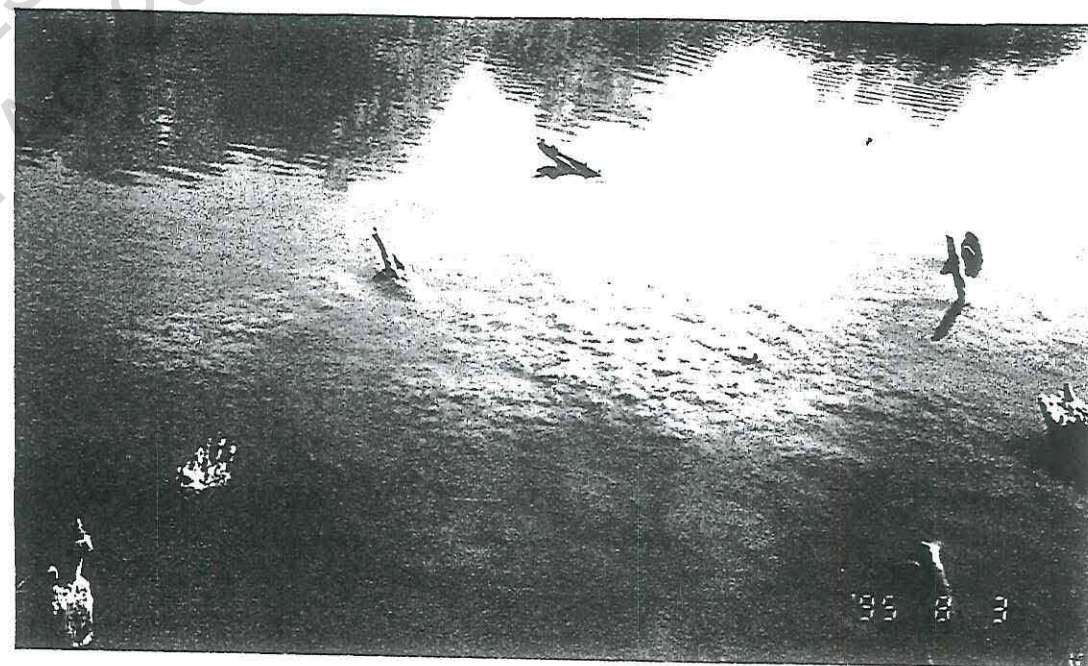
1



2

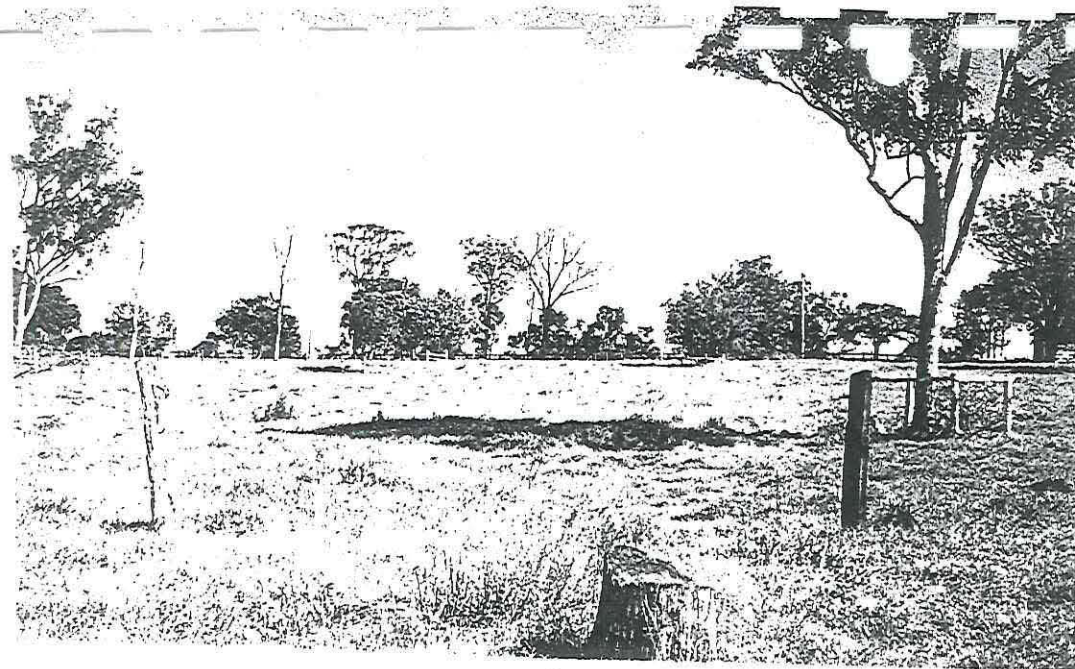
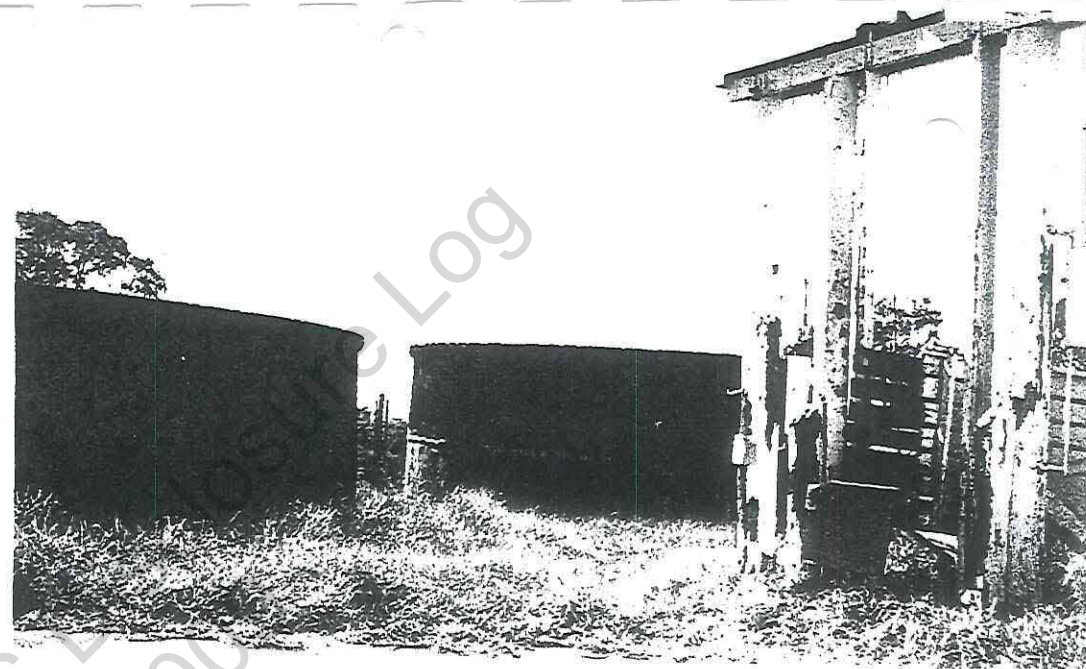


3



4

Releas



Release

**APPENDIX C
SOIL BORING PROGRAM**

Published on DES Disclosure Log
RTI Act 2009

Released

APPENDIX C**SOIL BORING PROGRAM****C.1 SOIL BORING PROGRAM**

A soil boring program provides visual identification of the subsurface soil strata and the collection of samples for field screening and analytical testing. The following paragraphs describe the field procedures used during soil boring programs. The resulting boring logs are also provided within this appendix.

C.2 FIELD PROCEDURES

Soil borings are advanced using nominal 100mm solid stem augers (or 150mm diameter hollow stem augers where the soil stratum is unstable). Boring locations are selected by the OTEK project scientist/engineer using available site plans and field identification of potential contaminant sources and/or utilities and building structures.

Soil samples are obtained using either split-spoon sampling techniques or directly from the auger flights. Split-spoon samples are denoted with a straight line in the samples column of the boring logs, while cuttings obtained from the auger are denoted with an "X" in this column. Split spoon samplers and the augers are cleaned between borings to prevent cross-contamination with soils from the previous borings or other foreign materials. The procedure used to clean the sampling equipment is to wash with potable water using a high pressure water jet or steam cleaner.

Soil samples are placed in resealable plastic bags for subsequent field screening. Where samples are to be submitted for analytical testing a subsample is placed in a glass jar, capped and placed on ice. Procedures used to field screen for potential volatile contaminants are presented in Section C.3 of this appendix.

To the maximum extent possible, all portions of each sample are carefully examined and the physical properties described by the field scientist/engineer. All soil samples are visually classified using the Unified Soil Classification System. All field notes, sampling procedures, sample descriptions, etc. are maintained on field log sheets. These field boring logs are used to prepare the soil boring logs contained within this appendix.

Release

C.3 FIELD SCREENING PROCEDURES

An important task associated with the field procedures for investigations of this type is field screening for the presence of volatile organic constituents (VOCs). Level of Hydrocarbon Odours were rated by the field scientist in each sample. Samples were classed as having Slight to Strong, Medium to Low or No Hydrocarbon odours. Generally, samples with the strongest odours were submitted for laboratory testing.

C.4 SOIL DISPOSITION

Soil cuttings generated throughout the soil boring program were backfilled into the borehole and compacted.

Published on DES Disclosure Log
RTI Act 2009

Released

SOIL BORING LOG B-1

Project: Qld Transport - Murarrie, Qld
Project Number: B95C104
Location: Refer to Figure 4

Date: 03/08/95
Drill Rig: Digga
Log By: sch4p4

Well Construction Details	Standing Water Level	Depth (metres)	PID Reading (ppm)	Samples	Sample ID	USCS Symbol	MATERIAL DESCRIPTION (UNIFIED SOIL CLASSIFICATION SYSTEM)	Footnotes
		+0.5						
		0.0	N	X	S-1		Light brown silty gravelly clay, loose consistency (CL; Fill)	(a)
		0.5	N	X	S-2		Black ash, loose consistency, dry (Fill)	
		1.0	N	X	S-3		Black clay, soft consistency, slightly moist, medium plasticity (OH)	
		1.5	N	X	S-4		Dark grey silty clay, soft consistency, slightly moist, medium plasticity (CL)	
		2.0					Borehole terminated @ 1.5 metres	
		2.5						
		3.0						
		3.5						
		4.0						
		4.5						
		5.0						
		5.5						
		6.0						
		6.5						
		7.0						
		7.5						
		8.0						
		8.5						
		9.0						
		9.5						
		10.0						

Hydrocarbon Odour

S = Strong
M = Moderate
L = Low
N = None

BORE DATA

Surface elevation: <10m a.s.l.
Total depth: 1.5 metres
Diameter: 100mm
Bore advancement method: Solid Flight Auger
Bore abandonment method: Backfilled with drill cuttings and compacted

FOOTNOTES:

- (a) PAH = <LOR
As = 2
Cr = 7
Cu = 18
Pb = 11
- Data in mg/kg.
 - <LOR denotes less than laboratory Level Of Reporting.

SOIL BORING LOG B-2

Project: Qld Transport - Murarrie, Qld

Date: 03/08/95

Project Number: B95C104

Drill Rig: Digga

Location: Refer to Figure 4

Log By: sch4p4(6) F

Well Construction Details	Standing Water Level	Depth (metres)	PID Reading (ppm)	Samples	Sample ID	USCS Symbol	MATERIAL DESCRIPTION (UNIFIED SOIL CLASSIFICATION SYSTEM)	Footnotes
		+0.5						
		0.0	N	X	S-1		Brown silty clay with gravel, loose consistency, dry (CL; Fill)	
		0.5	N	X	S-2			
		1.0	N	X	S-3			(a)
		1.5	N	X	S-4		Grey and brown clay, soft consistency, slightly moist, medium plasticity (CH)	
		1.5					Borehole terminated @ 1.5 metres	
		2.0						
		2.5						
		3.0						
		3.5						
		4.0						
		4.5						
		5.0						
		5.5						
		6.0						
		6.5						
		7.0						
		7.5						
		8.0						
		8.5						
		9.0						
		9.5						
		10.0						

Hydrocarbon Odour

S = Strong
M = Moderate
L = Low
N = None

BORE DATA

Surface elevation: <10m a.s.l.

Total depth: 1.5 metres

Diameter: 100mm

Bore advancement method: Solid Flight Auger

Bore abandonment method: Backfilled with drill cuttings and compacted

FOOTNOTES:

(a) As = 8
Cr = 36
Cu = 15
Pb = 14

- Data in mg/kg.

SOIL BORING LOG B-3

Project: Qld Transport - Murarrie, Qld
Project Number: B95C104
Location: Refer to Figure 4

Date: 03/08/95
Drill Rig: Digga
Log By: sch4p4(6)

Well Construction Details	Standing Water Level	Depth (metres)	PID Reading (ppm)	Samples	Sample ID	USCS Symbol	MATERIAL DESCRIPTION (UNIFIED SOIL CLASSIFICATION SYSTEM)	Footnotes
		+0.5						
		0.0	N	X	S-1		Black Ash, loose consistency, dry (Fill)	(a)
		0.5	N	X	S-2			
		1.0	N	X	S-3		Grey and brown silty clay, soft consistency, slightly moist grading to moist, medium plasticity (CL)	
		1.5	N	X	S-4			
		1.5					Borehole terminated @ 1.5 metres	
		2.0						
		2.5						
		3.0						
		3.5						
		4.0						
		4.5						
		5.0						
		5.5						
		6.0						
		6.5						
		7.0						
		7.5						
		8.0						
		8.5						
		9.0						
		9.5						
		10.0						

Hydrocarbon Odour

S = Strong
M = Moderate
L = Low
N = None

BORE DATA

Surface elevation: <10m a.s.l.
Total depth: 1.5 metres
Diameter: 100mm
Bore advancement method: Solid Flight Auger
Bore abandonment method: Backfilled with drill cuttings and compacted

FOOTNOTES:

- (a) PAH = <LOR
As = 4
Cr = 5
Cu = 26
Pb = 8
- Data in mg/kg.
 - <LOR denotes less than laboratory Level Of Reporting.

SOIL BORING LOG B-4

Project: Qld Transport - Murarrie, Qld
Project Number: B95C104
Location: Refer to Figure 4

Date: 03/08/95
Drill Rig: Digga
Log By: sch4p4(6

Well Construction Details	Standing Water Level	Depth (metres)	PID Reading (ppm)	Samples	Sample ID	USCS Symbol	MATERIAL DESCRIPTION (UNIFIED SOIL CLASSIFICATION SYSTEM)	Footnotes
		+0.5						
		0.0	N	X	S-1			
		0.5	N	X	S-2		Brown to orange silty clay with minor gravel, loose consistency, dry (CL, Fill)	
		1.0	N	X	S-3			(a)
		1.5	N	X	S-4		Brown clayey sand, moderately dense consistency, moist, low plasticity (SC)	
		2.0	N	X	S-5		Mottled grey brown silty clay, soft consistency, slightly moist, medium plasticity (CL)	
		2.5					Borehole terminated @ 2.0 metres	
		3.0						
		3.5						
		4.0						
		4.5						
		5.0						
		5.5						
		6.0						
		6.5						
		7.0						
		7.5						
		8.0						
		8.5						
		9.0						
		9.5						
		10.0						

BORE DATA

Surface elevation: approximately 10m a.s.l.
Total depth: 2.0 metres
Diameter: 100mm
Bore advancement method: Solid Flight Auger
Bore abandonment method: Backfilled with drill cuttings and compacted

FOOTNOTES:

- (a) As = 6
Cr = 11
Cu = 6
Pb = 13
- Data in mg/kg.

SOIL BORING LOG B-5

Project: Qld Transport - Murarrie, Qld
Project Number: B95C104
Location: Refer to Figure 4

Date: 03/08/95
Drill Rig: Digga
Log By: sch4p4(

Well Construction Details	Standing Water Level	Depth (metres)	PID Reading (ppm)	Samples	Sample ID	USCS Symbol	MATERIAL DESCRIPTION (UNIFIED SOIL CLASSIFICATION SYSTEM)	Footnotes
		+0.5						
		0.0	N	X	S-1		Light grey silty sand, loose consistency, dry (SM)	(a)
		0.5	N	X	S-2		Dark brown clayey sand, loose consistency, dry (SC)	
		1.0	N	X	S-3		Light grey/orange mottled silty sandy clay, stiff consistency, dry, medium plasticity (CL)	
		1.5					Borehole terminated @ 1.0 metre	
		2.0						
		2.5						
		3.0						
		3.5						
		4.0						
		4.5						
		5.0						
		5.5						
		6.0						
		6.5						
		7.0						
		7.5						
		8.0						
		8.5						
		9.0						
		9.5						
		10.0						

Hydrocarbon Odour

S = Strong
M = Moderate
L = Low
N = None

BORE DATA

Surface elevation: approximately 20m a.s.l.
Total depth: 1.0 metre
Diameter: 100mm
Bore advancement method: Solid Flight Auger
Bore abandonment method: Backfilled with drill cuttings and compacted

FOOTNOTES:

- (a) OC/OP Pesticides = <LOR
As = 2
Cr = 8
Cu = 5
Pb = 13
- Data in mg/kg.
- <LOR denotes less than laboratory Level Of Reporting.

SOIL BORING LOG B-6

Project: Qld Transport - Murarrie, Qld
Project Number: B95C104
Location: Refer to Figure 4

Date: 03/08/95
Drill Rig: Digga
Log By: sch4p4(1

Well Construction Details	Standing Water Level	Depth (metres)	PID Reading (ppm)	Samples	Sample ID	USCS Symbol	MATERIAL DESCRIPTION (UNIFIED SOIL CLASSIFICATION SYSTEM)	Footnotes
		+0.5						
		0.0	N	X	S-1			
		0.5	N	X	S-2		Dark brown to brown silty sandy clay, loose to soft consistency, dry grading to slightly moist, grading to low plasticity (CL, Fill)	
		1.0	N	X	S-3			
		1.5	L	X	S-4			(a)
		1.5					Borehole terminated @ 1.5 metres due to concrete obstruction	
		2.0						
		2.5						
		3.0						
		3.5						
		4.0						
		4.5						
		5.0						
		5.5						
		6.0						
		6.5						
		7.0						
		7.5						
		8.0						
		8.5						
		9.0						
		9.5						
		10.0						

BORE DATA

Surface elevation: approximately 10m a.s.l.
Total depth: 1.5 metres
Diameter: 100mm
Bore advancement method: Solid Flight Auger
Bore abandonment method: Backfilled with drill cuttings and compacted

FOOTNOTES:

- (a) TPH = 108
BTEX = <LOR
Pb = 67
- Data in mg/kg.
 - <LOR denotes less than laboratory Level Of Reporting.

SOIL BORING LOG B-7

Project: Qld Transport - Murarrle, Qld
Project Number: B95C104
Location: Refer to Figure 4

Date: 03/08/95
Drill Rig: Digga
Log By: sch4p4(6)

Well Construction Details	Standing Water Level	Depth (metres)	PID Reading (ppm)	Samples	Sample ID	USCS Symbol	MATERIAL DESCRIPTION (UNIFIED SOIL CLASSIFICATION SYSTEM)	Footnotes
		+0.5						
		0.0	N	X	S-1			
		0.5	N	X	S-2		Light to dark brown silty clay, loose to soft consistency, grading to slightly moist and low plasticity (CL, Fill)	
		1.0					Borehole terminated @ 1.0 metre due to concrete obstruction	
		1.5						
		2.0						
		2.5						
		3.0						
		3.5						
		4.0						
		4.5						
		5.0						
		5.5						
		6.0						
		6.5						
		7.0						
		7.5						
		8.0						
		8.5						
		9.0						
		9.5						
		10.0						

BORE DATA

Surface elevation: approximately 10m a.s.l.
Total depth: 1.0 metre
Diameter: 100mm
Bore advancement method: Solid Flight Auger
Bore abandonment method: Backfilled with drill cuttings and compacted

FOOTNOTES:

Hydrocarbon Odour

S = Strong
M = Moderate
L = Low
N = None

SOIL BORING LOG B-8

Project: Qld Transport - Murarrle, Qld

Date: 03/08/95

Project Number: B95C104

Drill Rig: Digga

Location: Refer to Figure 4

Log By: sch4p4(

Well Construction Details	Standing Water Level	Depth (metres)	PID Reading (ppm)	Samples	Sample ID	USCS Symbol	MATERIAL DESCRIPTION (UNIFIED SOIL CLASSIFICATION SYSTEM)	Footnotes
		+0.5						
		0.0	N	X	S-1		Light to dark brown silty clay, loose consistency (CL; Fill)	
		0.5	N	X	S-2			
		1.0					Borehole terminated @ 0.7 metres due to concrete obstruction	
		1.5						
		2.0						
		2.5						
		3.0						
		3.5						
		4.0						
		4.5						
		5.0						
		5.5						
		6.0						
		6.5						
		7.0						
		7.5						
		8.0						
		8.5						
		9.0						
		9.5						
		10.0						

Hydrocarbon Odour

S = Strong
M = Moderate
L = Low
N = None

BORE DATA

Surface elevation: approximately 10m a.s.l.

Total depth: 0.7 metres

Diameter: 100mm

Bore advancement method: Solid Flight Auger

Bore abandonment method: Backfilled with drill cuttings and compacted

FOOTNOTES:

SOIL BORING LOG B-9

Project: Qld Transport - Murarrie, Qld
Project Number: B95C104
Location: Refer to Figure 4

Date: 03/08/95
Drill Rig: Dlgga
Log By: sch4p4(6) P

Well Construction Details	Standing Water Level	Depth (metres)	PID Reading (ppm)	Samples	Sample ID	USCS Symbol	MATERIAL DESCRIPTION (UNIFIED SOIL CLASSIFICATION SYSTEM)	Footnotes
		+0.5						
		0.0	N	X	S-1		Light brown silty sandy clay, loose consistency (CL;FIll)	
		0.5					Borehole terminated @ 0.3 metres due to concrete obstruction	
		1.0						
		1.5						
		2.0						
		2.5						
		3.0						
		3.5						
		4.0						
		4.5						
		5.0						
		5.5						
		6.0						
		6.5						
		7.0						
		7.5						
		8.0						
		8.5						
		9.0						
		9.5						
		10.0						

BORE DATA

Surface elevation: approximately 10m a.s.l.
Total depth: 0.3 metres
Diameter: 100mm
Bore advancement method: Solid Flight Auger
Bore abandonment method: Backfilled with drill cuttings and compacted

FOOTNOTES:

Hydrocarbon Odour

S = Strong
M = Moderate
L = Low
N = None

SOIL BORING LOG B-10

Project: Qld Transport - Murarrle, Qld
Project Number: B95C104
Location: Refer to Figure 4

Date: 03/08/95
Drill Rig: Digga
Log By: sch4p4(6)

Well Construction Details	Standing Water Level	Depth (metres)	PID Reading (ppm)	Samples	Sample ID	USCS Symbol	MATERIAL DESCRIPTION (UNIFIED SOIL CLASSIFICATION SYSTEM)	Footnotes
		+0.5						
		0.0	N	X	S-1		Light brown to dark brown silty clay, loose to soft consistency, grading from dry to moist, low to medium plasticity (CL, Fill)	
		0.5	L	X	S-2			
		1.0	M	X	S-3			(a)
		1.5	L	X	S-4		Light grey sand, loose consistency, moist, low plasticity (SP; Fill)	(b)
		2.0	N	X	S-5		Brown silty clay, soft consistency, very moist, low plasticity (CL)	
		2.5	N	X	S-6		Pink sandy clay, very dense consistency, dry (SC)	
		3.0					Borehole terminated @ 3.0 metres	
		3.5						
		4.0						
		4.5						
		5.0						
		5.5						
		6.0						
		6.5						
		7.0						
		7.5						
		8.0						
		8.5						
		9.0						
		9.5						
		10.0						

Hydrocarbon Odour

S = Strong
M = Moderate
L = Low
N = None

BORE DATA

Surface elevation: approximately 10m a.s.l.
Total depth: 3.0 metres
Diameter: 100mm
Bore advancement method: Solid Flight Auger
Bore abandonment method: Backfilled with drill cuttings and compacted

FOOTNOTES:

- (a) TPH = 12
BTEX = <LOR
Pb = 7
- (b) TPH = 429
BTEX = <LOR
Pb = 19
- Data in mg/kg.
 - <LOR denotes less than laboratory Level Of Reporting.

**APPENDIX D
ANALYTICAL DATA**

Release

ANALYTICAL REPORT

PAGE 1 of 2

CONTACT: sch4p4(6) Personal inform
CLIENT: OTEK
ADDRESS:

27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
BATCH NUMBER: 1452
SUB BATCH: 0
No. OF SAMPLES: 6
DATE RECEIVED: 08/08/95
DATE COMPLETED: 15/08/95

ORDER No.: 3112

SAMPLE TYPE: SOIL

PROJECT: B95C104

Analysis description	Units	LOR	S-4	B-1,S-2	B-2,S-3	B-3,S-2
pH Value		0.1	5.5	---	---	---
Moisture Content (dried @ 103°C)	%	0.1	38.2	17.5	25.3	22.5
Arsenic - Total	mg/kg	1	11	2	8	4
Chromium - Total	mg/kg	1	40	7	36	5
Copper - Total	mg/kg	1	135	18	15	26
Lead - Total	mg/kg	1	58	11	14	8

NOTES:

Samples as received digested by USEPA method 3051 prior to the determination of metals. Results reported on a dry weight basis. pH determined and reported on 1:5 soil/water extract.

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

Revised by client.

Brisbane
Phone: (07) 3243 7222 Fax: (07) 3243 7218
Sydney
Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
Phone: (03) 853 5299 Fax: (03) 853 0730
Perth
Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
Singapore
Malaysia
Thailand
Hong Kong
New Zealand

File A

This Laboratory Association test(s) reported herein have been performed in accordance with its terms of registration. This document shall not be reproduced except in full.



ANALYTICAL REPORT

PAGE 2 of 2

CONTACT: sch4p4(6) Personal information
 CLIENT: OTEK
 ADDRESS:

27/500 SEVENTEEN MILE ROCKS RD
 SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
 BATCH NUMBER: 1452
 SUB BATCH: 0
 No. OF SAMPLES: 6
 DATE RECEIVED: 08/08/95
 DATE COMPLETED: 15/08/95

ORDER No.: 3112

SAMPLE TYPE: SOIL

PROJECT: B95C104

Analysis description	Units	LOR	B-4,S-3		B-5,S-2	
pH Value		0.1	----	----	----	----
Moisture Content (dried @ 103°C)	%	0.1	13.0	12.6		
Arsenic - Total	mg/kg	1	6	2		
Chromium - Total	mg/kg	1	11	8		
Copper - Total	mg/kg	1	6	5		
Lead - Total	mg/kg	1	13	13		

Published on DES Disclosure Log
RTI Act 2009

NOTES:

sch4p4(6) Personal information

sch4p4(6) Personal information

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

sample(s) as submitted by client.

SYSTEM

Brisbane
 Phone: (07) 3243 7222 Fax: (07) 3243 7218
 Sydney
 Phone: (02) 841 9500 Fax: (02) 841 9530
 Melbourne
 Phone: (03) 853 5299 Fax: (03) 853 0730
 Perth
 Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
 Singapore
 Malaysia
 Thailand
 Hong Kong
 New Zealand

File A

This report is issued by the National
 Accreditation Authority, Australia. The
 tests reported herein have been performed in
 accordance with its terms of registration. This
 document shall not be reproduced except in full.



No. 825

ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal informat
CLIENT: OTEK
ADDRESS:

27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
BATCH NUMBER: 1452
SUB BATCH: 0
No. OF SAMPLES: 6
DATE RECEIVED: 08/08/95
DATE COMPLETED: 15/08/95

ORDER No.: 3112

SAMPLE TYPE: QUALITY CONTROL

PROJECT: B95C104

Analysis description	Units	LOR	B-3,S-2 CHK	B-4,S-3 %SPK REC
pH Value		0.1	----	----
Moisture Content (dried @ 103'C)	%	0.1	20.5	----
Arsenic - Total	mg/kg	1	3	103 %
Chromium - Total	mg/kg	1	4	95.0 %
Copper - Total	mg/kg	1	26	90.0 %
Lead - Total	mg/kg	1	9	95.0 %

RESULTS:

Results which appear on this report are routine laboratory checks for QUALITY CONTROL purposes.

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

(s) as submitted by client.

ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: [REDACTED]
CLIENT: OTEK
ADDRESS: 27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
BATCH NUMBER: 1452
SUB BATCH: 1
No. OF SAMPLES: 2
DATE RECEIVED: 08/08/95
DATE COMPLETED: 15/08/95

ORDER No.: 3112

SAMPLE TYPE: WATER

PROJECT: B95C104

Analysis description	Units	LOR	W-1	W-2
pH Value		0.01	I.S.	8.38
Biochemical Oxygen Demand	mg/L	2	24	110

Published on DES Disclosure Log
RTI Act 2009

NOTES:

I.S. denotes insufficient sample.

sch4p4(6) Personal in

sch4p4(6) Personal info

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

• Results submitted by client.

SYSTEM

Brisbane
Phone: (07) 3243 7222 Fax: (07) 3243 7218
Sydney
Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
Phone: (03) 853 5299 Fax: (03) 853 0730
Perth
Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
Singapore
Malaysia
Thailand
Hong Kong
New Zealand

File A

This Laboratory Association test(s) reported in accordance with its terms or registration. This document shall not be reproduced except in full.

National Accredited Laboratory
No. 825



ANALYTICAL REPORT

PAGE 1 of 1

CONTACT sch4p4(6) Personal informati
CLIENT: OTEK
ADDRESS:

27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
BATCH NUMBER: 1452
SUB BATCH: 2
No. OF SAMPLES: 3
DATE RECEIVED: 08/08/95
DATE COMPLETED: 15/08/95

DER No.: 3112

SAMPLE TYPE: SOIL

PROJECT: B95C104

Analysis description	Units	LOR	S-1	S-2	S-3
pH Value		0.1	7.0	6.3	7.1
Moisture Content (dried @ 103°C)	%	0.1	84.3	83.2	86.5
Arsenic - Total	mg/kg	5	6	<5	11
Chromium - Total	mg/kg	5	32	21	37
Copper - Total	mg/kg	5	111	104	104
Lead - Total	mg/kg	5	54	45	44

IM JTS:

Samples as received digested by USEPA method 3051 prior to the determination of metals. Results reported on a dry weight basis. pH determined and reported on 1:5 soil/water extract.

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

Resubmitted as submitted by client.

SYSTEM

Brisbane
Phone: (07) 3243 7222 Fax: (07) 3243 7218
Sydney
Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
Phone: (03) 853 5299 Fax: (03) 853 0730
Perth
Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
Singapore
Malaysia
Thailand
Hong Kong
New Zealand

File A

This Laboratory is a member of the National Association of Testing Authorities of Australia. The test(s) reported herein have been performed in accordance with its terms of registration. This document shall not be reproduced except in full.



ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal informa
CLIENT: OTEK
ADDRESS:

27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
BATCH NUMBER: 1452
SUB BATCH: 2
No. OF SAMPLES: 3
DATE RECEIVED: 08/08/95
DATE COMPLETED: 15/08/95

DER No.: 3112

SAMPLE TYPE: QUALITY CONTROL

PROJECT: B95C104

Analysis description	Units	LOR	S-1 %SPK REC
pH Value		0.1	----
Moisture Content (dried @ 103°C)	%	0.1	----
Arsenic - Total	mg/kg	5	103 %
Chromium - Total	mg/kg	5	98.0 %
Copper - Total	mg/kg	5	96.0 %
Lead - Total	mg/kg	5	99.0 %

RESULTS:

Results which appear on this report are routine laboratory checks for QUALITY CONTROL purposes.

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

• Results submitted by client.

SYSTEM

Brisbane
Phone: (07) 3243 7222 Fax: (07) 3243 7218
Sydney
Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
Phone: (03) 853 5299 Fax: (03) 853 0730
Perth
Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
Singapore
Malaysia
Thailand
Hong Kong
New Zealand

File A

This Laboratory is a member of the National Association of Testing Authorities, Australia. The test(s) reported herein have been performed in accordance with its terms of registration 17166 188. This document shall not be reproduced except in full.



ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal info
CLIENT: OTEK
ADDRESS:

27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
BATCH NUMBER: 1452
SUB BATCH: 3
No. OF SAMPLES: 1
DATE RECEIVED: 08/08/95
DATE COMPLETED: 15/08/95

DER No.: 3112

SAMPLE TYPE: SOIL

PROJECT: B95C104

Analysis description	Units	LOR	S-5
pH Value		0.1	6.3
Moisture Content (dried @ 103°C)	%	0.1	72.2
Arsenic - Total	mg/kg	2	9
Chromium - Total	mg/kg	2	40
Copper - Total	mg/kg	2	264
Lead - Total	mg/kg	2	113

Published on DES Disclosure Log
RTI Act 2009

sch4p4(6) Personal

NOTES:

Samples as received digested by USEPA method 3051 prior to the determination of metals. Results reported on a dry weight basis. pH determined and reported on 1:5 soil/water extract.

sch4p4(6) Personal info

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

Results submitted by client.

Brisbane
Phone: (07) 3243 7222 Fax: (07) 3243 7218
Sydney
Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
Phone: (03) 853 5299 Fax: (03) 853 0730
Perth
Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
Singapore
Malaysia
Thailand
Hong Kong
New Zealand

File A

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



ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal inform

CLIENT: OTEK

ADDRESS:

27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
BATCH NUMBER: 1452
SUB BATCH: 4
No. OF SAMPLES: 2
DATE RECEIVED: 08/08/95
DATE COMPLETED: 15/08/95

DER No.: 3112

SAMPLE TYPE: SOIL

PROJECT: B95C104

Analysis description	Units	LOR	B-1,S-2	B-3,S-2
Moisture Content (dried @ 103°C)	%	0.1	17.5	22.5
SS POLYNUCLEAR AROMATICS				
Naphthalene	mg/kg	0.5	<0.5	<0.5
2-Methylnaphthalene	mg/kg	0.5	<0.5	<0.5
2-Chloronaphthalene	mg/kg	0.5	<0.5	<0.5
Acenaphthylene	mg/kg	0.5	<0.5	<0.5
Acenaphthene	mg/kg	0.5	<0.5	<0.5
Fluorene	mg/kg	0.5	<0.5	<0.5
Phenanthrene	mg/kg	0.5	<0.5	<0.5
Anthracene	mg/kg	0.5	<0.5	<0.5
Fluoranthene	mg/kg	0.5	<0.5	<0.5
Pyrene	mg/kg	0.5	<0.5	<0.5
N-2-Fluorenylacetamide	mg/kg	0.5	<0.5	<0.5
Benzo(a)anthracene	mg/kg	0.5	<0.5	<0.5
Chrysene	mg/kg	0.5	<0.5	<0.5
Benzo(b) & (k)fluoranthene	mg/kg	1	<1	<1
7,12-Dimethylbenz(a)anthracene	mg/kg	0.5	<0.5	<0.5
Benzo(a)pyrene	mg/kg	0.5	<0.5	<0.5
3-Methylcholanthrene	mg/kg	0.5	<0.5	<0.5
Indeno(1,2,3-cd)pyrene	mg/kg	0.5	<0.5	<0.5
Dibenz(a,h)anthracene	mg/kg	0.5	<0.5	<0.5
Benzo(g,h,i)perylene	mg/kg	0.5	<0.5	<0.5

sch4p4(6) Personal informa

IM ITS:

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

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

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

SYSTEM

Brisbane
Phone: (07) 3243 7222 Fax: (07) 3243 7218
Sydney
Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
Phone: (03) 853 5299 Fax: (03) 853 0730
Perth
Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
Singapore
Malaysia
Thailand
Hong Kong
New Zealand

File A

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



ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal inform
 CLIENT: OTEK
 ADDRESS:

27/500 SEVENTEEN MILE ROCKS RD
 SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
 BATCH NUMBER: 1452
 SUB BATCH: 5
 No. OF SAMPLES: 2
 DATE RECEIVED: 08/08/95
 DATE COMPLETED: 15/08/95

DER No.: 3112

SAMPLE TYPE: WATER

PROJECT: B95C104

Analysis description	Units	LOR	W-1	W-2
ORGANOCHLORINE PESTICIDES				
alpha-BHC	ug/L	0.5	<0.6	<3.1
beta- & gamma-BHC	ug/L	1	<1	<6
delta-BHC	ug/L	0.5	<0.6	<3.1
Heptachlor	ug/L	0.5	<0.6	<3.1
Aldrin	ug/L	0.5	<0.6	<3.1
Heptachlor epoxide	ug/L	0.5	<0.6	<3.1
Endosulfan 1	ug/L	0.5	<0.6	<3.1
4,4'-DDE	ug/L	0.5	<0.6	<3.1
Dieldrin	ug/L	0.5	<0.6	<3.1
Endrin	ug/L	0.5	<0.6	<3.1
Endosulfan 2	ug/L	0.5	<0.6	<3.1
4,4'-DDD	ug/L	0.5	<0.6	<3.1
Endrin aldehyde	ug/L	0.5	<0.6	<3.1
Endosulfan sulfate	ug/L	0.5	<0.6	<3.1
4,4'-DDT	ug/L	2	<2	<13
ORGANOPHOSPHORUS PESTICIDES				
Dichlorvos	ug/L	0.5	<0.6	<3.1
Dimethoate	ug/L	0.5	<0.6	<3.1
Diazinon	ug/L	0.5	<0.6	<3.1
Chlorpyrifos Methyl	ug/L	0.5	<0.6	<3.1
Malathion	ug/L	0.5	<0.6	<3.1
Fenthion	ug/L	0.5	<0.6	<3.1
Chlorpyrifos	ug/L	0.5	<0.6	<3.1
Pirimiphos Ethyl	ug/L	0.5	<0.6	<3.1
Bromophos Ethyl	ug/L	0.5	<0.6	<3.1
Prothiofos	ug/L	0.5	<0.6	<3.1
Ethion	ug/L	0.5	<0.6	<3.1

sch4p4(6) Personal informatio

NTS:

Sample preparation techniques: Semivolatile - Separatory Funnel.
 Sample analysis techniques: Semivolatile components - GC/MS;
 Pesticides - GC/ECD, GC/MS. Particular samples required dilution prior
 to analysis due to matrix interferences. LOR values have been adjusted
 accordingly.

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

The Final Report which supersedes any preliminary reports with this batch number.

SYSTEM

Brisbane
 Phone: (07) 3243 7222 Fax: (07) 3243 7218
 Sydney
 Phone: (02) 841 9500 Fax: (02) 841 9530
 Melbourne
 Phone: (03) 853 5299 Fax: (03) 853 0730
 Perth
 Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
 Singapore
 Malaysia
 Thailand
 Hong Kong
 New Zealand

File A

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



ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal informa

CLIENT: OTEK

ADDRESS: 27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
 BATCH NUMBER: 1452
 SUB BATCH: 6
 No. OF SAMPLES: 2
 DATE RECEIVED: 08/08/95
 DATE COMPLETED: 15/08/95

DER No.: 3112

SAMPLE TYPE: SOIL

PROJECT: B95C104

Analysis description	Units	LOR	S-1	S-2
Moisture Content (dried @ 103°C)	%	0.1	84.3	83.2
SS ORGANOCHLORINE PESTICIDES				
alpha-BHC	mg/kg	0.3	<1.3	<1.3
beta- & gamma-BHC	mg/kg	0.5	<2.5	<2.5
delta-BHC	mg/kg	0.3	<1.3	<1.3
Heptachlor	mg/kg	0.3	<1.3	<1.3
Aldrin	mg/kg	0.3	<1.3	<1.3
Heptachlor epoxide	mg/kg	0.3	<1.3	<1.3
Endosulfan 1	mg/kg	0.3	<1.3	<1.3
4,4'-DDE	mg/kg	0.3	<1.3	<1.3
Dieldrin	mg/kg	0.3	<1.3	<1.3
Endrin	mg/kg	0.3	<1.3	<1.3
Endosulfan 2	mg/kg	0.3	<1.3	<1.3
4,4'-DDD	mg/kg	0.3	<1.3	<1.3
Endrin aldehyde	mg/kg	0.3	<1.3	<1.3
Endosulfan sulfate	mg/kg	0.3	<1.3	<1.3
4,4'-DDT	mg/kg	1	<5	<5
3-SS ORGANOPHOSPHORUS PESTICIDES				
Dichlorvos	mg/kg	0.3	<1.3	<1.3
Dimethoate	mg/kg	0.3	<1.3	<1.3
Diazinon	mg/kg	0.3	<1.3	<1.3
Chlorpyrifos methyl	mg/kg	0.3	<1.3	<1.3
Malathion	mg/kg	0.3	<1.3	<1.3
Fenthion	mg/kg	0.3	<1.3	<1.3
Chlorpyrifos	mg/kg	0.3	<1.3	<1.3
Pirimiphos ethyl	mg/kg	0.3	<1.3	<1.3
Bromophos ethyl	mg/kg	0.3	<1.3	<1.3
Prothiofos	mg/kg	0.3	<1.3	<1.3
Ethion	mg/kg	0.3	<1.3	<1.3

ML TS:

sch4p4(6) Personal information

Samples analysed on an as rec'd basis. Results rep'd on a dry wt basis. Sample preparation techniques: Semivolatile - Tumbler. Sample analysis techniques: Semivolatile - GC/MS. Pesticides - GC/ECD, GC/MS. Particular samples required dilution prior to analysis due to matrix interferences. LOR values have been adjusted accordingly.

is e Final Report which supersedes any preliminary reports with this batch number.

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



Brisbane
 Phone: (07) 3243 7222 Fax: (07) 3243 7218
 Sydney
 Phone: (02) 841 9500 Fax: (02) 841 9530
 Melbourne
 Phone: (03) 853 5299 Fax: (03) 853 0730
 Perth
 Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
 Singapore
 Malaysia
 Thailand
 Hong Kong
 New Zealand

File A

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



No. 825

ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal information

CLIENT: OTEK

ADDRESS: 27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
 BATCH NUMBER: 1452
 SUB BATCH: 7
 No. OF SAMPLES: 1
 DATE RECEIVED: 08/08/95
 DATE COMPLETED: 15/08/95

DER No.: 3112

SAMPLE TYPE: SOIL

PROJECT: B95C104

Analysis description	Units	LOR	S-5
Moisture Content (dried @ 103°C)	%	0.1	72.2
SS ORGANOCHLORINE PESTICIDES			
alpha-BHC	mg/kg	0.1	<1.0
beta- & gamma-BHC	mg/kg	0.2	<2.0
delta-BHC	mg/kg	0.1	<1.0
Heptachlor	mg/kg	0.1	<1.0
Aldrin	mg/kg	0.1	<1.0
Heptachlor epoxide	mg/kg	0.1	<1.0
Endosulfan 1	mg/kg	0.1	<1.0
4,4'-DDE	mg/kg	0.1	<1.0
Dieldrin	mg/kg	0.1	<1.0
Endrin	mg/kg	0.1	<1.0
Endosulfan 2	mg/kg	0.1	<1.0
4,4'-DDD	mg/kg	0.1	<1.0
Endrin aldehyde	mg/kg	0.1	<1.0
Endosulfan sulfate	mg/kg	0.1	<1.0
4,4'-DDT	mg/kg	0.4	<4.0
B-SS ORGANOPHOSPHORUS PESTICIDES			
Dichlorvos	mg/kg	0.1	<1.0
Dimethoate	mg/kg	0.1	<1.0
Diazinon	mg/kg	0.1	<1.0
Chlorpyrifos methyl	mg/kg	0.1	<1.0
Malathion	mg/kg	0.1	<1.0
Fenthion	mg/kg	0.1	<1.0
Chlorpyrifos	mg/kg	0.1	<1.0
Pirimiphos ethyl	mg/kg	0.1	<1.0
Bromophos ethyl	mg/kg	0.1	<1.0
Prothiofos	mg/kg	0.1	<1.0
Ethion	mg/kg	0.1	<1.0

MTS:

Samples analysed on an as rec'd basis. Results rep'd on a dry wt basis. Sample preparation techniques: Semivolatile - Tumbler. Sample analysis techniques: Semivolatile - GC/MS; Pesticides - GC/ECD, GC/MS. Particular samples required dilution prior to analysis due to matrix interferences. LOR values have been adjusted accordingly.

is e Final Report which supersedes any preliminary reports with this batch number.

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

SYSTEM



Brisbane
 Phone: (07) 3243 7222 Fax: (07) 3243 7218
 Sydney
 Phone: (02) 841 9500 Fax: (02) 841 9530
 Melbourne
 Phone: (03) 853 5299 Fax: (03) 853 0730
 Perth
 Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
 Singapore
 Malaysia
 Thailand
 Hong Kong
 New Zealand

File A

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



No. 825

ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal inform

CLIENT: OTEK

ADDRESS: 27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
BATCH NUMBER: 1452
SUB BATCH: 8
No. OF SAMPLES: 1
DATE RECEIVED: 08/08/95
DATE COMPLETED: 15/08/95

DER No.: 3112

SAMPLE TYPE: SOIL

PROJECT: B95C104

Analysis description Units LOR B-5,S-2

Moisture Content (dried @ 103°C) % 0.1 12.6

SS ORGANOCHLORINE PESTICIDES

alpha-BHC	mg/kg	0.05	<0.05
beta- & gamma-BHC	mg/kg	0.1	<0.1
delta-BHC	mg/kg	0.05	<0.05
Heptachlor	mg/kg	0.05	<0.05
Aldrin	mg/kg	0.05	<0.05
Heptachlor epoxide	mg/kg	0.05	<0.05
Endosulfan 1	mg/kg	0.05	<0.05
4,4'-DDE	mg/kg	0.05	<0.05
Dieldrin	mg/kg	0.05	<0.05
Endrin	mg/kg	0.05	<0.05
Endosulfan 2	mg/kg	0.05	<0.05
4,4'-DDD	mg/kg	0.05	<0.05
Endrin aldehyde	mg/kg	0.05	<0.05
Endosulfan sulfate	mg/kg	0.05	<0.05
4,4'-DDT	mg/kg	0.2	<0.2

SS ORGANOPHOSPHORUS PESTICIDES

ichlorvos	mg/kg	0.05	<0.05
Dimethoate	mg/kg	0.05	<0.05
Diazinon	mg/kg	0.05	<0.05
Chlorpyrifos methyl	mg/kg	0.05	<0.05
Malathion	mg/kg	0.05	<0.05
Fenthion	mg/kg	0.05	<0.05
Chlorpyrifos	mg/kg	0.05	<0.05
Pirimiphos ethyl	mg/kg	0.05	<0.05
Bromophos ethyl	mg/kg	0.05	<0.05
Prothiofos	mg/kg	0.05	<0.05
Ethion	mg/kg	0.05	<0.05

sch4p4(6) Personal information

ME TS:

Samples analysed on an as rec'd basis. Results rep'd on a dry wt basis. Sample preparation techniques: Semivolatile - Tumbler. Sample analysis techniques: Semivolatile - GC/MS; Pesticides - GC/ECD, GC/MS.

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

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

STEM

Brisbane
Phone: (07) 3243 7222 Fax: (07) 3243 7218
Sydney
Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
Phone: (03) 853 5299 Fax: (03) 853 0730
Perth
Phone: (09) 249 2988 Fax: (09) 249 2942

Laboratories also in:
Singapore
Malaysia
Thailand
Hong Kong
New Zealand

File A

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





ORGANICS QUALITY CONTROL REPORT

BATCH No. : EB1452

DATE BATCH RECEIVED : 08/08/95

CLIENT : OTEK

DATE BATCH COMPLETED : 21/08/95

Method Code	Test	Matrix	QC Lot Number	Date Samples Extracted	Date Samples Analysed
EP-067	Pesticides	Soil Water	OCOPS340 OCOPW080	09/08/95	11/08/95
EP-075	Semivolatile Scan	Soil	SVOCS251	09/08/95	11/08/95

ORGFORM(60/0)

Release

AUSTRALIAN LABORATORY SERVICES P/L

A.C.N. 009 936 029

BRISBANE

Phone: (07) 352 5577

Fax: (07) 352 5109

SYDNEY

Phone: (02) 899 5722

Fax: (02) 899 3200

MELBOURNE

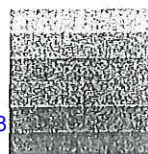
Phone: (03) 853 5299

Fax: (03) 853 0730

PERTH

Phone: (09) 249 2988

Fax: (09) 249 2942



ALS EP-067 : PESTICIDES

QC LOT No. : OCOPS340
MATRIX: Soil

ANALYST: sch4p4(6) Pers

COMPOUND	Blank Conc	Spike Level	SPIKE QC RESULTS				Control Limits		
			SCS Conc	DCS Conc	Average Rec.	RPD	Rec.		RPD
	mg/kg	mg/kg	mg/kg	mg/kg	%	%	Low	High	%
EP-067A : ORGANOCHLORINE PESTICIDES									
alpha-BHC	<LOR	0.25	0.21	0.20	82	3	63	123	20
beta & gamma-BHC	<LOR	0.50	0.42	0.40	82	5	64	129	20
delta-BHC	<LOR	0.25	0.21	0.20	82	3	64	124	20
Heptachlor	<LOR	0.25	0.22	0.23	89	2	51	125	20
Aldrin	<LOR	0.25	0.21	0.21	83	2	63	124	20
Heptachlor epoxide	<LOR	0.25	0.21	0.23	89	8	64	128	20
Endosulfan 1	<LOR	0.25	0.21	0.20	82	3	62	128	20
4,4'-DDE	<LOR	0.25	0.21	0.20	83	4	64	127	20
Dieldrin	<LOR	0.25	0.21	0.20	83	6	65	127	20
Endrin	<LOR	0.25	0.22	0.21	86	4	58	130	20
Endosulfan 2	<LOR	0.25	0.21	0.20	82	5	62	129	20
4,4'-DDD	<LOR	0.25	0.22	0.20	84	5	62	131	20
Endrin aldehyde	<LOR	0.25	0.18	0.17	71	8	43	116	20
Endosulfan sulfate	<LOR	0.25	0.22	0.20	83	6	61	132	20
4,4'-DDT	<LOR	0.25	0.21	0.20	83	5	44	137	20
067B : ORGANOPHOSPHORUS PESTICIDES									
Dichlorvos	<LOR	0.25	0.22	0.23	90	2	69	116	20
Dimethoate	<LOR	0.25	0.24	0.23	95	5	59	123	20
Diazinon	<LOR	0.25	0.23	0.23	91	0	64	124	20
Chlorpyrifos methyl	<LOR	0.25	0.22	0.22	89	2	63	121	20
Malathion	<LOR	0.25	0.25	0.24	99	3	62	124	20
Fenthion	<LOR	0.25	0.23	0.23	92	2	55	122	20
Chlorpyrifos	<LOR	0.25	0.22	0.22	88	3	64	126	20
Pirimiphos ethyl	<LOR	0.25	0.24	0.23	95	2	64	125	20
omophos ethyl	<LOR	0.25	0.23	0.22	91	4	64	128	20
Prothiofos	<LOR	0.25	0.24	0.23	93	3	58	131	20
hion	<LOR	0.25	0.26	0.25	102	5	56	133	20

COMMENTS :

The control limits are based on ALS laboratory statistical data (Method QWI-ORG/07)

* : Recovery or RPD falls outside of the recommended control limits.

BATCH QUALITY CONTROL

ALS EP-067 : PESTICIDES

QC LOT No. : OCOPW080

ANALYST: sch4p4(6) Person

MATRIX: Water

COMPOUND	Blank Conc	Spike Level	SPIKE QC RESULTS				Control Limits		
			SCS Conc	DCS Conc	Average Rec.	RPD	Rec.		RPD
	ug/L	ug/L	ug/L	ug/L	%	%	Low	High	%
EP-067A : ORGANOCHLORINE PESTICIDES									
alpha-BHC	<LOR	5.00	4.37	4.37	87	0	62	130	20
beta- & gamma-BHC	<LOR	10.00	8.73	8.52	86	2	64	129	20
delta-BHC	<LOR	5.00	4.43	4.35	88	2	62	129	20
Heptachlor	<LOR	5.00	4.63	4.56	92	2	51	113	20
Aldrin	<LOR	5.00	4.43	4.36	88	2	63	115	20
Heptachlor epoxide	<LOR	5.00	4.47	4.37	88	2	66	128	20
Endosulfan 1	<LOR	5.00	4.44	4.33	88	3	64	124	20
4,4'-DDE	<LOR	5.00	4.41	4.36	88	1	66	124	20
Dieldrin	<LOR	5.00	4.40	4.37	88	1	67	122	20
Endrin	<LOR	5.00	4.45	4.33	88	3	60	123	20
Endosulfan 2	<LOR	5.00	4.44	4.28	87	4	56	131	20
4,4'-DDD	<LOR	5.00	4.49	4.33	88	4	49	140	20
Endrin aldehyde	<LOR	5.00	4.48	4.40	89	2	61	139	20
Endosulfan sulfate	<LOR	5.00	4.47	4.31	88	4	71	118	20
4,4'-DDT	<LOR	5.00	4.34	4.23	86	3	26	157	20
067B : ORGANOPHOSPHORUS PESTICIDES									
Dichlorvos	<LOR	5.00	4.76	4.77	95	0	79	112	20
Dimethoate	<LOR	5.00	4.74	4.54	93	4	28	147	20
Diazinon	<LOR	5.00	2.79	3.85	66	32 *	60	125	20
Chlorpyrifos methyl	<LOR	5.00	4.78	4.70	95	2	68	122	20
Malathion	<LOR	5.00	5.22	5.12	103	2	36	147	20
Fenthion	<LOR	5.00	4.91	4.96	99	1	64	114	20
Chlorpyrifos	<LOR	5.00	4.74	4.67	94	1	71	122	20
Pirimiphos ethyl	<LOR	5.00	2.29	2.43	47	6	36	128	20
Bromophos ethyl	<LOR	5.00	4.89	4.72	96	4	75	119	20
Prothiofos	<LOR	5.00	4.94	4.80	97	3	67	119	20
Ethion	<LOR	5.00	5.28	5.14	104	3	47	133	20

COMMENTS :

1) The control limits are based on ALS laboratory statistical data. (Method QWI-ORG/07)

) * : Recovery or RPD falls outside of the recommended control limits.

BATCH QUALITY CONTROL

ALS EP-075 : SEMIVOLATILE SCAN

QC LOT No. : SVOCS251
MATRIX: Soil

ANALYST: sch4p4(6) Pe

COMPOUND	Blank Conc.	Spike Level	QC SPIKE RESULTS				Control Limits		
			SCS Conc	DCS Conc	Average Rec.		Recovery		RPD
	mg/kg	mg/kg	mg/kg	mg/kg	%	%	Low	High	%
EP-075A : PHENOLS									
Phenol	<LOR	1.25	1.25	1.23	99	1	63	110	35
1-Chlorophenol	<LOR	1.25	1.26	1.21	99	5	61	106	35
2-Methylphenol	<LOR	1.25	1.25	1.13	95	10	52	122	35
4-Methylphenol	<LOR	1.25	1.28	1.07	94	18	47	114	35
2-Nitrophenol	<LOR	1.25	1.29	1.21	100	6	57	103	35
2,4-Dimethylphenol	<LOR	1.25	1.15	0.82	79	34	24	121	35
1,4-Dichlorophenol	<LOR	1.25	1.25	1.17	97	6	55	108	35
2,6-Dichlorophenol	<LOR	N/A	N/A	N/A					
4-Chloro-3-methylphenol	<LOR	1.25	1.18	1.12	92	6	43	122	35
1,4,6-Trichlorophenol	<LOR	1.25	1.15	1.08	89	6	55	107	35
2,4,5-Trichlorophenol	<LOR	1.25	1.23	1.22	98	1	50	119	35
Pentachlorophenol	<LOR	1.25	0.71	0.72	57	1	0	146	35
EP-075B : POLYAROMATIC HYDROCARBONS									
Naphthalene	<LOR	1.25	1.29	1.22	100	5	62	108	35
1-Methylnaphthalene	<LOR	1.25	1.26	1.24	100	1	56	118	35
1-Chloronaphthalene	<LOR	1.25	1.20	1.11	92	7	67	110	35
Acenaphthalene	<LOR	1.25	1.29	1.24	101	4	67	106	35
1-Phenanthrene	<LOR	1.25	1.33	1.27	104	5	63	112	35
1-Fluorene	<LOR	1.25	1.33	1.26	103	5	63	112	35
Phenanthrene	<LOR	1.25	1.24	1.16	96	6	62	113	35
1-Fluoranthene	<LOR	1.25	1.22	1.13	94	7	61	108	35
1-Fluoranthrene	<LOR	1.25	1.21	1.22	97	1	65	117	35
Pyrene	<LOR	1.25	1.31	1.20	100	8	66	117	35
1-Fluorenylacetamide	<LOR	1.25	1.24	1.23	99	0	36	124	35
1-Benz(a)anthracene	<LOR	1.25	1.20	1.10	92	9	66	114	35
Chrysene	<LOR	1.25	1.33	1.16	100	13	60	125	35
1-Benz(b) & (k) fluoranthene	<LOR	2.50	2.96	2.74	114	8	57	118	35
1-Benz(a)anthracene	<LOR	1.25	1.34	1.00	94	30	25	123	35
1-Benz(a)pyrene	<LOR	1.25	1.26	1.12	95	12	63	104	35
1-Methylchloanthrene	<LOR	1.25	1.12	0.94	83	18	48	102	35
1-Benz(a)anthracene	<LOR	1.25	0.95	1.13	83	17	43	131	35
1-Benz(a,h)anthracene	<LOR	1.25	1.32	1.44	110	9	59	115	35
1-Benz(g,h,i)perylene	<LOR	1.25	1.16	1.24	96	7	60	115	35

COMMENTS :

- The control limits are based on ALS laboratory statistical data (Method QWI-ORG/07).
- Recovery or RPD falls outside the recommended limits.

AUSTRALIAN LABORATORY SERVICES P/L

A.C.N. 009 936 029

ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal info
CLIENT: OTEK
ADDRESS:

27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073

LABORATORY: ENV BRISBANE
BATCH NUMBER: 1511
SUB BATCH: 1
No. OF SAMPLES: 3
DATE RECEIVED: 10/08/95
DATE COMPLETED: 18/08/95

IER No.: 3114

SAMPLE TYPE: SOIL

PROJECT: B95C104

Analysis description	Units	LOR	B-6,S-3	B-10,S-3	B-10,S-4
			10/08/95	10/08/95	10/08/95
Moisture Content (dried @ 103°C)	%	0.1	20.0	19.1	19.8
SS TOTAL PETROLEUM HYDROCARBONS					
C6 - C9 Fraction	mg/kg	2	3	12	211
C10 - C14 Fraction	mg/kg	50	<50	<50	218
C15 - C28 Fraction	mg/kg	100	105	<100	<100
C29 - C36 Fraction	mg/kg	100	<100	<100	<100
Q-SS BTEX					
Benzene	mg/kg	0.2	<0.2	<0.2	<0.2
Toluene	mg/kg	0.2	<0.2	<0.2	<0.2
Chlorobenzene	mg/kg	0.2	<0.2	<0.2	<0.2
Ethylbenzene	mg/kg	0.2	<0.2	<0.2	<0.2
meta- & para-Xylene	mg/kg	0.2	<0.2	<0.2	<0.2
ortho-Xylene	mg/kg	0.2	<0.2	<0.2	<0.2

sch4p4(6) Personal info

COMMENTS:

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

Final Report which supersedes any preliminary reports with this batch number.

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

ALTERNATIVE

Brisbane
Phone: (07) 9243 7222 Fax: (07) 9243 7210
Sydney
Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
Phone: (03) 853 5288 Fax: (03) 853 0730
Perth
Phone: (09) 248 2888 Fax: (09) 249 2942

Laboratories also in:
Singapore
Malaysia
Thailand
Hong Kong
New Zealand

File A

This Laboratory is registered by the National Association of Testing Authorities, Australia. The test(s) reported herein have been performed in accordance with its terms of registration. 182 of 188
document shall not be reproduced except in full.



AUSTRALIAN LABORATORY
SERVICES P/L
A.C.N. 009 936 029

ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal info
CLIENT: OTEK
ADDRESS:27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073LABORATORY: ENV BRISBANE
BATCH NUMBER: 1511
SUB BATCH: 0
No. OF SAMPLES: 3
DATE RECEIVED: 10/08/95
DATE COMPLETED: 18/08/95

OF ER No.: 3114

SAMPLE TYPE: QUALITY CONTROL

PROJECT: B95C104

Analysis description	Units	LDR	B-6,S-3 %SPK REC 10/08/95	B-10,S-4 CHK 10/08/95
----------------------	-------	-----	---------------------------------	-----------------------------

Moisture Content (dried @ 103°C)	%	0.1	---	17.5
Lead - Total	mg/kg	1	86.0 %	24

REMARKS:

Results which appear on this report are routine laboratory checks for QUALITY CONTROL purposes.

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

• Results apply

ient.

Brisbane
Phone: (07) 9243 7222 Fax: (07) 3243 7210
Sydney
Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
Phone: (03) 853 5299 Fax: (03) 853 0730
Perth
Phone: (09) 249 2988 Fax: (09) 249 2942Laboratories also in:
Singapore
Malaysia
Thailand
Hong Kong
New Zealand

File A

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



No. 026

AUSTRALIAN LABORATORY
SERVICES P/L

A.C.N. 009 938 029

ANALYTICAL REPORT

PAGE 1 of 1

CONTACT: sch4p4(6) Personal info
CLIENT: OTEK
ADDRESS:27/500 SEVENTEEN MILE ROCKS RD
SEVENTEEN MILE ROCKS QLD 4073LABORATORY: ENV BRISBANE
BATCH NUMBER: 1511
SUB BATCH: 0
No. OF SAMPLES: 3
DATE RECEIVED: 10/08/95
DATE COMPLETED: 18/08/95

ER No.: 3114

SAMPLE TYPE: SOIL

PROJECT: B95C104

Analysis description	Units	LOR	B-6,S-3	B-10,S-3	B-10,S-4
			10/08/95	10/08/95	10/08/95
-05 Moisture Content (dried @ 103°C)	%	0.1	20.0	19.1	19.8
-00 Lead - Total	mg/kg	1	67	7	19

REMARKS:

Samples as received digested by USEPA method 3051 prior to the determination of lead. Results reported on a dry weight basis.

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

* Results are not to be used for legal purposes without the approval of the client.



Brisbane
Phone: (07) 3243 7222 Fax: (07) 3243 7218
Sydney
Phone: (02) 841 9500 Fax: (02) 841 9530
Melbourne
Phone: (03) 853 5293 Fax: (03) 853 0730
Perth
Phone: (08) 249 2888 Fax: (08) 249 2842

Laboratories also in:
Singapore
Malaysia
Thailand
Hong Kong
New Zealand

File A

This Laboratory is a member of the International Association of Testing Authorities, Australia. The test(s) reported herein have been performed in accordance with its terms of registration. This document shall not be reproduced except in full.



No. 025



SAMPLE RECEIPT ADVICE

COMPANY:

OTEX

ATTENTION:

sch4p4(6) Personal information

DATE:

8 / 8 / 95

FROM:

sch4p4(6) Personal information

S has received samples pertaining to your reference: B95 0104
Future reference the batch number on this order is: EB1452

- ✓ All samples and paperwork were received in good order.
- ✓ Paperwork not received yet. Please advise us of your requirements.
- ✓ Paperwork incomplete or ambiguous. Please contact us to provide further details.
- ✓ Samples were damaged or holding times exceeded during transit. Please contact us.
- ✓ Samples received do not match samples detailed on your submission sheet. See below for details.
- ✓ Samples chilled when received.
- ✓ Samples at ambient temperature when received.
- ✓ Samples received in appropriately pretreated and preserved containers.
- ✓ Sample containers do not comply to pretreatment/preservation standards (AS, APHA, USEPA).
- ✓ Please direct any turnaround/technical queries to sch4p4(6) Personal information
- ✓ Any queries relating to sample condition/numbering/breakages should be directed to sch4p4(6) Personal information

anticipated that your results will be available on 14 / 8 / 95.

MENTS:

As discussed with sch4p4(6) Personal information we will be able to conduct BOD + pH on sample provided in the SW11 amber bottles

(6) 2)

AUSTRALIAN LABORATORY SERVICES P/L

RISBA 2102E

A.C.N. 009 936 029

SYDNEY

MELBOURNE

PERTH

183 of 186



SAMPLE RECEIPT ADVICE

PANY:

OTEK

sch4p4(6) Personal information

ATION:

11 / 8 / 195

sch4p4(6) Personal information

Received samples pertaining to your reference: BQ5C104

Reference the batch number on this order is: EB1511

1 samples and paperwork were received in good order.

Paperwork not received yet. Please advise us of your requirements.

Paperwork incomplete or ambiguous. Please contact us to provide further details.

Samples were damaged or holding times exceeded during transit. Please contact us.

Samples received do not match samples detailed on your submission sheet. See below for details.

Samples chilled when received.

Samples at ambient temperature when received.

Samples received in appropriately pretreated and preserved containers.

Sample containers do not comply to pretreatment/preservation standards

AS, APHA, USEPA).

Please direct any turnaround/technical queries to

sch4p4(6) Personal information

Any queries relating to sample condition/numbering/breakages should be directed

to

Indicated that your results will be available on 15 / 8 / 195.

ETS:



Suite 21,
1777 Seven Mile Rocks Rd
Brisbane, QLD, 4073 Ph: (07) 279 5268
ACN 054 371 596 Fax: (07) 279 5377

C. AL. OF CUSTODY & ANALYSIS REQUEST

LAB Aust Lab Services
ADDRESS 32 Chapel Street
LAB CONTACT sch4p4(6) Personal information
PHONE

PROJECT # B95404 PROJECT NAME Trans: Murrumbidgee

COLLECTOR'S NAME
sch4p4(6) Personal information

LAB JOB #

ANALYSIS REQUIRED

PRELIMINARY RESULTS BY:

☐ VERBAL

1/1/ am/pm ☐ FAX

FINAL REPORT BY:

1/1/ am/pm

REMARKS

SAMPLE ID	LAB #	MATRIX				PRESERVATION METHOD				SAMPLING DATE	No. OF CONTAINERS	Metals (As, Cr, Cu, Pb)	OC/OP Pesticides	pH	PAH	BOD
		WATER	SOIL	AIR	SLUDGE	ICE	ACIDIFIED	OTHER	NONE							
S-1					✓					4/8/95	2	✓	✓	✓		
S-2					✓					"	2	✓	✓	✓		
S-3					✓					"	2	✓	✓	✓		
S-4					✓					"	2	✓	✓	✓		
S-5					✓					"	2	✓	✓	✓		
B-1, S-2		✓								"	1	✓		✓		
B-2, S-3		✓								"	1	✓		✓		
B-3, S-2		✓								"	1	✓		✓		
B-4, S-3		✓								"	1	✓		✓		
B-5, S-2		✓								"	1	✓	✓			
W-1		✓								"	1	✓	✓	✓		
W-2		✓								"	1	✓	✓	✓		

We also received

B-5, S-2

B-3, S-2

B-4, S-3

B-1, S-2

B-2, S-3

W-2

W-2

Relinquished by:

Date 4/8/95 Time 6:00

Relinquished by: sch4p4(6) Personal information

Date

Time

Relinquished by:

Date 4/8 Time 5:50pm

Date

Time Relinquished by:

Date

Time

Received by:

Date

Time

Relinquished by:

Date

Time

Received by:

Date

Time

Relinquished by:

Date

Time

Received by:

Date

Time

P.02

FAX NO. 61 7 2437219

ALS BRISBANE

11-AUG-95 FRI 08:30



Suite 27
500 Seventeen Mile Rocks Rd
Brisbane, QLD, 4073
Ph: (07) 279 5266
Fax: (07) 279 5377
AUSTRALIA PTY LTD ACN 054 371 596

TAKE OF CUSTODY & ANALYSIS REQUEST

LAB H-L.S.
ADDRESS 32 SHAND ST STAFFORD
LAB CONTACT sch4p4(6) Personal inform
PHONE 352 557

PROJECT # B95CD4 PROJECT NAME QTRANSPORT - MURRAKIE

COLLECTORS NAME sch4p4(6) Personal information LAB JOB #

SAMPLE ID	LAB #	MATRIX				PRESERVATION METHOD				SAMPLING DATE	No. OF CONTAINERS	ANALYSIS REQUIRED									
		WATER	SOIL	AIR	SLUDGE	ICE	ACIDIFIED	OTHER	NONE												
B-6, S-3	1		✓			✓				10/8/95	1	✓	✓								
B-10, S-3	2		✓			✓					1	✓	✓								
B-10, S-4	3		✓			✓					1	✓	✓								
<div>Handwritten notes: 15/11 S (C) 10/8 URGENT</div>																					

PRELIMINARY RESULTS BY: 15, 8, 95 ☐ VER ☒ FAX

FINAL REPORT BY: 17, 8, 95 ☐ VER ☒ FAX

REMARKS
URGENT

Relinquished by: <u>sch4p4(6) Personal information</u>	Date <u>19/8/95</u>	Time <u>12:45</u>	Received by: <u>sch4p4(6) Personal information</u>	Date <u>19/8</u>	Time	Relinquished by:	Date	Time	Received by:	Date	Time
Relinquished by:	Date	Time	Received by:	Date	Time	Relinquished by:	Date	Time	Received by:	Date	Time