



The Heilbronn Group
Resource Strategists

Office: Samford
Our Ref: S3719:BH/MTJ
Date: 20th November 2002

Tess Dobinson
The Environmental Protection Agency
Contaminated Land Unit
GPO Box 2771
BRISBANE QLD 4001

Dear Tess

RE: MATERIAL CHANGE OF USE AND RECONFIGURATION OF A LOT APPLICATION FOR LOT 371 ON SL16 AND LOT 279 ON RP863386.

both on AMA table, not on EMR

A Material Change of Use and Reconfiguration of a lot Application is to be lodged over the above site (see report attached). Although neither allotments are on the Environmental Management Register nor Contaminated Land Register, the contaminated land search has provided area management advice in relation to unexploded ordinances on the site (copy attached).

This advice appears to be contradictory to previous advice given (see letter from the EPA dated 7th September 2001 attached).

Please confirm that the EPA id therefore no longer a concurrence agency for this Application.

If you have any further queries, please contact Ben Hawkins on (07) 3289 1666.

Yours faithfully

sch4p4(6) Personal information

T. J. Connolly
Managing Director

encl planning application
cc



STH2002/9295

20461

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Brisbane Qld 4000
PO Box 130
Spring Hill Qld 4004
Telephone (07) 3839 1388
Fax (07) 3832 5717
Email: mail@heilbronn.com.au

SAMFORD

6 Main Street
Samford Qld 4520
PO Box 113
Samford Qld 4520
Telephone (07) 3289 1666
Fax: (07) 3289 2062
Email: heilsamf@powerup.com.au

GOLD COAST

Level 8, Zurich House
10 Karp Court
Bundall Qld 4217
PO Box 5585
GCMC Qld 4217
Telephone (07) 5574 0588
Fax: (07) 5574 0310
Email: heilgc@onthenet.com.au

DAYBORO

William Street
Dayboro Qld 4521
Telephone (07) 3425 1404
Fax: (07) 3289 2062
Email: heilsamf@powerup.com.au

**IN ASSOCIATION
WITH AUSTRALASIAN
CONSULTANTS**

SYDNEY Donovan Associates
MELBOURNE Taylors
PERTH Surveying & Mapping Group
ADELAIDE Alexander Symonds
CANBERRA Mail McDonald Barnsley
DARWIN Earl James & Associates
HOBART JB Medbury Surveyors

QLD ENVIRONMENTAL PROTECTION AGENCY**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 431403 Site ID: 5319 09 August 2002

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

Lot: 279 Plan: RP863386

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE**OUR ADDRESS HAS CHANGED**

For EMR/CLR searches, the postal address is: GPO Box 2771, Brisbane, Qld, 4001 OR Level 16, 288 Edward Street, Brisbane, Qld, 4000.

This site is within an area for which an Area Management Advice has been prepared. Please refer to the attachment for details.

If you have any queries in relation to this search please phone (07) 3227 7370 or (07) 3225 1827.

Tess Dobinson
Acting Registrar, Contaminated Land Unit

**AREA MANAGEMENT ADVICE
Unexploded Ordnance (UXO)**

LOT : 279 PLAN : RP863386 FILE REF : 901461 PRINTED: 09/08/2002

The lot that is the subject of this search is part of an area of land which has been investigated by the Department of Defence and assessed as having been widely used for military purposes that involved the handling of ammunition in a way that may cause remnant unexploded ordnance (UXO). However, there is currently no evidence that every lot within the area was necessarily used in this way or is otherwise potentially affected by UXO.

UXO is explosive ordnance such as artillery shells, mortars, or grenades that did not explode when used, and much of it results from military training during World War II. UXO is not normally hazardous unless disturbed. If an object suspected of being UXO is found it must not be touched or interfered with. Only trained people, usually from the Department of Defence, can handle UXO safely. Owners or occupiers of potentially affected land, and workers and contractors employed on potentially affected land, need to be aware of the following procedure if a suspect object is found:

- . Do not disturb or touch the object.
- . Take action, where appropriate, to prevent it being disturbed by another person.
- . Note its approximate dimensions and general appearance.

<https://www.confirm.citec.com.au/jsp/renderer/ResultBody.jsp>

09/08/2002

- . Safely and clearly mark its location.
- . Note the route to its location.
- . Advise the police as soon as possible.

The Department of Defence has trained staff whose task it is, once UXO is discovered, to remove it, or if it is in a sensitive condition, to render UXO safe. Department of Defence staff may be made available on request at no cost. Such requests should usually be made through the Queensland Police Service. It should be noted that unless the subject Lot is recorded on the Environmental Management Register or Contaminated Land Register no restrictions or conditions on the use of, or activities on, the land apply under the *Environmental Protection Act 1994*. However, any application for reconfiguration or material change of use of this lot, for example - subdivision or redevelopment, will be referred to the Environmental Protection Agency for concurrence in accordance with the provisions of the *Integrated Planning Act 1997* (Integrated Planning Regulation's Schedule 2 and the Integrated Development Assessment System).

For further information contact the Department of Defence Queensland UXO Project Office on (07) 3332 5193.

EHP RTI DL Release

QLD ENVIRONMENTAL PROTECTION AGENCY**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 431404 Site ID: 5306 09 August 2002

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

Lot: 371 Plan: SL16

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE**OUR ADDRESS HAS CHANGED**

For EMR/CLR searches, the postal address is: GPO Box 2771, Brisbane, Qld, 4001 OR Level 16, 288 Edward Street, Brisbane, Qld, 4000.

This site is within an area for which an Area Management Advice has been prepared. Please refer to the attachment for details.

If you have any queries in relation to this search please phone (07) 3227 7370 or (07) 3225 1827.

Tess Dobinson
Acting Registrar, Contaminated Land Unit

**AREA MANAGEMENT ADVICE
Unexploded Ordnance (UXO)**

LOT : 371 PLAN : SL16 FILE REF : 901461 PRINTED: 09/08/2002

The lot that is the subject of this search is part of an area of land which has been investigated by the Department of Defence and assessed as having been widely used for military purposes that involved the handling of ammunition in a way that may cause remnant unexploded ordnance (UXO). However, there is currently no evidence that every lot within the area was necessarily used in this way or is otherwise potentially affected by UXO.

UXO is explosive ordnance such as artillery shells, mortars, or grenades that did not explode when used, and much of it results from military training during World War II. UXO is not normally hazardous unless disturbed. If an object suspected of being UXO is found it must not be touched or interfered with. Only trained people, usually from the Department of Defence, can handle UXO safely. Owners or occupiers of potentially affected land, and workers and contractors employed on potentially affected land, need to be aware of the following procedure if a suspect object is found:

- . Do not disturb or touch the object.
- . Take action, where appropriate, to prevent it being disturbed by another person.
- . Note its approximate dimensions and general appearance.

<https://www.confirm.citec.com.au/jsp/renderer/ResultBody.jsp>

09/08/2002

- . Safely and clearly mark its location.
- . Note the route to its location.
- . Advise the police as soon as possible.

The Department of Defence has trained staff whose task it is, once UXO is discovered, to remove it, or if it is in a sensitive condition, to render UXO safe. Department of Defence staff may be made available on request at no cost. Such requests should usually be made through the Queensland Police Service. It should be noted that unless the subject Lot is recorded on the Environmental Management Register or Contaminated Land Register no restrictions or conditions on the use of, or activities on, the land apply under the *Environmental Protection Act 1994*. However, any application for reconfiguration or material change of use of this lot, for example - subdivision or redevelopment, will be referred to the Environmental Protection Agency for concurrence in accordance with the provisions of the *Integrated Planning Act 1997* (Integrated Planning Regulation's Schedule 2 and the Integrated Development Assessment System).

For further information contact the Department of Defence Queensland UXO Project Office on (07) 3332 5193.

EHP RTI DL Release

faxed 4:55pm 22/10/03

sch4p4(6) Personal information

Fax



Queensland Government

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

To:	Neville Meyer	Fax:	(07) 3369 9722
From:	Ranald Scott, Contaminated Land Unit		
Telephone:	(07) 3224 5644	Fax:	(07) 3247 3278
E-mail:	contamland.uxo@epa.qld.gov.au		
Date:	22 October 2003	Pages:	2 (including this page)
Subject:	MCU & Reconfiguration – Lot 371 SL 16 & Lot 279 RP 863386, Cashmere		

Neville

Yes, the area you identified in your facsimile of 17 October 2003 is the only area requiring search and clearance to satisfy the conditions that were set.

Notwithstanding this, I have attached an extract from the consultant's report on which Dept. of Defence's advice on Lot 279 is partly based. Please note the small part on Lot 279's eastern boundary for which the boundary dimensions are shown. If your clients have an interest in reducing any risk attached to the 'Environmental Reserve' that adjoins the subdivision, they may wish to consider having that part also subjected to remedial searching.

Regards sch4p4(6) Personal information

sch4p4(6) Personal information

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GPO Box 2771, Brisbane QLD, Queensland 4001 Australia

Object Recovery Plot - Lot 279

APPENDIX 10

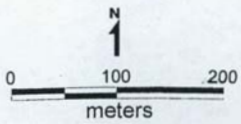
279RP663286

Legend

- 3-in Mortar Impact Site
- ✱ 3-in Mortar Tail fin
- ✱ Metal Ammunition Fragment
- Investigative Search Lines
- ▭ Recommended Remediation Zone

1RP663390

CLEAR MOUNTAIN ROAD



Concurrence agency response*Integrated Planning Act 1997 ss3.3.16 and 3.3.18*

Applicant: Heilbronn & Partners Pty Ltd
Application no.: 2002/10229
Date received by EPA: 24 January 2003
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence
Description: Material Change of Use & Reconfiguration of a Lot
Winn Road & Cashmere Road, Cashmere
Lot no.: 371 Registered Plan no.: SL16
Lot no.: 279 Registered Plan no.: RP863386

1 Type of development

- ☒ Material change of use
☒ Reconfiguration of a Lot

where:

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

2 Response to development application

The Environmental Protection Agency (EPA), 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

3 Condition(s)

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

As detailed in Attachment 1 the following conditions for Lot 371 SL16 & Part of Lot 279 RP863386 apply where the boundary of zone within which the Department of Defence has reported there exists the potential for UXO contamination to be slight:

- 3.1** Prior to any person being employed to work on the subject lot (the site), where the work involves excavation, earthworks or vegetation clearance associated with the proposed development, or is in close proximity to such activity, then that person is to be warned in writing by the occupier of the property. This warning is to explain that although information available to the EPA indicates the risk of remnant UXO

contamination is slight, work should proceed with due caution. It is to state the procedure to be followed by any person finding an object suspected of being explosive ordnance or component thereof:

- Do not disturb the object.
- Take action, where appropriate, to prevent it being disturbed by another person.
- Note its approximate dimensions and general appearance.
- Safely and clearly mark its location.
- Note the route to its location.
- Advise the Police as soon as possible.

As detailed in Attachment 1 the following conditions for Part of Lot 279 RP863386 apply where the boundary of zone within which the Department of Defence has reported there exists the potential for UXO contamination to be substantial:

Prior to any person being employed to work on the subject lot (the site), where the work involves excavation, earthworks or vegetation clearance associated with the proposed development, or is in close proximity to such activity, UXO investigation and clearance is to be conducted. Prior to this UXO investigation and clearance activity, any person being employed to work on the site is to be warned by the occupier that the site is within an area which has the potential for substantial UXO contamination. This warning is to state the procedure to be followed by any person finding an object suspected of being explosive ordnance or component thereof:

- Do not disturb the object.
- Take action, where appropriate, to prevent it being disturbed by another person.
- Note its approximate dimensions and general appearance.
- Safely and clearly mark its location.
- Note the route to its location.
- Advise the Police as soon as possible.

- 3.2** The occupier is to notify the EPA of any finds of UXO on the site as soon as possible after such an object is discovered.
- 3.3** No soil may be removed from any part of the site without the written approval of the EPA.
- 3.4** At the completion of all earth works associated with the site's development a written statement signed by the principle contractor is to be provided by the occupier to the EPA advising of any evidence of UXO or lack thereof and the extent of earthworks conducted. Depending on the circumstances which exist at that time the site may then be re-classified as suitable for any use.
- 3.5** Where the owner is not the occupier relative to the above conditions, the owner is to advise the occupier of the above responsibilities.

4 Reasons for including condition(s) or refusal

State full reasons for including condition(s) listed above:

The site is part of an area of land within which the Department of Defence (Defence) has assessed there exists a slight & substantial risk of residual UXO contamination.

As detailed in Attachment 1 the following conditions for Lot 371 SL16 & Part of Lot 279 RP863386 apply where the boundary of zone within which the Department of Defence has reported there exists the potential for UXO contamination to be slight:

Development and/or land usage re-zoning proposals can proceed without UXO search or clearance activity.

Personnel working on this land should receive warnings that the area was used by the military for live firing and that residual UXO may still be present. Warnings should also emphasise that subject objects are not to be moved and their presence reported to the Police.

As detailed in Attachment 1 the following conditions for Part of Lot 279 RP863386 apply where the boundary of zone within which the Department of Defence has reported there exists the potential for UXO contamination to be substantial:

Defence advise that development and/or land usage re-zoning proposals concerning land parcels considered to be subject to a substantial risk should only proceed following UXO search or clearance activity.

As the EPA has no record of the subject lot being further investigated or remediated, it considers that there remains a possibility of UXO being found on the site.

5 Additional comments or advice

Nil.

6 Additional information

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. Applicants also should comply with all relevant legislation.

The Environmental Protection Agency has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that the responsibility for assessment of native title issues for an IDAS application rests with the Assessment Manager. It is recommended that the Assessment Manager use their own guidelines to determine whether native title notification is required for this application.

End of response

IDAS C-6 CLM

Fax



Queensland Government

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

To: CAPT Brad Davis, UXO Project Officer

Of: Dept of Defence

Telephone: (07) 3332 5193 **Fax:** (07) 3332 5194

From: Ranald scott, Project Manager - UXO

Telephone: (07) 3224 5644 **Fax:** (07) 3247 3278

Address: PO Box 2771 BRISBANE QLD 4001

Date: 29 April 2003 **Pages:** 2 (including this page)

Subject: Assessment of Lots 371 on SL16 and 279 on RP863386, Cashmere

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Brad

Please see the attached map. It reflects the most recent information I can find on the area of the subject lots.

Apparently, Greg had some discussion with Ross Hall on 4 Sep 01 following receipt of a Defence "UXO Contamination Advice Update – Clear Mountain" that influenced the subject lots. Apparently the update was based on some further investigative work having been completed on adjacent land by EXAT? The update and discussion led to the lots being removed from the EMR and listed on the AMA database only.

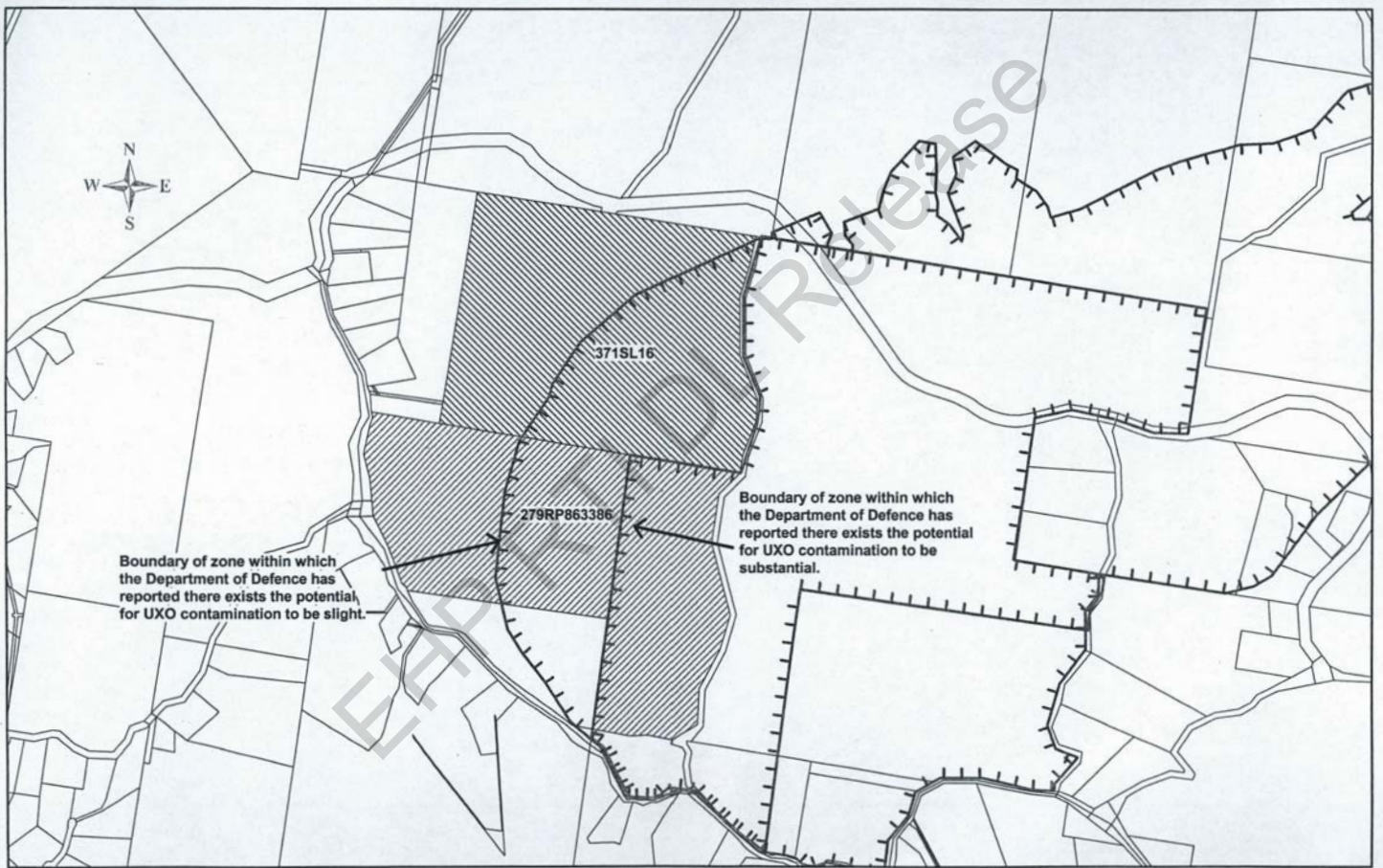
I can find no record of the update, only a filed reference to it. Could you please check your records and, if it can be located, forward me a copy at your earliest convenience?

Thanks

sch4p4(6) Personal information
sch4p4(6) Personal information

Ranald

enc



While You Were Out

Date: _____ Time: _____

For: _____

From: (5) 17/4/02 BOTH LOTS

Phone #: (E) 16/4/02 BOTH LOTS

- ☐ Telephoned AUST ☐ Please call P/L
- ☐ Wants to see you ☐ Will call again
- ☐ Returned your call ☐ URGENT
- ☐ Was here to see you

Message: (1) RE: DOC

(2) Pinal Plantation

(3) EXAT report on

adjacent area?

(4) Request from

Post-It 7660 © 3M 1993 Taken by: HENZELL

LETTER
FROM
HEILBRON
GROUP
RECEIVED
14/4

FACTORS:

- (1) NOTICES OF REMOVAL FROM ENR TO HENZELL
- (2) REQUEST FROM HENZELL
- (3) EXAT/EXTCH? REPORT FOR REFERENCE ON ADJACENT AREA.
- (4) 9 AUG02 SEARCH BY AUST BUSINESS RESEARCH P/L - BOTH LOTS SEARCHED.
- (5) BOTH LOTS ALSO SEARCHED ON 16 APR 02, BY AUST BUS RESEARCH P/L
- (6) OWNERSHIP OF BOTH LOTS CHANGED 17 APR 02



The Heilbronn Group
Resource Strategists

Office: Samford
Our Ref: S3719/BH/MTJ
Date: April 1, 2003

Environmental Protection Agency
Level 16
288 Edward Street
BRISBANE QLD 4001

Attention: Tess Dobinson

Dear Tess

RE: PROPOSED SPECIAL RESIDENTIAL DEVELOPMENT FOR LOT 371 ON SL16 AND LOT 279 ON RP863386, WINN ROAD, CASHMERE

With respect to the above mentioned application, we write in reply to the EPA conditions of approval for the development (copy attached). The conditions outlined, are generally satisfactory, however Condition 3.1 specifies that *"UXO investigation and clearance is to be conducted"* (as highlighted)

This condition appears contrary to initial advice's from your department that investigations have been undertaken, which revealed that *"the land is not, or has not been, used as a notifiable activity, or it is not contaminated land"* (copy attached - September 07, 2001).

Furthermore, advice dated August 09, 2002 also revealed that the site is on neither the Environmental Management Register nor the Contaminated Land Register (copy attached).

Can you please confirm that all required investigations have been completed per the requirements of all conditions and that no further investigations or studies are required, as your initial advices were the basis of our client's purchase of the property.

If you have any queries in relation to this matter, please do not hesitate to contact Mr Tim Smith of this office.

Yours faithfully

sch4p4(6) Personal information

T. J. Connolly

Managing Director

Encl Copy of EPA Conditions of Approval (Feb 3, 2003)
Copy of Notice of Decision not to record land on the Environmental Management Register (Lot 371 SL16 & Lot 279 RP863386) (Sept 7, 2001)
Copy of Environmental Management Register & Contaminated Land Register (Aug 9, 2002)

Cc Gary Roden



Received by RS 14/4/03

sch4p4(6) Personal information

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Level 4 Astor Centre
445 Upper Edward Street
Brisbane Qld 4000
PO Box 130
Spring Hill Qld 4004
Telephone (07) 3839 1388
Fax (07) 3832 5717
Email: mail@heilbronn.com.au

SAMFORD

6 Main Street
Samford Qld 4520
PO Box 113
Samford Qld 4520
Telephone (07) 3289 1666
Fax: (07) 3289 2062
Email: heilsamf@powerup.com.au

GOLD COAST

Level 8, Zurich House
10 Karp Court
Bundall Qld 4217
PO Box 5585
GCMC Qld 4217
Telephone (07) 5574 0588
Fax: (07) 5574 0310
Email: heilgc@onthenet.com.au

DAYBORO

William Street
Dayboro Qld 4521
Telephone (07) 3425 1404
Fax: (07) 3289 2062
Email: heildamf@powerup.com.au

**IN ASSOCIATION
WITH AUSTRALASIAN
CONSULTANTS**

SYDNEY Donovan Associates

MELBOURNE Taylors

PERTH Surveying & Mapping Group

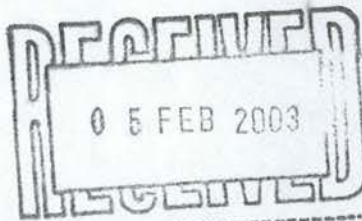
ADELAIDE Alexander Symonds

CANBERRA Mail McDonald Barnsley

DARWIN Earl James & Associates

HOBART JB Medbury Surveyors





Queensland
Government

Enquires Jim Ives
Telephone (07) 3224 5644 / (07) 4639 8329
Your reference S3719 Appln No: 2002/10229
Our reference 901461 Pt 6

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

3 February 2003

Heilbronn & Partners Pty Ltd
PO Box 113
SAMFORD QLD 4520

Attention: Ben Hawkins

Dear Sir

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

- ☐ Information request (C-1)
- ☐ Notification of information request (C-2)
- ☐ Notification of receipt of applicant's response to information request (C-3)
- ☐ Extension of information request/assessment period (C-4)
- ☐ Request for applicant's written agreement to extension of information request/assessment period (C-5)
- ☐ Concurrence agency response cover sheet (C-6)
- ☐ Concurrence agency response about environmentally relevant activities (C-6 ERA)
- ☒ Concurrence agency response about contaminated land (C-6 CLM)
- ☐ Request for applicant's written acceptance of concurrence agency response after assessment period expires (C-7)
- ☐ Amended concurrence agency response about environmentally relevant activities (C-7 ERA)
- ☐ Amended concurrence agency response about contaminated land (C-7 CLM)
- ☐ Notification of decision in relation to a request to change or cancel a condition (C-8)
- ☐ Notification of proposal to change or cancel a condition (C-9)
- ☐ Notification of decision in relation to a proposal to change or cancel a condition (C-10)

Application information:

Concurrence agency office: Contaminated Land

Responsible officer: Jim Ives

Postal address: PO Box 2771, BRISBANE QLD 4001

Telephone: 3224 5644 Fax: 3247 3278 E-mail: UXO Management@epa.qld.gov.au

EPA no.: AMA 5314 & 5316

Application no.: 2002/10229

Street address of subject land: Winn Road & Clear Mountain Road

Suburb/locality: Cashmere Lot no.: 371 Registered Plan no.: SL 16
Lot no.: 279 Registered Plan no.: RP 863386

Signed

sch4p4(6) Personal information

Ranald Scott
Principal Project Officer

IDAS covering letter (concurrence agency)

Concurrence agency response*Integrated Planning Act 1997 ss3.3.16 and 3.3.18*

Applicant: Heilbronn & Partners Pty Ltd
Application no.: 2002/10229
Date received by EPA: 24 January 2003
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence
Description: Material Change of Use & Reconfiguration of a Lot
Winn Road & Cashmere Road, Cashmere
Lot no.: 371 Registered Plan no.: SL16
Lot no.: 279 Registered Plan no.: RP863386

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

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

- ☐ Item 3 (*Environmental Protection Act 1994* environmentally relevant activities)
- ☒ Item 4 (*Environmental Protection Act 1994* contaminated land)

More detailed information about the Agency's assessment is enclosed.

IDAS C-6 covering letter

Concurrence agency response*Integrated Planning Act 1997 ss3.3.16 and 3.3.18*

Applicant: Heilbronn & Partners Pty Ltd
Application no.: 2002/10229
Date received by EPA: 24 January 2003
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence
Description: Material Change of Use & Reconfiguration of a Lot
Winn Road & Cashmere Road, Cashmere
Lot no.: 371 Registered Plan no.: SL16
Lot no.: 279 Registered Plan no.: RP863386

1 Type of development

- ☒ Material change of use
☒ Reconfiguration of a Lot

where:

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

2 Response to development application

The Environmental Protection Agency (EPA), 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
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☐ there are no concurrence agency requirements
☐ the application must be refused

3 Condition(s)

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

As detailed in Attachment 1 the following conditions for Lot 371 SL16 & Part of Lot 279 RP863386 apply where the boundary of zone within which the Department of Defence has reported there exists the potential for UXO contamination to be slight:

- 3.1** Prior to any person being employed to work on the subject lot (the site), where the work involves excavation, earthworks or vegetation clearance associated with the proposed development, or is in close proximity to such activity, then that person is to be warned in writing by the occupier of the property. This warning is to explain that although information available to the EPA indicates the risk of remnant UXO

contamination is slight, work should proceed with due caution. It is to state the procedure to be followed by any person finding an object suspected of being explosive ordnance or component thereof:

- Do not disturb the object.
- Take action, where appropriate, to prevent it being disturbed by another person.
- Note its approximate dimensions and general appearance.
- Safely and clearly mark its location.
- Note the route to its location.
- Advise the Police as soon as possible.

As detailed in Attachment 1 the following conditions for Part of Lot 279 RP863386 apply where the boundary of zone within which the Department of Defence has reported there exists the potential for UXO contamination to be substantial:

Prior to any person being employed to work on the subject lot (the site), where the work involves excavation, earthworks or vegetation clearance associated with the proposed development, or is in close proximity to such activity, **UXO investigation and clearance is to be conducted.** Prior to this UXO investigation and clearance activity, any person being employed to work on the site is to be warned by the occupier that the site is within an area which has the potential for substantial UXO contamination. This warning is to state the procedure to be followed by any person finding an object suspected of being explosive ordnance or component thereof:

- Do not disturb the object.
- Take action, where appropriate, to prevent it being disturbed by another person.
- Note its approximate dimensions and general appearance.
- Safely and clearly mark its location.
- Note the route to its location.
- Advise the Police as soon as possible.

- 3.2 The occupier is to notify the EPA of any finds of UXO on the site as soon as possible after such an object is discovered.
- 3.3 No soil may be removed from any part of the site without the written approval of the EPA.
- 3.4 At the completion of all earth works associated with the site's development a written statement signed by the principle contractor is to be provided by the occupier to the EPA advising of any evidence of UXO or lack thereof and the extent of earthworks conducted. Depending on the circumstances which exist at that time the site may then be re-classified as suitable for any use.
- 3.5 Where the owner is not the occupier relative to the above conditions, the owner is to advise the occupier of the above responsibilities.

4 Reasons for including condition(s) or refusal

State full reasons for including condition(s) listed above:

The site is part of an area of land within which the Department of Defence (Defence) has assessed there exists a slight & substantial risk of residual UXO contamination.

As detailed in Attachment 1 the following conditions for Lot 371 SL16 & Part of Lot 279 RP863386 apply where the boundary of zone within which the Department of Defence has reported there exists the potential for UXO contamination to be slight:

Development and/or land usage re-zoning proposals can proceed without UXO search or clearance activity.

Personnel working on this land should receive warnings that the area was used by the military for live firing and that residual UXO may still be present. Warnings should also emphasise that subject objects are not to be moved and their presence reported to the Police.

As detailed in Attachment 1 the following conditions for Part of Lot 279 RP863386 apply where the boundary of zone within which the Department of Defence has reported there exists the potential for UXO contamination to be substantial:

Defence advise that development and/or land usage re-zoning proposals concerning land parcels considered to be subject to a substantial risk should only proceed following UXO search or clearance activity.

As the EPA has no record of the subject lot being further investigated or remediated, it considers that there remains a possibility of UXO being found on the site.

5 Additional comments or advice

Nil.

6 Additional information

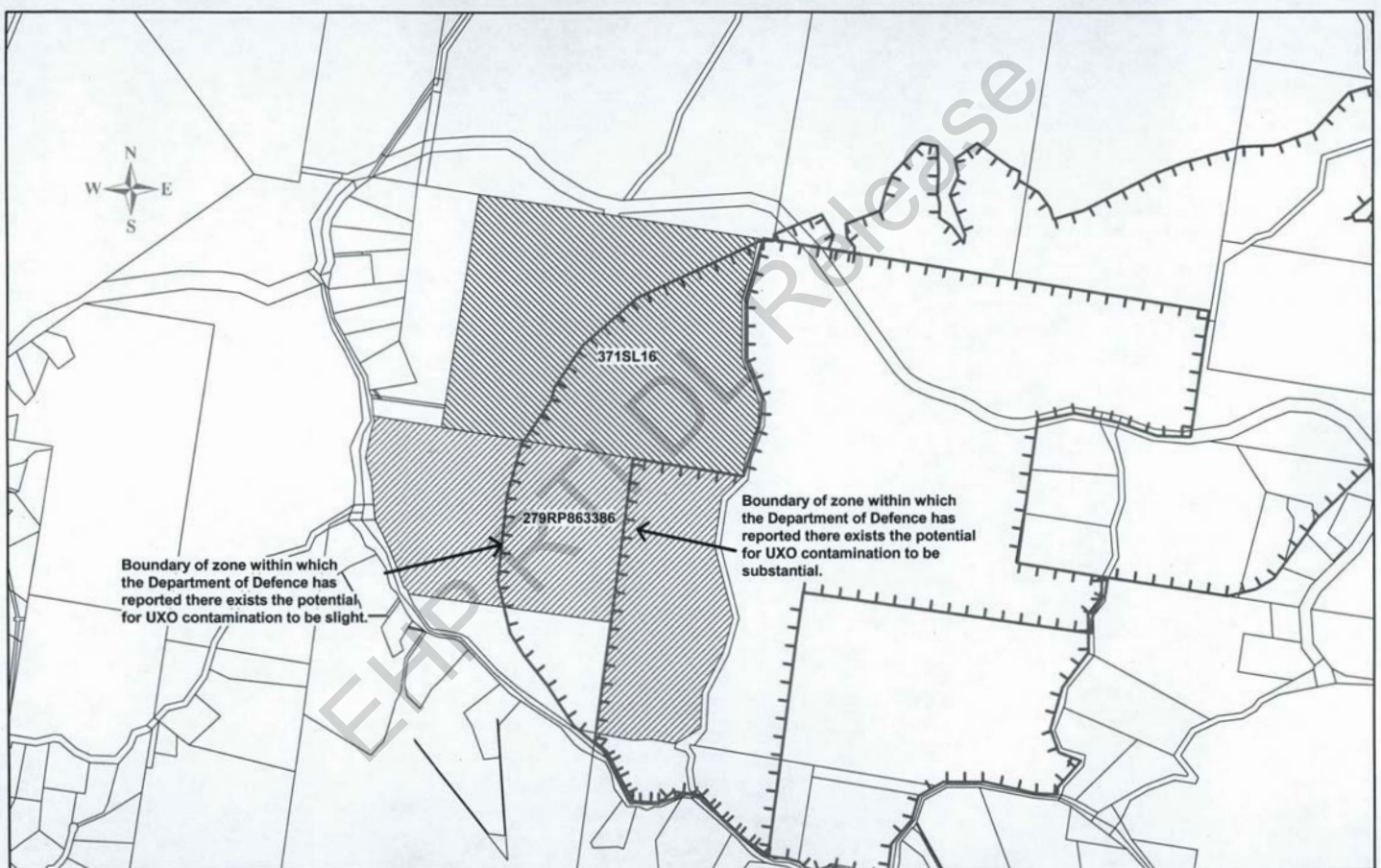
This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants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

The Environmental Protection Agency has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that the responsibility for assessment of native title issues for an IDAS application rests with the Assessment Manager. It is recommended that the Assessment Manager use their own guidelines to determine whether native title notification is required for this application.

End of response

IDAS C-6 CLM

APPLICATION NUMBER 2002/10229 - CLEAR MOUNTAIN/CASHMERE UXO ZONES



Attachment 1

QLD ENVIRONMENTAL PROTECTION AGENCY
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 431403 Site ID: 5319 09 August 2002

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

Lot: 279 Plan: RP863386

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

OUR ADDRESS HAS CHANGED

For EMR/CLR searches, the postal address is: GPO Box 2771, Brisbane, Qld, 4001 OR Level 16, 288 Edward Street, Brisbane, Qld, 4000.

This site is within an area for which an Area Management Advice has been prepared. Please refer to the attachment for details.

If you have any queries in relation to this search please phone (07) 3227 7370 or (07) 3225 1827.

Tess Dobinson
Acting Registrar, Contaminated Land Unit

AREA MANAGEMENT ADVICE
Unexploded Ordnance (UXO)

LOT : 279 PLAN : RP863386 FILE REF : 901461 PRINTED: 09/08/2002

The lot that is the subject of this search is part of an area of land which has been investigated by the Department of Defence and assessed as having been widely used for military purposes that involved the handling of ammunition in a way that may cause remnant unexploded ordnance (UXO). However, there is currently no evidence that every lot within the area was necessarily used in this way or is otherwise potentially affected by UXO.

UXO is explosive ordnance such as artillery shells, mortars, or grenades that did not explode when used, and much of it results from military training during World War II. UXO is not normally hazardous unless disturbed. If an object suspected of being UXO is found it must not be touched or interfered with. Only trained people, usually from the Department of Defence, can handle UXO safely. Owners or occupiers of potentially affected land, and workers and contractors employed on potentially affected land, need to be aware of the following procedure if a suspect object is found:

- . Do not disturb or touch the object.
- . Take action, where appropriate, to prevent it being disturbed by another person.
- . Note its approximate dimensions and general appearance.

<https://www.confirm.citec.com.au/jsp/renderer/ResultBody.jsp>

09/08/2002

- . Safely and clearly mark its location.
- . Note the route to its location.
- . Advise the police as soon as possible.

The Department of Defence has trained staff whose task it is, once UXO is discovered, to remove it, or if it is in a sensitive condition, to render UXO safe. Department of Defence staff may be made available on request at no cost. Such requests should usually be made through the Queensland Police Service. It should be noted that unless the subject Lot is recorded on the Environmental Management Register or Contaminated Land Register no restrictions or conditions on the use of, or activities on, the land apply under the *Environmental Protection Act 1994*. However, any application for reconfiguration or material change of use of this lot, for example - subdivision or redevelopment, will be referred to the Environmental Protection Agency for concurrence in accordance with the provisions of the *Integrated Planning Act 1997* (Integrated Planning Regulation's Schedule 2 and the Integrated Development Assessment System).

For further information contact the Department of Defence Queensland UXO Project Office on (07) 3332 5193.

EHP RTI DL Release



Enquires Jim Ives
Telephone (07) 3224 5644 / (07) 4639 8329
Your reference S3719 Appln No: 2002/10229
Our reference 901461 Pt 6

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

3 February 2003

Heilbronn & Partners Pty Ltd
PO Box 113
SAMFORD QLD 4520

Attention: Ben Hawkins

Dear Sir

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

- ☐ Information request (C-1)
- ☐ Notification of information request (C-2)
- ☐ Notification of receipt of applicant's response to information request (C-3)
- ☐ Extension of information request/assessment period (C-4)
- ☐ Request for applicant's written agreement to extension of information request/assessment period (C-5)
- ☐ Concurrence agency response cover sheet (C-6)
- ☐ Concurrence agency response about environmentally relevant activities (C-6 ERA)
- ☒ Concurrence agency response about contaminated land (C-6 CLM)
- ☐ Request for applicant's written acceptance of concurrence agency response after assessment period expires (C-7)
- ☐ Amended concurrence agency response about environmentally relevant activities (C-7 ERA)
- ☐ Amended concurrence agency response about contaminated land (C-7 CLM)
- ☐ Notification of decision in relation to a request to change or cancel a condition (C-8)
- ☐ Notification of proposal to change or cancel a condition (C-9)
- ☐ Notification of decision in relation to a proposal to change or cancel a condition (C-10)

Application information:

Concurrence agency office: Contaminated Land

Responsible officer: Jim Ives

Postal address: PO Box 2771, BRISBANE QLD 4001

Telephone: 3224 5644 Fax: 3247 3278 E-mail: UXO Management@epa.qld.gov.au

EPA no.: AMA 5314 & 5316

Application no.: 2002/10229

Street address of subject land: Winn Road & Clear Mountain Road

Suburb/locality: Cashmere Lot no.: 371 Registered Plan no.: SL 16
Lot no.: 279 Registered Plan no.: RP 863386

Signed

sch4p4(6) Personal information

Ranald Scott
Principal Project Officer

IDAS covering letter (concurrence agency)

Concurrence agency response*Integrated Planning Act 1997 ss3.3.16 and 3.3.18*

Applicant: Heilbronn & Partners Pty Ltd
Application no.: 2002/10229
Date received by EPA: 24 January 2003
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence
Description: Material Change of Use & Reconfiguration of a Lot
Winn Road & Cashmere Road, Cashmere
Lot no.: 371 Registered Plan no.: SL16
Lot no.: 279 Registered Plan no.: RP863386

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

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

- ☐ Item 3 (*Environmental Protection Act 1994* environmentally relevant activities)
- ☒ Item 4 (*Environmental Protection Act 1994* contaminated land)

More detailed information about the Agency's assessment is enclosed.

IDAS C-6 covering letter

Concurrence agency response*Integrated Planning Act 1997 ss3.3.16 and 3.3.18*

Applicant: Heilbronn & Partners Pty Ltd
Application no.: 2002/10229
Date received by EPA: 24 January 2003
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence
Description: Material Change of Use & Reconfiguration of a Lot
Winn Road & Cashmere Road, Cashmere
Lot no.: 371 Registered Plan no.: SL16
Lot no.: 279 Registered Plan no.: RP863386

1 Type of development

- ☒ Material change of use
☒ Reconfiguration of a Lot

where:

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

2 Response to development application

The Environmental Protection Agency (EPA), 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
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☐ the application must be refused

3 Condition(s)

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

As detailed in Attachment 1 the following conditions for Lot 371 SL16 & Part of Lot 279 RP863386 apply where the boundary of zone within which the Department of Defence has reported there exists the potential for UXO contamination to be slight:

- 3.1** Prior to any person being employed to work on the subject lot (the site), where the work involves excavation, earthworks or vegetation clearance associated with the proposed development, or is in close proximity to such activity, then that person is to be warned in writing by the occupier of the property. This warning is to explain that although information available to the EPA indicates the risk of remnant UXO

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State full reasons for including condition(s) listed above:

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As the EPA has no record of the subject lot being further investigated or remediated, it considers that there remains a possibility of UXO being found on the site.

5 Additional comments or advice
Nil.

6 Additional information

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. Applicants also should comply with all relevant legislation.

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End of response

IDAS C-6 CLM

APPLICATION NUMBER 2002/10229 - CLEAR MOUNTAIN/CASHMERE UXO ZONES



Attachment 1