

Access Updated - Please Update EMB + File

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



Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

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: Karen Hopper
Telephone: 3225 8425 E-mail: Karen.Hopper@env.qld.gov.au
Your reference: PN35066/01/DA1(P1)
Our reference: 3960 Part 1 File No.:900965

CC: C/- Humphreys Reynolds Perkins
Planning Consultants
Suite 4, Level 1
20 Nerang Street
NERANG 4211

Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

EMR Updated 9/12/02

Spred to:

nal in

73 irrelevant informati

Attention: Amanda Tzannes

Re: Application (No. PN35066/01/DA1(P1)) for development approval for assessable development to be carried out at relevant information, other pr and 566 Olsen Avenue, Molendinar 8 irrelevant informa and Lot 1 on RP194779).

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

- ☐ Item 3 of Schedule 2 of the *Integrated Planning Regulation 1998* (for Environmentally Relevant Activities)
- ☒ Item 6 of Schedule 2 of the *Integrated Planning Regulation 1998* (for contaminated land)

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

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

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

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

ersonal informa

Signed

4/12/02

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:	C/- Humphreys Reynolds Perkins Planning Consultants
Council Application Number:	PN35066/01/DA1(P1)
EPA Application Number:	3960 Part 1
Date application received by EPA:	11/11/2002
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use

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):

s.73 irrelevant information and 566 Olsen Avenue, Molendinar
s.73 irrelevant information and Lot 1 on RP194779)

Response to Development Application

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

The concurrence agency response is that

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

Conditions of the development approval

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

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).

Reasons for inclusion of development conditions or refusal

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

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

Additional comments or advice about the application

Lot 1 on RP194779 is on the Environmental Management Register (EMR) for Notifiable Activity number 29 - Petroleum Product or Oil Storage (as per Schedule 3 of the *Environmental Protection Act 1994*). If, at some time in the future, the owners of this land wish to conduct a contaminated land investigation and associated validation works with views to removing this land from the Environmental Management Register, the Environmental Protection Agency would recommend that the site owners keep detailed information regarding fuel storage infrastructure that is being removed, including the number, location and types of any tanks, as this information would be critical to any validation works.

Additional information for applicants

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

~ End Of Concurrence Agency Response ~

IPA APPLICATION – Street Address: s.73 irrelevant information and 566 Olsen Avenue, Molendinar (73 irrelevant information and Lot 1 on RP194779)

Applicant: nal information, othe
App'n No: 3960
File No: 900965

On EMR for: Yes, Lot 1 RP194779 On EMR for:
N.A. – 29 - Petroleum product or oil storage relevant information is not on the register.

Any ERA's?: Yes, ERA 28 - Motor Vehicle Workshop

Referral Coordination: No

Proposal: The applicant is seeking development approval to construct a completely new development (New and used car dealership) on the existing dealership site. This site (Lot 1 RP194779) is listed on the EMR for N.A. 29. It is proposed to excavate down to over 3m including the underground fuel storage area. It is proposed to lay driveways/accessways over the old underground fuel storage site. New underground fuel storage facilities will be included in the new proposal.

Current Use: New/used car dealership

Past Use:

Recommendation:

21/11/02 - Ted Ashton is mailing additional information detailing the location of the existing underground storage tanks in relation to the proposed plans. Ted will also verify the new location of the underground storage site.

New site proposal plans indicate that the existing, soon to be decommissioned, fuel storage tanks are going to be under the proposed motor vehicle workshop area. This area is to be sealed with concrete.

As the applicant intends to install new fuel storage tanks, adjacent to the new workshop area, hence continue the N.A., a SMP can not be prepared for the decommissioned tanks. Accordingly, it is recommended to issue the following concurrence response advice:

→ Conclusion re:- disposal of soil (std)

Lot 1 on RP194779 is on the Environmental Management Register (EMR) for Notifiable Activity number 29 - Petroleum Product or Oil Storage (as per Schedule 3 of the Environmental Protection Act 1994). If, at some time in the future, the owners of this land wish to conduct a contaminated land investigation and associated validation works with views to removing this land from the Environmental Management Register,

Comments over

the Environmental Protection Agency would recommend that the site owners keep detailed information regarding fuel storage infrastructure that is being removed, including the number, location and types of any tanks. As this information would be critical to any validation works.

~~Additionally~~ Alternatively, the owner may wish to address any potential concern from existing fuel storage at the excavation stage to assist X in any future requests to remove the land parcel from the EMR.

Adam Marks
27/11/02

Thanks

Personal information

29/11/02

Published on DES
Disclosure Log Act 2009



View from Service office



View from Wash Bay





THIS DRAWING IS THE PROPERTY OF BSA 2000 ARCHITECTS PTY LTD
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PUBLISHED DRAWING DATE: 15/09/02, 16/09/02, 18/09/02

2000 Architects
LEVEL 1, BENTON CHAMBERS
100/100, BENTON CHAMBERS
SYDNEY, NSW 2000
TEL: (02) 9211 1111
FAX: (02) 9211 1112
WWW.2000ARCHITECTS.COM

**LOCKHART HOLDEN
& HSV DEALERSHIP
ASHMORE, GOLDSBAY
QUEENSLAND**

**HSV FACILITY FLOOR PLAN-
WORKSHOP ALTERATIONS**

DATE	A.W.	15/09/02
SCALE	1:200	P.J.
REVISION	SEP 2002	15/09/02 15:00
2215	SK03	A

STEWART MCINTYRE & ASSOCIATES
CONSULTING SURVEYORS
19 PHILIPPINE PARADE
PALM BEACH, QLD, 4221
PHONE: 55983334 FAX: 55981522



FAXED
05/11/02

Notice of extension of Information Request period Section 3.3.6 Integrated Planning Act 1997

This statutory notice is issued by the administering authority pursuant to section 3.3.6 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Karen Hopper
Telephone: 3225 8425 E-mail: Karen.Hopper@env.qld.gov.au
Your reference: PN35066/01/DA1(P1)
Our reference: 3960 Part 1 File No: 900965

CC 4(6) Personal inform
C/- Humphreys Reynolds Perkins
Planning Consultants
Suite 4, Level 1
20 Nerang Street
NERANG 4211

Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Attention: Amanda Tzannes

Re: Application for development approval.

The Environmental Protection Agency, acting as a concurrence agency for contaminated land issues, has extended the Information Request period by 10 business days.

The new date this period will end is now 8/12/2002

Application Information

Applicant: 4p4(6) Personal inform
C/- Humphreys Reynolds Perkins Planning Consultants
Application number: PN35066/01/DA1(P1)
Description: Material Change of Use
Street address of subject land: s.73 irrelevant information and 566 Olsen Avenue, Molendinar
Location details: irrelevant informa and Lot 1 on RP194779

Concurrence Agency Information

Application received by EPA: 11/11/2002
EPA No.: 3960 Part 1
Relevant Laws and Policies: *Environmental Protection Act 1994*
Concurrence Agency Office: Southern Regional Office (Brisbane)
Postal Address: GPO Box 2771
BRISBANE QLD 4001

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

(6) Personal info

Signed

25/11/02
Date



**HUMPHREYS
REYNOLDS
PERKINS**
planning consultants

GOLD COAST OFFICE

Suite 4, Level 1
20 Nerang Street
Nerang 4211 Australia

T 07 5502 0499
F 07 5502 0599
E gcmall@hum-plan.com
W www.hum-plan.com

PRINCIPALS

Andrew Hall
SEPP (Licenced, FPA)
David Ransom
BUSA Region, MPA

BRISBANE OFFICE

T 07 3221 8833
F 07 3221 0278

**NORTH QUEENSLAND OFFICE,
MACKAY**

T 07 4953 2877
F 07 4953 2577

6 November 2002

Our Reference: 01-317

The Environmental Protection Agency (Contaminated Land Unit)
PO Box 3454
BURLEIGH HEADS QLD 4220

cl office

Dear Sir

**DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE
FOR VEHICLE SLAES PREMSIES**

I refer to the above application made to the Gold Coast City Council, which requires referral to your Department pursuant to the provisions of the Integrated Planning Act.

In accordance with the provisions of the Act, I enclose for your attention a copy of the Acknowledgement Notice, together with a copy of the Application Forms and a copy of the Development Assessment Report outlining detailed assessment of the various aspects of the

It would be appreciated if you could
proposal pursuant to the provisions of the

Should you require any further clarification
undersigned on (07) 55020499.

*Waiting on
maps showing
UST's.
Extend 10
days.*

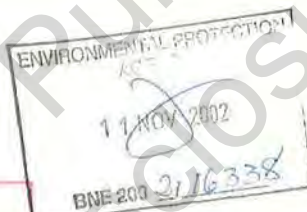


Yours faithfully,

ch4p4(6) Personal informatio

ANDREW HALL
HUMPHREYS REYNOLDS PERKINS
PLANNING CONSULTANTS

enc



APPLICATION NUMBER: 3960
FILE NUMBER: 900965
REFERRAL DATE: 11/11/2002
DATE INFO REQUEST DUE: 25/11/2002
RCU No.
OFFICER:

Humphreys Reynolds Perkins
Gold Coast Pty Ltd
ABN 91 095 581 427

IPA APPLICATION – Street Address: s.73 irrelevant information and 566 Olsen Avenue (73 irrelevant information and Lot 1 on RP194779)

Applicant: 4(6) Personal information
App'n No: 3960
File No: 900965

On EMR for: Yes, Lot 1 RP194779 On EMR for:
N.A. - 29 - Petroleum product or oil storage relevant information is not on the register.

Any ERA's?: Yes, ERA 28 - Motor Vehicle Workshop

Referral Coordination: No

Proposal: The applicant is seeking development approval to construct a completely new development (New and used car dealership) on the existing dealership site. This site (Lot 1 RP194779) is listed on the EMR for N.A. 29. It is proposed to excavate down to over 3m including the underground fuel storage area. It is proposed to lay driveways/accessways over the old underground fuel storage site. New underground fuel storage facilities will be included in the new proposal.

Current Use: New/used car dealership

Past Use:

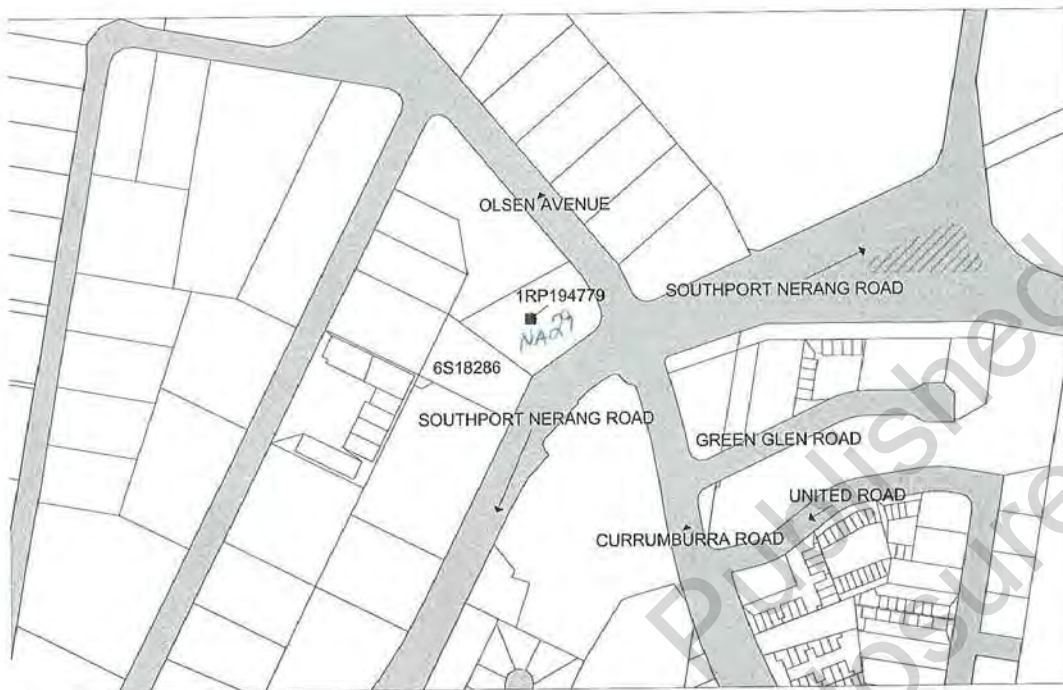
Recommendation:

21/11/02 - Ted Ashton is mailing additional information detailing the location of the existing underground storage tanks in relation to the proposed plans. Ted will also verify the new location of the underground storage site.

FILE NOTE OF MEETING/DISCUSSION

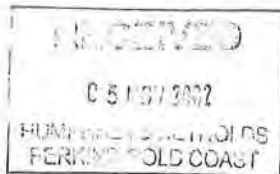
☐ Meeting ☒ Telephone
 Date: 20/11/02 Time: 3:30
 Between ADAM MARRS of EPA
 And TED ASHTON of ELA BOCO ARCHITECTS.
 Subject: LOCKHART HOLDEN JOB NO: 2915

SPOKE TO TED ASHTON RE: UNDERGROUND FUEL STORAGE
 IN ORDER TO PROCEED THE APPLICATION 'WE' (EPA) NEED
 TO KNOW WHERE THE FUEL STORAGE IS?
 - IS IT INTENDED TO BE AN EXISTING USE?
 - ARE THERE PLANS TO REMOVE/INTERFERE WITH THE UG STORAGE?
 -
 -
 TED ASHTON WILL CALL BACK ON 21/11/02 WITH THE DETAILS.
 21/11/02 - TED ASHTON INFORMED THAT THE ADVENTURE SITE
 WILL BE DEMOLISHED. EFFECTIVELY ALL
 UNDERGROUND FACILITIES WILL BE REMOVED INCLUDING
 THE UNDERGROUND FUEL STORAGE.
 CONDITION AS SUCH AS WELL AS NEW N.A.
 PH: 03-98208899 - PHONED TED TO ENQUIRE WHERE THE
 OLD TANKS ARE IN RELATION TO THE PROPOSED PLAN
 & WHERE THE NEW TANKS WILL BE INSTALLED
 TED WILL POST ADDITIONAL DETAIL TODAY (21/11/02) FROM
 MELBOURNE. MAY NEED TO EXTEND THE INFO REQUEST
 PERIOD TO ACCOMMODATE ADDITIONAL INFO.



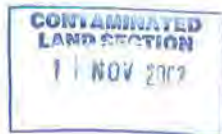
Disclosed on DES
Log Act 2009

30 October 2002
Date: Mrs Amanda Tzannes
Contact: Statutory Planning Branch, Nerang
Location: (07) 5582-8647
Telephone: 01-317
Your Reference: PN35066/01/DA1(P1)
Our Reference:



4(6) Personal inform

C/- Humphreys Reynolds Perkins
Planning Consultants
Suite 4, Level 1
20 Nerang Street
NERANG QLD 4211



Dear Sir/Madam

ACKNOWLEDGMENT NOTICE TO APPLICANT

Council acknowledges receipt of the Development Application lodged by:-

4(6) Personal inform

C/- Humphreys Reynolds Perkins
Planning Consultants
Suite 4, Level 1
20 Nerang Street
NERANG QLD 4211

In relation to development of land / premises describes as:-

levant info
irrelevant information and Lot 1 on RP 194779 and 566 Olsen Avenue, Molendinar.
s.73 irrelevant information

The Development Application seeks approval for the following aspects of development:-

Development Permit making a material change in use for alterations to an existing Vehicle Sales Premises and ERA No. 28 Motor Vehicle Workshop.

You are advised that the Referral Agencies for this Development Application are:

District Director
Department of Main Roads (Concurrence)
South Coast Hinterland District
PO Box 442
NERANG QLD 4211

Environmental Protection Agency (Concurrence)
PO Box 3454
Burleigh Town LPO
BURLEIGH HEADS QLD 4220

::ODMA\PCDOCS\TRACKS\1411231711

ABN 8155548660
PO Box 5042 Gold Coast MC Qld 9729 Australia Email: gcccmail@goldcoast.qld.gov.au Web: www.goldcoast.qld.gov.au
Surfers Paradise Administration Centre 135 Bundall Rd Surfers Paradise Ph: (07) 5582 8211 Fax: (07) 5581 6346
Nerang Administration Centre Nerang Southport Rd Nerang Ph: (07) 5582 8211 Fax: (07) 5596 3653

The applicant is required to give The Department of Main Roads and the Environmental Protection Agency:

- (a) a copy of the application; and
- (b) a copy of the acknowledgment notice; and
- (c) the fee prescribed under a regulation. *(Not applicable for the Department of Main Roads).*

It is the applicant's responsibility to provide Council written notification of the date the applicant gave the referral agency the information mentioned above.

Council's Health and Regulatory Services Section is a Concurrence Agency in respect to the ERA No.28 Motor Vehicle Workshop. A copy of the application has been forwarded on the applicant's behalf.

Referral Co-ordination will not be required.

The development will require impact assessment.

The Applicant is advised that Public Notification will be required in accordance with Part 4 - Division 2 of the Integrated Planning Act.

The Council reference number for the purposes of the Public Notification is:
PN35066/01/DA1(P1)

An Information Request will be made by Council as the Assessment Manager.

The Applicant will be advised of details of the Information Request by separate correspondence.

The Development Application is not a Development Application (superseded planning scheme) to carry out development under a superseded planning scheme.

Should you wish to clarify any issues contained in the above letter please do not hesitate to contact Amanda Tzannes on telephone number (07) 5582-8647.

Yours faithfully

4p4(6) Personal informa

for Ian Glew
MANAGER STATUTORY PLANNING

10 October, 2002

Our Reference: 01-317

Chief Executive Officer
Gold Coast City Council
PO Box 5042
Gold Coast Mail Centre
QLD 9729

Dear Sir,

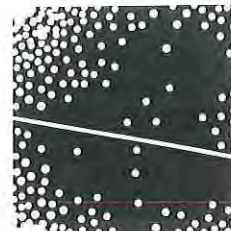
APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – ALTERATIONS TO AN APPROVED VEHICLE SALES PREMISES AT THE NORTH-WEST CORNER OF OLSEN AVENUE & NERANG SOUTHPORT ROAD, MOLENDINAR – s.73 irrelevant information AND LOT 1 ON RP194779

We act on behalf of Lockhart Holden and submit herewith an application for a Development Permit for a Material Change of Use in respect of the above property. The application comprises the following documentation in addition to this development assessment report:

- IDAS Application Form (Parts A, D & G) duly completed, together with the client's cheque for \$1614.00, being the applicable fee.
- An existing Site Plan and Surrounding Land Use Plan prepared by Stewart McIntyre & Associates;
- Planning Application Supplementary Information, Existing Conditions and Demolition Plan, and Proposal Plans prepared by ERA 2000 Architects; and
- Proposed Stormwater and Treatment Systems Plan prepared by David Richards & Associates.

Preliminary work on the application has been undertaken by ERA 2000 Architects and is contained within the accompanying report, "Lockhart Holden and HSV Dealerships – Planning Application Supplementary Information" dated September 2002. That report provides an outline of the proposal, including a full schedule of use areas proposed for the site.

1/7



**HUMPHREYS
REYNOLDS
PERKINS**
planning consultants

GOLD COAST OFFICE

Suite 4, Level 1
20 Nerang Street
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☎ 07 5502 0499

☎ 07 5502 0599

✉ gcmpl@humplan.com

🌐 www.humplan.com

PRINCIPALS

Andrew Hall
BRTP (Hons), FRAPL

David Ransom
B Urb Reg Plan, MRAPL

Commentary on the relevant planning issues is as follows:

Existing Approvals/Background

The site currently operates as a vehicle sales premises for both new and used vehicles (Lockhart Holden), under a Town Planning Permit granted pursuant to the provisions of the 1982 City of Gold Coast Planning Scheme (Town Planning Permit No. 3/892 – copy attached). It is noted in this regard that the 1982 Planning Scheme facilitated vehicles sales premises as development requiring the Town Planning Consent of the Council in the General Industry zone.

Following the establishment of Lockhart Holden, other commercial/industrial developments established in the area as the result of the rezoning of an extensive strip of land to the immediate west of the Lockhart Holden site to *Light Industry* (Council Reference 663/88/62) and the approval of subsequent permits for retail showrooms on that land.

With the introduction of the 1994 City of Gold Coast Planning Scheme, the *Light Industry* zone was reallocated on a City-wide basis to either facilitate commercial development options (the *Commercial Industry* zone) or retain the land almost exclusively for industry (the *Light Industry* zone). The above mentioned *Light Industry* zoned land adjoining Lockhart Holden was included in the *Commercial Industry* zone. However, since this process did not include the *General Industry* zone, the Lockhart Holden site was not included in the *Commercial Industry* zone, despite the fact that it was the first commercial industrial development on the northern side of that part of Southport Nerang Road.

Compliance with City of Gold Coast Strategic Plan

The Strategic Plan component of the City of Gold Coast Planning Scheme (1994) designates the site within the *Mixed Industry and Commercial Preferred Dominant Land Use*.

This designation is in the form of a uniform strip along the northern side of Southport Nerang Road, between Aquinas College and Industrial Avenue. The designation envisages a *"limited range of commercial development"* with the preferred commercial development being that which *"requires a large floor area at relatively low rental cost"* including *"indoor recreations, retail showrooms, warehouses and vehicles sales premises"*. The fundamental intent for the Preferred Dominant Land Use is that development will *"...be required to accord with the provisions applicable to the Commercial Industry zone"*.

Prior to the introduction of the Integrated Planning Act, this would have required the approval of a combined application for rezoning and town planning consent. Under the provisions of the Integrated Planning Act, the proposal can be assessed as a single application for a Material Change of Use.

The *Mixed Industry and Commercial Preferred Dominant Land Use* identifies two (2) specific objectives for development.

The first is to *"maximise the light industry component of these areas"*. This is to be achieved by *"...restricting non-industrial development to three situations"*. Of relevance to the subject proposal is the fact that the subject site fronts onto a road which *"...delineates the boundary of an industrial area"* and that it is located on a road that is *"...predominantly developed for commercial purposes rather than strictly industrial purposes."*

The second objective is to ensure that development *"has minimal impact on the amenity of surrounding land and achieves a high functional and visual standard."* In this regard, it is relevant that the proposal meets the appropriate performance criteria of the Planning Scheme and that the nature of the use is unlikely to result in off-site environmental impacts.

Compliance with Zoning Provisions

The subject land is zoned as *General Industry* in the current City of Gold Coast Planning Scheme. As mentioned above, the Strategic Plan envisages the site

being developed in accordance with *"the provisions applicable to the Commercial Industry zone"*. Vehicle sales premises are Permissible Development (i.e. requiring the town planning consent of the Council) in the Commercial Industry zone.

In terms of the stated intent for development in that zone, the proposal is for non-residential development, which by nature "requires a large site area or floor area". The site location meets the criteria established in the Strategic Plan for the favourable consideration of non-industrial development.

Compliance with other Planning Scheme Provisions

Section 7.6 of the Planning Scheme contains general provisions for development in the industrial zones. The existing vehicle crossovers will be retained and comply with requirements. Car parking is discussed below. Site coverage and building height of the proposal comply comfortably with the requirements. Frontage landscaping requirements are specifically varied for vehicle sales premises and are discussed below. The site does not adjoin non-industrial land and buffer strips are not required. Normal servicing requirements are capable of being met.

Section 12.11 of the Planning Scheme establishes specific building setback and landscaping requirements for vehicle sales premises. In essence, the zoning provisions are varied to permit the display of vehicles to within a minimum of one (1) metre of the site frontage, with an average of at least two (2) metres. The proposal provides for a minimum of 1.5 metres, with much greater average setbacks. Other setbacks comply with the zoning provisions.

Section 13.5 of the Planning Scheme establishes car parking requirements. The requirement for vehicle sales premises is one (1) space for every 150m² of site area used for the vehicle display purposes. The proposal also includes areas provided for vehicle maintenance, which would be defined as a *light industry* and attract a car parking requirement of one (1) space for every

40m² or 50m² of use area, depending upon how the zoning of the land is interpreted.

ERA 2000 Architects have addressed car parking provision in their accompanying report, "Lockhart Holden and HSV Dealerships – Planning Application Supplementary Information" – see attached schedules. Their report suggests that a total of 4437m² is used for vehicles sales and 2384m² for vehicle servicing. On this basis, and assuming the higher rate of one space per 40m² for the servicing area, a total of 127 car parking spaces would be required. Including the service bays, from where cars will be either delivered directly to waiting customers (generally at the end of the first servicing of the day and at the end of the working day) or otherwise replaced with cars parked awaiting servicing, a total car parking provision of 129 spaces is made.

An examination of the assessment made suggests that it overestimates the car parking requirement, by including everything within the gross floor area of the buildings, as well as substantial landscaping areas as part of the external vehicle display. Areas such as the car wash bays, public amenities, staff rooms and customer lounges can reasonably be excluded, as can vehicle sales areas not used for "vehicle display purposes". On that basis, a requirement of around 90 spaces would be derived. In any case, the car parking proposed is considered adequate.

Draft Gold Coast Planning Scheme

The currently proposed Gold Coast Planning Scheme includes the subject land in its entirety within the *Industry 1 Domain*. Vehicle sales premises are specifically not envisaged within the *Industry 1 Domain*.

A submission to the draft Planning Scheme was lodged with Council on 17 May, 2002. The submission considered that the draft Gold Coast Planning Scheme should be amended to include the subject land within the *Fringe Business Domain*. This would accord with the existing use of the land and the

planning intent expressed by the current City of Gold Coast Planning Scheme's Strategic Plan Map. It also accords with the provisions of the draft Planning Scheme for other sites in this part of Southport Nerang Road.

Environmentally Relevant Activity

The site is not included in the Contaminated Sites Register, however, Lot 1 on RP194779 is included in the Environmental Management Register. In particular, Lot 1 is subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*:

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

- (a) *in underground tanks with more than 200L capacity; or*
- (b) *in above ground tanks with-*
 - (i) *for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code – more than 2,500L capacity; or*
 - (ii) *for petroleum products or oil in class 3 in packaging group 3 of the dangerous goods code – more than 5,000L capacity; or*
 - (iii) *for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia – more than 25,000L capacity.*

The motor vehicle workshop component of the proposal constitutes an Environmentally Relevant Activity (ERA 28). The use presently exists and is understood to operate in accordance with relevant licenses.

Conclusion

The proposal is to modify an existing vehicle sales premises and light industry (motor vehicle workshop), as outlined in the submission from ERA 2000 Architects. The use currently operates under an existing Town Planning Permit, although it is not envisaged by the current zoning of the land. Despite this, the use meets the planning intent for the area, as expressed through the Strategic Plan. The proposed alterations are considered to adequately address all relevant provisions of the Planning Scheme. The proposal is therefore recommended for approval.

Should you require any further clarification on this matter please contact Andrew Hall on (07) 55020499.

Yours faithfully,
**HUMPHREYS REYNOLDS PERKINS
PLANNING CONSULTANTS**

sch4p4(6) Personal information

**ANDREW HALL
(DIRECTOR)**

Address all correspondence to:
The Town Clerk
PO Box 5042
Gold Coast Mail Centre
Queensland 4217
Australia

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Gold Coast City Council

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Facsimile: (075) 31 9346

Date: 17th July, 1989
Our reference: 818/89/130
Your reference: *S-100*
Contact: Mr. S. Taylor
Telephone: 319 449

Certified Mail B12220



Dear Sir,

THE CITY OF GOLD COAST TOWN PLANNING SCHEME
TOWN PLANNING PERMIT NO. 3/892

In pursuance of its powers under the provisions of the City of Gold Coast Town Planning Scheme, Council at its meeting held on the 14th July, 1989, resolved to approve an application for consent to establish new and used vehicle sales yard on land situated at corner Nerang Road and Olsen Avenue, Molendinar, and described as Lot 1 on Registered Plan No. 194779, County of Ward, Parish of Nerang, subject to the following conditions:-

- (1) Submission to and approval by Council of satisfactory building plans and specifications in accordance with the Building Act, Council's By-laws where applicable and the City of Gold Coast Town Planning Scheme. These plans are to generally accord with the Plan No. U137-DA01 - Amendment A, approved in this Town Planning Permit apart from where amendments are necessary to comply with the conditions of the Permit. The building is to be constructed in accordance with the approved building plans prior to the commencement of the use approved in this Town Planning Permit.
- (2) Provision of fire services in accordance with the Fire Safety Act.
- (3) Compliance with the Health Acts and all Regulations made thereunder.
- (4) Compliance with the requirements imposed by the Inspector of Shops and Factories.

- (5) Any noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and The Noise Abatement Act and the requirements of any other Authorities.
- (6) All service equipment and refrigeration units are to be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Planning and Development Manager.
- (7) Any lighting device is to be so positioned and shielded as not to cause any glare nuisance to any nearby residential occupation or passing motorist.
- (8) Provision of off-street car parking spaces in accordance with Town Planning Scheme requirements and Council's Carparking Policy, and access thereto to be constructed in accordance with Paragraphs 17 to 20, Division II, Part VIII, of the Town Planning Scheme and to the reasonable satisfaction of the Planning and Development Manager. Should the development be designed in such a manner as to reduce the amount of required carparking, the required amount of carparking may upon application to the Planning and Development Manager, be amended accordingly.
- (9) Provision of at least twenty-seven (27) off-street car parking spaces and access thereto to be constructed in accordance with Paragraphs 17 to 20, Division II, Part VIII of the Town Planning Scheme and Council's Carparking Policy and to the reasonable satisfaction of the Planning and Development Manager. Should the development be designed in such a manner as to reduce the amount of required car parking, the required amount of car parking may upon application to the Planning and Development Manager, be amended accordingly.
- (10) Provision of a loading bay to the reasonable satisfaction of the Planning and Development Manager.
- (11) The car park area is to be defined by a low physical barrier along the property boundary and excluding the access points.
- (12) Provision of a garbage service to the reasonable satisfaction of the Chief Inspector.
- (13) There is to be no interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.
- (14) Construction work is permitted only during the hours of 7:00 am to 6:00 pm Monday to Saturday.
- (15) The landscaping is to be established and maintained to the reasonable satisfaction of the Planning and Development Manager at all times.

LANDSCAPE - OPEN SPACE AND SETBACK AREAS

- (16) The open space and setback areas being landscaped in accordance with a properly prepared planting plan, there are to be no paved areas utilising the landscape setback areas, to be submitted to and approved by the Planning and Development Manager prior to the issue of a building approval. Where building approval is not required, the planting plan is to be submitted and approved prior to the commencement of the said

- use. Such landscaping is to be completed in accordance with the approved planting plan prior to the premises being occupied and maintained at all times thereafter to the reasonable satisfaction of the Planning and Development Manager. The plan is to include the location of any proposed advertising devices.
- (17) Observance of Chapter 37 of Council's By-laws in regard to the preservation of trees.
 - (18) The provisions of the Town Planning Permit are to be effected prior to the commencement of the specific use as granted by the said permit.
 - (19) The storage of any machinery, materials or vehicles is to be aesthetically screened so as not to be visible from any road to which it has frontage, to the reasonable satisfaction of the Planning and Development Manager.
 - (20) All motor vehicles are to be displayed on site within the property boundaries. There is to be no display of motor vehicles on the streets about the site or within the landscape areas.
 - (21) The petrol is to be used for industrial purposes only and under no circumstances is petrol to be retailed.
 - (22) Installation of underground petrol storage tanks in accordance with the provisions of the Flammable and Combustible Liquids Act 1976.
 - (23) Storage of any flammable and combustible liquids to be in accordance with "Flammable and Combustible Liquids Regulations".

FOOTPATH PAVEMENT

- (24) The paving of the footpath area and provision of landscaping that is to combine with the landscaping within the subject site, along both road frontages of the site in paving material and landscape to a design and standard to be submitted to and approved by the Planning and Development Manager and Chief Engineer and in consultation with the Divisional Alderman.
- (25) Any advertising device is to comply with Chapter 13 of Council's By-laws.
- (26) The location, size, type and content of any advertising sign or device is to be submitted to Council for approval by the Planning and Development Manager. In assessing such applications, particular regard will be given to preserving the amenity of the area.
- (27) The footpath and setback areas are to be kept clear of goods, signs and street furniture not approved by the Chief Inspector and the Planning and Development Manager.
- (28) Car parking bays and aisle widths to be in accordance with Council's car parking policy.

STORMWATER DRAINAGE

- (29) Stormwater drainage from the site is to be collected on site in an underground drainage system and discharged into a satisfactory stormwater drainage system to be constructed to a legal point of discharge, at the time of development of the site. Any easements, necessary in the opinion of the Chief Engineer, are to be provided to ensure that a drainage path to the ultimate outlet of the catchment may be obtained.

- (30) Where damaged, the existing kerb and channel is to be replaced with new kerb and channel for the frontage of the site. The kerb and channel is to be on an alignment to match the existing.
- (31) Vehicular access is to be provided in a manner satisfactory to the Chief Engineer. The minimum requirement will consist of construction using reinforced concrete in accordance with Council's standard drawing No. 52790B.
- (32) No fence or landscaping shall exceed 1 metre in height within a truncated area on the corner of the allotment at any road intersection. This truncation shall be defined by a straight line connecting a point on each boundary that is 6 metres from the intersection of those boundaries. Installation of any fencing material around this corner shall be in accordance with Chapter 14 of Council's By-Laws.

PERMANENT ACCESS AND PROVISION FOR TRAFFIC

- (33) Access to site, vehicular parking and loading bay requirements are to be in accordance with Council's parking policy and any relevant standard drawings. Alterations of access alignments will be necessary the reasonable satisfaction of the Chief Engineer. The following minimum amendments are necessary to ensure that adequate provision can be made for access and egress to the subject site:

- (a) The existing driveway in Olsen Avenue is to be relocated to the northern property boundary.
- (b) The internal layout of the site is to be designed to avoid the possibility of vehicles queueing onto the road system.
- (c) The indented parking bays shown in the Nerang - Southport Road on Drawing No. U137-DA01 are not approved and are to be deleted.
- (d) Provision is to be made for the possible future connection to the sites located to the west of the subject land to provide where necessary, at some time in the future, a connection point with the allotments to the west, a vehicular accessway that would minimise the number of access points to the Nerang / Southport Road.

It is Council's intention to provide where possible an "internal service" Road to connect these adjoining properties and to assist with the reduction of access locations on the Nerang / Southport Road.

- (e) Provision is to be made for road widening of the Nerang / Southport Road along the frontage and to the west of the subject site, with adequate provision for

new kerb and channelling to be on an alignment to the satisfaction of the Chief Engineer to provide for a deceleration lane to enable a left turn movement into the subject site. The provision of the left turn manoeuvring lane is to ensure where possible the development of the subject site and access thereto shall not have a detrimental effect on the traffic movements in the Nerang / Southport Road.

The applicant shall modify all design plans accordingly prior to submission for building approval.

- (34) Access to site is to be to the approval of the Main Roads Department.
- (35) Fire Brigade standing areas and associated hydrant stands shall only be provided on driveways into the development. No separate special cross-over is to be provided for Fire Brigade vehicles.
- (36) A suitable loading area shall be fully contained on site and shall obtain access from a common driveway into the development unless otherwise approved by the Chief Engineer. Should the proposed development be of such a nature to require the delivery of goods by semi-trailer, then the loading area and access will need to be designed in accordance with Council's car parking Policy. Reversing of delivery vehicles to or from the site shall not be permitted.

An assessment has been made of this development and it has been decided that a Class "C" loading bay shall be provided.

(Class C - Semi-trailers - 15.0 m x 3.6 m)

- (37) Surplus access crossings shall be removed and replaced with concrete kerb and channel in accordance with Council's requirements, Traffic and Parking Regulations shall be reinstated and restored. The extent of this work shall comply fully with Council's Landscaping Policy.

CONSTRUCTION ACCESS AND PROVISION FOR TRAFFIC

- (38) Access to site during construction shall be in accordance with Council's Construction Access and provision for Traffic at Development Site Policy.
- (39) Unloading, storage or movement of construction material or equipment shall take place on site in accordance with Council's construction Access and provision for Traffic at Development Site Policy.

WATER SUPPLY & SEWERAGE

- (40) Provision of water supply and sewerage to the reasonable satisfaction of the Chief Engineer and in accordance with the Sewerage and Water Supply Act and Council Policy.
The developer shall be responsible for all costs involved with the connection to the existing Council water supply main and

the sterilization of any new water supply mains. These works shall be carried out by Council.

- (41) Disposal of waste classified as Trade Waste under the Sewerage and Water Supply Act and Council Sewerage By-Laws will be subject to special consideration, including the provision of interceptors to the satisfaction of the Chief Engineer. The interceptor trap shall be so positioned to be easily cleaned and accessible to the satisfaction of the Chief Engineer.

(42) WATER SUPPLY AND SEWERAGE COMPONENT 2 HEADWORKS

In accordance with Council policy "Development Charges for Water Supply and Sewerage Services" contributions are applicable towards water supply and sewerage headworks (Component 2).

The contributions are based on the equivalent population proposed in excess of that either connected to water and sewerage or for which contributions towards headworks (Component 2) have been paid.

Council has resolved that these contributions will be determined at the time of processing a Building Application for the land the subject of this application.

Where the determination of the contributions has been deferred, such determination is to be based on the following rates:

Water Supply	\$236.00 per Equivalent Population / Person
Sewerage	\$347.00 per Equivalent Population / Person

The above rates are valid for the period of this approval only and are subject to alteration in accordance with changes in the Consumer Price Index (All Groups) Brisbane which was 186.4 at the time of this approval.

(43) PAYMENT OF WATER SUPPLY AND SEWERAGE HEADWORKS CONTRIBUTIONS

The contributions are payable to Council by the applicant within 14 days of receipt by the applicant of notification of the approval by Council of an application for building work for the land in question.

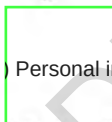
- (44) NUISANCE - The Developer is to ensure that a "smoke nuisance" is not created in the development of this proposal. Attention is drawn to Chapter 8 of Council's By-laws in regard to this matter. Open burning off of any material shall not be permitted on the subject site. All waste material, including cleared vegetation, shall be transported from the site and disposed of in a satisfactory manner, or burnt on-site using an approved method that will not produce smoke or ash. The developer is to apply to Council and receive in writing from Council an approved site to dispose of this waste material.

The requirements of By-law 270 of Chapter 11 in regard to noise nuisances shall apply to this development, and in addition, construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday to Saturday unless otherwise approved by the Chief Engineer.

- (45) TREE PRESERVATION - Any tree with a girth of 400 mm or more at waist height shall not be removed without first obtaining the consent of the Chief Engineer. Exceptions will be made in the case of trees within an approved future road reserve or where necessary to install water and sewerage works, drainage lines, etc.
Prior to any design or construction work commencing, arrangements shall be made with the Environmental Officer for an inspection to identify trees which are to be preserved. The results of this inspection will be valid only for the duration of this approval, and a fresh inspection will be required for any future approval.
- (46) This permit may be revoked pursuant to Section 33 (16D) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this permit within twenty-four (24) months of the date hereof.
- (47) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this permit may be revoked pursuant to Section 33 (16D) of the Local Government Act.

Copies of the relevant Sections of the Local Government Act are enclosed for your information.

Yours faithfully,



R.H. Brown
TOWN CLERK

Enc.

ST/ljb

Form 1 Development Application

idas

INTEGRATED DEVELOPMENT
ASSESSMENT SYSTEM

PART

A

Common details
for all applications

The completion of all questions on Part A is mandatory for all applications. For further information refer to the guide for completing the application form available from the assessment manager or on the IPA website at www.ipa.qld.gov.au

1. Description of land

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

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

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

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

NW corner Olsen Avenue & Nerang Southport Road

Molendinar

Postcode 4214

Lot & plan details (Attach list if necessary)

- irrelevant information AND LOT 1 ON RP194779

Shop / tenancy no. (If applicable)

Storey / level (If applicable)

Total area of land (m² / ha)12486m²

In which local government area is the land situated?

Gold Coast City Council

2. Proposal

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

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

Vehicle Sales Premises

Details of the proposal (Attach proposal report if necessary)

Alterations to existing Vehicle Sales Premises

3. Other parts of the form completed

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

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

Part D

4. Applicant details

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

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

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

Name

4 (6) Personal information

Signature

Personal 6) Personal information

Date

2/10/02

Contact person

Andrew Hall

Phone no.

5502 0499

Mobile no.

Fax no.

Email address

Personal information

5502 0599

andrew.hall@hum-plan.com

Postal address

C/- Humphreys Reynolds Perkins, Suite 4, 20 Nerang Street

Nerang QLD

Postcode 4211

All correspondence will be mailed to this address.

5. Consent of land owner/s

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

All owners of the land are required to consent to the lodgement of the application. However, if one or more owners have already signed as applicant in Q4 above, their additional signature in Q5 is not required.

Name (In full) (Attach list if necessary)

4 (6) Personal information (owner Lot 1 on RP194779 & trustee Lot 6 on S18286)

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

Date

4p4 (6) Personal information

2/10/02

Contact

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

FEE (\$)

DATE
RECEIVEDRECEIVING
OFFICER'S NAME/SREFERENCE
NUMBER/S

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

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

To

Date of engagement: / /

Accreditation Number

Name:

Signature:

Form 1 Development Application

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Complete if this application involves *assessment against the Planning Scheme* For material change of use of premises

Completion of all questions on Part D of this form is *mandatory* for all applications for a material change of use of premises including conceptual design for any associated works that require approval under the 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: <i>(Tick one or more if applicable)</i> ☐ 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>(ie consideration of the proposal concept)</i> 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.
Referral triggers This application may trigger referral to an IDAS referral agency. These questions help identify whether referral is required. Referral coordination occurs - when an application involves 3 or more concurrence agencies; or under transitional arrangements. Referral coordination is further explained in the Referrals Checklist.	2. Does the application trigger referral to an IDAS referral agency? <i>(Tick applicable box) (Use the Referrals Checklist to determine any possible referrals for this application).</i> ☐ NO ☒ YES <i>If yes, attach Referrals Checklist</i> 3. Does the application trigger referral coordination? <i>(Tick applicable box) (Use the Referrals Checklist to determine if this application triggers referral coordination).</i> ☒ NO ☐ YES <i>If yes, attach Referrals Checklist</i>
Details of the land For the definition of "gross floor area" refer to the planning scheme against which the application will be assessed.	4. How is the subject land identified in the planning scheme? <i>(Name the zone, precinct etc.)</i> <div style="border: 1px solid black; padding: 2px;">General Industry Zone</div> 5. Existing gross floor area <i>(If applicable)</i> <div style="border: 1px solid black; padding: 2px;">4124m²</div> 6. Are there any existing easements on the land? <i>(Tick applicable box)</i> ☒ NO ☐ YES Attach plans of the location & purpose
Proposal details For the definition of "site cover" refer to the planning scheme against which the application will be assessed.	7. If the application is for preliminary approval for the use of the land, provide conceptual plans and other details / reports in support of the proposal. 8. If the application is for development permit for a material change of use of premises, including conceptual design for any associated works that require approval under the planning scheme, provide the following particulars on this application form, or alternatively clearly indicate on plans or in documents accompanying this application. Site cover <div style="border: 1px solid black; padding: 2px;">39%</div> Proposed gross floor area <div style="border: 1px solid black; padding: 2px;">5261m²</div> Number of on-site car parking spaces <div style="border: 1px solid black; padding: 2px;"></div> Number of storeys / maximum height above natural ground <div style="border: 1px solid black; padding: 2px;">2</div> Number of employees <div style="border: 1px solid black; padding: 2px;">approx 65</div> Hours and days the use will operate <div style="border: 1px solid black; padding: 2px;">Monday - Saturday (6.00am to 6.00pm)</div>
Plans and documents	9. Is the application accompanied by: <i>(Tick applicable box/es)</i> ☒ Plans ☒ Proposal Report ☒ Other <i>(Specify)</i> <div style="border: 1px solid black; padding: 2px;">See Humphreys Reynolds Perkins submission</div>

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

OFFICE USE ONLY *(applicable to assessment manager)*

DATE RECEIVED		REFERENCE NUMBER/S	
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Form 1 Development Application

idas INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

PART G

Complete if this application involves **assessment for an Environmentally Relevant Activity (ERA)**

The completion of all questions on Part G of this form is **mandatory** for all development applications for a material change of use of premises for an ERA.

Nature of the ERA

To assist in completing this section, refer to the Environmental Protection Agency's (EPAs) Guideline No 1 IPA/EPA available on the EPAs website at <http://www.env.qld.gov.au> under Business and Industry / Environmental Guidelines / Integrated Planning Act, or contact the local government.

To identify who the administering authority is for each ERA, refer to Schedule 1 of the *Environmental Protection Regulation 1998* or contact the EPA or local government.

If the proposed ERA is a Level 1 activity, an application for an environmental authority under the *Environmental Protection Act 1994* is also required before the use starts. A fee saving is available if the applications are lodged together.

1. Identify each existing (if any) & proposed ERA(s) (eg. ERA 15) & its description (Attach list if necessary)

(1) ERA

ERA 28 - motor vehicle workshop

Existing Level (If applicable)

☐ Level 1 ☐ Level 2

Existing Threshold (If applicable)

N/A

Proposed Level (Tick applicable box)

☒ Level 1 ☐ Level 2

Proposed Threshold

N/A

(2) ERA

Existing Level (If applicable)

☐ Level 1 ☐ Level 2

Existing Threshold (If applicable)

Proposed Level (Tick applicable box)

☐ Level 1 ☐ Level 2

Proposed Threshold

Referral triggers

If this application is for a material change of use for an ERA and clearing vegetation on freehold land only, it may trigger referral to an IDAS referral agency.

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

☐ NO

☒ YES If yes, attach Referrals Checklist

Details of the land

For further details regarding preparing a Proposal Report refer to Guide 7.

3. Plans and written information are required to accompany applications for ERAs. These plans & information are required to address the following matters regarding the land (Tick if accompanying this application) —

☒ A description of the existing environment (ie. maps of the land and surrounding area, zoning of the land and surrounding areas)

☐ Details of the distance to any watercourse, dam, bore etc on or adjoining the land.

☐ Details of any of the following types of materials currently stored on the land (i.e. flammable & combustible materials, chemicals, other hazardous substances)

☐ Details of the location of any acid sulphate soils within or adjoining the land

Details of the activity

An application for an environmental relevant activity must be supported by enough information to enable the administering authority to decide the application, including, for example, relevant information about the likely risks to the environment, details of waste to be generated and any waste minimisation strategy.

4. Plans and written information are required to accompany applications for ERAs. These plans & information are required to address the following matters regarding the proposal (Tick if accompanying this application) —

☒ A description of the activity (i.e. proposed operation and activities, discharge points, process details)

☒ Details of stormwater generation & disposal (i.e. stormwater management plans)

☐ Details of waste produced, including solid and liquid waste (i.e. waste management, waste minimisation plan, trade waste permit)

☐ Details of contaminant releases and their impacts on the receiving environment (i.e. discharge to waters, air, land; generation of noise, discharge of other contaminants)

☐ Details of any of the following types of materials proposed to be stored on the land (i.e. flammable & combustible materials, chemicals, other hazardous substances)

☒ Details of proposed hours of operation

☒ Details of business trading name.

Fee payable

5. Provide details of the fee payable for each scheduled ERA(s) listed in Question 1 (Attach additional details if necessary)

\$500.00

Plans and documents

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

☒ Plans

☒ Proposal Report

☒ Other (Specify)

See Humphreys Reynolds Perkins submission

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

REFERRALS
CHECKLIST

Form 1 Development Application

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ASSESSMENT SYSTEM

Checklist for determining
referrals under IDAS

Only complete this checklist if you have completed parts D, E, F, G, H, I, K or L of Form 1 Development Application. Complete the questions relevant to the application, as indicated.

It is the responsibility of the applicant to work with the assessment manager to identify if an application involves —

- Referral to a referral agency for their assessment and determination, or comment;
- The coordination of any information request through the referral coordination process.

This checklist contains a number of questions to aid in this determination. If your application does involve referral, the assessment manager will confirm in the acknowledgement notice the referral actions required. To assist you in answering the questions below a series of guides are available. These guides are detailed below and are available from local governments or on the IPA website at www.ipa.qld.gov.au

Applications involving material change of use or operational works (for filling or excavation not associated with a material change of use, reconfiguring a lot or building work), assessable under the local government's planning scheme and/or reconfiguring a lot, may trigger this referral.

Guide 3 entitled "Does my application trigger a referral in relation to State-controlled road matters?" will assist in answering this question.

1. Does the application trigger referral to the Department of Main Roads (DMR) in relation to a **State-controlled road**?

☐ NO ☒ YES Detail the trigger/s below. (If trigger E is identified, also detail the threshold)

Site is contiguous to Nerang Southport Road and Olsen Avenue

Guide 4 entitled "Does my application involve an Environmentally Relevant Activity (ERA)?" will assist in answering this question.

2. Does the application trigger referral in relation to a material change of use for an **Environmentally Relevant Activity**?

☐ NO ☒ YES Provide all relevant details on Part G of Form 1 Development Application

Applications involving material change of use assessable under the local government's planning scheme and/or reconfiguring a lot may trigger this referral.

Guide 5 entitled "Does my application trigger referral for consideration of contaminated land matters?" will assist in answering this question.

3. Does the application trigger referral to the Environmental Protection Agency (EPA) for consideration of **contaminated land** matters?

☒ NO ☐ YES Provide details of the matters below

All applications for a material change of use on strategic port land that is inconsistent with the approved land use plan trigger referral to the Minister for Transport.

4. Does the application trigger referral to the Minister for Transport in relation to **development on strategic port land that is inconsistent with the approved land use plan**?

☒ NO ☐ YES Provide all relevant details on Part I of Form 1 Development Application

Guide 12 entitled "Does my application involve vegetation clearing assessable under Schedule 8 of IPA?" will assist in answering this question.

5. Does the application trigger referral to the Department of Natural Resources and Mines (NR&M) in relation to operational works involving **the clearing of native vegetation on freehold land assessable under Schedule 8 of IPA**?

☒ NO ☐ YES Provide all relevant details on Part J of Form 1 Development Application

Applications which are impact assessable under a local government's planning scheme may trigger this referral.

Guide 10 entitled "Does my application trigger referral for acid sulfate soils?" will assist in answering this question.

6. Does the application trigger referral to the Department of Natural Resources and Mines (NR&M) in relation to **acid sulfate soils**?

☒ NO ☐ YES

Guide 13 entitled "Does my application trigger referral in relation to development in a declared catchment area?" will assist in answering this question.

7. Does the application trigger referral to the Department of Natural Resources and Mines (NR&M) in relation to development in a **declared catchment area** under the *Water Act 2000*?

☒ NO ☐ YES

<p>Guide 14 entitled "Does my application involve assessment of a referable dam?" will assist in answering this question.</p>	<p>8. Does the application trigger referral to the Department of Natural Resources and Mines (NR&M) for assessment of <u>operational work for a referable dam</u> under the <i>Water Act 2000</i>?</p> <p>☒ NO ☐ YES</p>
<p>Guide 15 entitled "Does my application involve assessment of a water related development?" will assist in answering this question.</p>	<p>9. Does the application trigger referral to the Department of Natural Resources and Mines (NR&M) for assessment of <u>operational work to take or interfere with water</u> under the <i>Water Act 2000</i>?</p> <p>☒ NO ☐ YES</p>
<p>Guide 16 entitled "Does my application involve the removal of quarry material from a watercourse?" will assist in answering this and other questions relating to development approval of riverine quarry material operations.</p>	<p>10. Does the application trigger referral to the Department of Natural Resources and Mines (NR&M) for assessment of <u>development for the removal of quarry material from a watercourse</u> under an allocation notice given under the <i>Water Act 2000</i>?</p> <p>☒ NO ☐ YES</p>
<p>Guide 17 entitled "Does my application involve a material change of use for a Major Hazard Facility or Possible Major Hazard Facility?" will assist in answering this question.</p>	<p>1. Does the application trigger referral to the Department of Emergency Services (DES) for material change of use for a <u>Major Hazard Facility or Possible Major Hazard Facility</u> as defined under the <i>Dangerous Goods Safety Management Act 2000</i>?</p> <p>☒ NO ☐ YES</p>
<p>Guide 6 entitled "Does my application trigger the referral coordination process?" will assist in answering this question.</p>	<p>12. Does the application trigger <u>referral coordination</u> because the application involves <u>3 or more concurrence agencies</u>?</p> <p>☒ NO ☐ YES</p>
<p>Applications involving material change of use assessable under the local government's planning scheme and/or reconfiguring a lot may trigger this referral</p> <p>Guide 6 entitled "Does my application trigger the referral coordination process?" will assist in answering this question.</p>	<p>13. Does the application trigger <u>referral coordination</u> because the application involves <u>a facility or area prescribed under schedule 6 or 7 of the Integrated Planning Regulation 1998</u>?</p> <p>☒ NO ☐ YES. Detail the trigger below</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
<p>Referral agency responses prior to lodgement</p> <p>Under s 3.3.2 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.</p>	<p>4. Did a referral agency give a referral agency response under s 3.3.2 of IPA before the application was made to the assessment manager?</p> <p>☒ NO ☐ YES. Attach a copy of the referral agency/s response/s</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>

CHECKLIST FOR MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) APPLICATION

A. Mandatory Items for Acceptance of Application by Council	CHECKLIST	Applicant	GCCC
☞ Signature of all land owners of the site which is the subject of the application PLEASE REFER TO REQUIREMENTS LISTED ON BACK OF CHECKLIST	☒	☒	☐
☞ Correct application fee as prescribed by current Council Budget. Fee Paid: \$1614.00	☒	☒	☐
☞ All parts of relevant IDAS application forms filled in	☒	☒	☐
☞ Eight (8) copies of all documentation, including application forms, reports and accompanying plans	☒	☒	☐
B. Additional Information to be Submitted with Application			
☞ Proposal Report	☒	☒	☐
☞ Internal Layout Plan (drawn to appropriate scale)	☒	☒	☐
☞ Site Plan (drawn to appropriate scale): Should include the following information, where relevant: <ul style="list-style-type: none"> ▪ North point and scale ▪ Car Parking Layout, drawn in accordance with Local Planning Policy No. 1 ▪ Location of Bin Storage Areas ▪ Existing Building Footprints ▪ Proposed Building Footprints for new Building Work ▪ Location of Ingress and Egress Points 	☒	☒	☐
☞ Building Elevations (for new building work)	☒	☒	☐
☞ Detailed Landscaping Plan — NO — NO CHANGES	☐	☐	☐
☞ Site Analysis Plan (drawn to appropriate scale): Refer to Local Planning Policy for Site Analysis: <ul style="list-style-type: none"> ▪ Nature of Adjoining land uses ▪ Location of buildings/structures on adjoining sites ▪ Nature of fences (if any) separating sites ▪ Location of any bus stops, loading zones, fire hydrants etc adjoining the front of the site ▪ Significant landscaping features on/adjoining site ▪ Location of Council Services 	☒	☒	☐
☞ Photographs (optional)	☐	☐	☐

ACKNOWLEDGMENT:

I acknowledge that the omission of any items in Part A may result in the refusal of Council to accept the lodgement of this application in accordance with the provisions of the Integrated Planning Act 1997.

I acknowledge that if any of the above information is omitted from my application, processing of the application may be delayed.

Owner/Applicant Signature: ch4p4(6) Personal information

Date: / /

Receiving Officer Name:

Date: / /

LOCKHART HOLDEN AND
HSV DEALERSHIPS

PLANNING APPLICATION
SUPPLEMENTARY INFORMATION.

JOB No. 2215

ERA 2000 ARCHITECTS
SEPTEMBER, 2002

SYNOPSIS OF PROPOSED DEVELOPMENT

LOCKHART HOLDEN OWN ADJACENT PROPERTIES AT NERANG ROAD, ASHMORE. THE CORNER SITE IS A HOLDEN DEALERSHIP AND THE ADJOINING SITE PRESENTLY OPERATES AS A PROTON DEALERSHIP, BUT WILL BE CHANGED TO HSV.

FOR THE PURPOSES OF THIS REPORT, WE DEAL WITH THE SITES INDEPENDENTLY AS FAR AS THE DEVELOPMENT DESCRIPTION IS CONCERNED, BUT FROM AN OPERATIONAL POINT OF VIEW, THEY WILL BE AS ONE.

THE HOLDEN SITE

THE SITE IS PRESENTLY QUITE STEEP AND CONTAINS A SHOWROOM AND OFFICE BUILDING, A SERVICE BUILDING WITH APPENDAGES, A TWO-STOREY CONVERTED HOUSE WHICH ACTS AS HEAD OFFICE AND SUNDRY OTHER SMALL WORKSHOP BUILDINGS.

IT IS PROPOSED TO LEAVE THE EXISTING SHOWROOM AND MODIFY AND EXTEND IT TO ACCOMMODATE THE GROWING FUNCTION OF THE DEALERSHIP.

THE FIRST FLOOR EXTENSION WILL HOUSE THE ADMINISTRATION SECTION AND A MEZZANINE SECTION OF SPARE PARTS.

THE REMAINDER OF THE BUILDINGS ON SITE WILL BE REMOVED ENTIRELY.

THE EXISTING TREES ALONG THE NORTHERN BOUNDARY WILL BE REMOVED, FOR THE TOP OF THE HILL IS TO BE EXCAVATED TO A LEVEL MATCHING THE ADJOINING PROPERTY TO THE NORTH AND PROPERTIES TO THE NORTH AND WEST, THUS GIVING A PLATEAU FOR THE DEVELOPMENT OF THE PROPOSED NEW BUILDINGS FOR HOLDEN.

THE NEW BUILDING

IT IS PROPOSED TO ADD TO THE EXPANDED EXISTING OFFICE BLOCK A NEW SERVICE WORKSHOP WITH ADJOINING SPARE PARTS' DEPARTMENT AND SERVICE RECEPTION OPERATIONS, INCLUDING NEW AMENITIES AND SUNDRY STORAGE FACILITIES.

THE BUILDING WILL BE OF PRE-CAST REINFORCED CONCRETE WALLS WITH STEEL ROOF FRAMING AND METAL DECK ROOFING. THE WHOLE WILL BE FINISHED EXTERNALLY IN A PAINT FINISH OF LIGHT BEIGE COLOUR.

DRIVEWAYS AND PARKING AREAS THROUGHOUT WILL BE BITUMINOUS SEALED, AND THE EXISTING USED CAR DISPLAY WILL BE RESURFACED.

CARPARKING

CARPARKING FOR SERVICE BAYS AND SALES WILL BE ALLOWED FOR THROUGHOUT THE PROJECT, AS INDICATED ON THE DRAWINGS.

THE SERVICE WORKSHOP BAYS

THE TOTAL NUMBER OF VEHICLES ALLOWED FOR ON THE PREMISES INCLUDES 28 WORKSHOP BAYS, FOR THESE BAYS, WHILST IN USE, ARE FOR CUSTOMER PARKING. WHEN VEHICLES ARE FINISHED, THEY WILL BE REMOVED TO BE REPLACED WITH VEHICLES FROM EXTERNAL PARKING. TOTAL PARKING NUMBERS ARE REFERRED TO IN ACCOMPANYING SCHEDULES.

EXISTING DRIVEWAYS WILL BE RETAINED. TRUCK ACCESS FOR PARTS WILL BE BY WAY OF OLSEN AVE. ENTRANCE, AND SERVICED FROM NERANG ROAD ENTRANCE.

HSV BUILDING

THE EXISTING BUILDING IS TO REMAIN FUNDAMENTALLY AS IT IS WITH SOME MINOR CHANGES IN THE AREA OF THE SERVICE DRIVEWAY BY INCREASING THE WIDTH, AND THE BACK OF THE SHOWROOM. TWO NEW CARWASH BAYS WILL BE CONSTRUCTED WITHIN THE EXISTING BUILDING CARPORT, AND THESE WILL DEAL WITH THE WHOLE SITE.

WASH WATER FROM THE CARWASH WILL BE SEPARATED AND RECYCLED.

THE ROOF STRUCTURE OF THE BUILDING IS TO BE RAISED BY 1.5M'S TO ALLOW FOR HOIST BAYS TO OPERATE WITHIN.

PERMISSION FOR THIS ROOF RAISING HAS ALREADY BEEN REQUESTED FROM THE COUNCIL, FOR WE ARE DESIROUS OF COMPLETING THIS CONSTRUCTION TO ALLOW THE TEMPORARY ACCOMMODATION OF HOLDEN SERVICE WITHIN THIS BUILDING, WHILST THE WORKS ON THE ADJOINING SITE ARE PROCEEDING.

CARPARKING ON THE SITE HAS BEEN ALTERED AND EXPANDED AS INDICATED IN THE ACCOMPANYING SCHEDULES.

LANDSCAPING

THE EXISTING LANDSCAPING TO NERANG ROAD AND OLSEN AVENUE WILL REMAIN IN TACT, BUT SUPPLEMENTED WITH THE PLANTING OF A SUITABLE CANOPY TREE SUCH AS EUCALYPTUS CITRADORA PLACED AROUND THE THE NERANG ROAD ENTRY AREA AND OLSEN AVENUE ENTRY. THE EXACT SPACING OF THESE TO BE DISCUSSED WITH THE COUNCIL BEFORE PLANTING.

SCHEDULES



PDH:MF

9/8/02

LOCKHART HOLDEN, ASHMORE, QLD.**HSV FACILITY (Formerly Proton)**

SITE AREA	...	5154Msq.
EXISTING GROSS BUILDING AREA		2062Msq.
EXISTING SITE COVERAGE	...	40%
NEW GROSS BUILDING AREA (Carwash in Carport Bay)	...	2062Msq.
NEW SITE COVERAGE	...	40%
CARPARKING (On site)	...	25+15+7+12 = 59 no.
EXTERNAL CAR DISPLAY	...	5 – 7 no.

HOLDEN FACILITY

SITE AREA	...	7332Msq.
EXISTING GROSS BUILDING AREA. (Incl. Washbays)		2061.8Msq.
EXISTING SITE COVERAGE	...	28%
NEW GROSS BUILDING AREA (Incl. Mezzanine of 344Msq)		3198.6Msq.
NEW SITE COVERAGE	...	38.9%
CARPARKING (On site)	...	42+28=70 no.
EXTERNAL CAR DISPLAY	...	13 – 15 no. (New) 40 no. (Used).

TOTAL DEVELOPMENT SITE COVER**39.2%****TOTAL GROSS FLOOR AREA****5260.6Msq.****TOTAL NO. CARPARKS ON DEVELOPMENT SITE****129 No.**

2215/Sch. TP – Aug.2002.

Revised Sept, 2002.

TED ASHTON FRAIA DIRECTOR
GREG SIBLEY DIRECTOR

ERA 2000 ARCHITECTS PTY. LTD.
A.B.N. 40 081 061 494

LEVEL 7, 3 BOWEN CRESCENT
MELBOURNE VICTORIA 3004

TELEPHONE: 61-3-9820 8299
FACSIMILE 61-3-9820 8499
E-MAIL: era2000@bigpond.com

LOCKHART HOLDEN, ASHMORE, QLD.

CARPARKING PROVISIONS:

1 per 150 Msq. of Site Area used for Vehicle Display purposes.

- | | | |
|--|-----------------|--------|
| • HSV Showroom
291 Msq. | Thus requires 2 | (1.94) |
| • HSV External Display
273 Msq. | Thus requires 2 | (1.82) |
| • Holden Showroom
532 Msq. | Thus requires 4 | (3.54) |
| • Holden External Display
381.25 Msq. | Thus requires 3 | (2.54) |
| • Use Car External Display
907 Msq. | Thus requires 6 | (6.04) |

1 per 40 Msq. of Total Use Area

- HSV
2061 Msq. (Gross) less
Showroom 291 Msq.
= 1771 Msq. Thus requires 45 (44.275)
- Holden
3198 Msq. (gross) less
Showroom 532 Msq.
= 2666.6 Msq. Thus requires 67 (66.66)

TOTAL 129 No. and provided over Development Site.

Ref: 2215-SchTP

EXISTING PLANS OF SHOWROOMS

Published on DES
Disclosure Log Act 2009

EXISTING CONDITIONS PHOTOGRAPHS
AERIAL VIEW OF TOTAL DEVELOPMENT

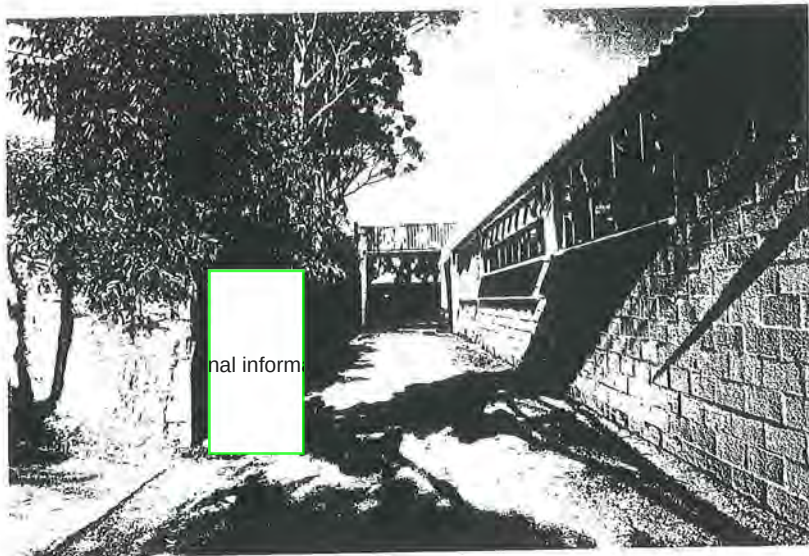
Published on DES
Disclosure Log Act 2009

LOCKHART TOWN
AMERICAN CREDIT CORP
May 2012
Job N° 2215



EXISTING CONDITION PHOTOGRAPHS
PROTON BUILDING (PROPOSED HSV
DEALERSHIP)

Published on DES
Disclosure Log Act 2009



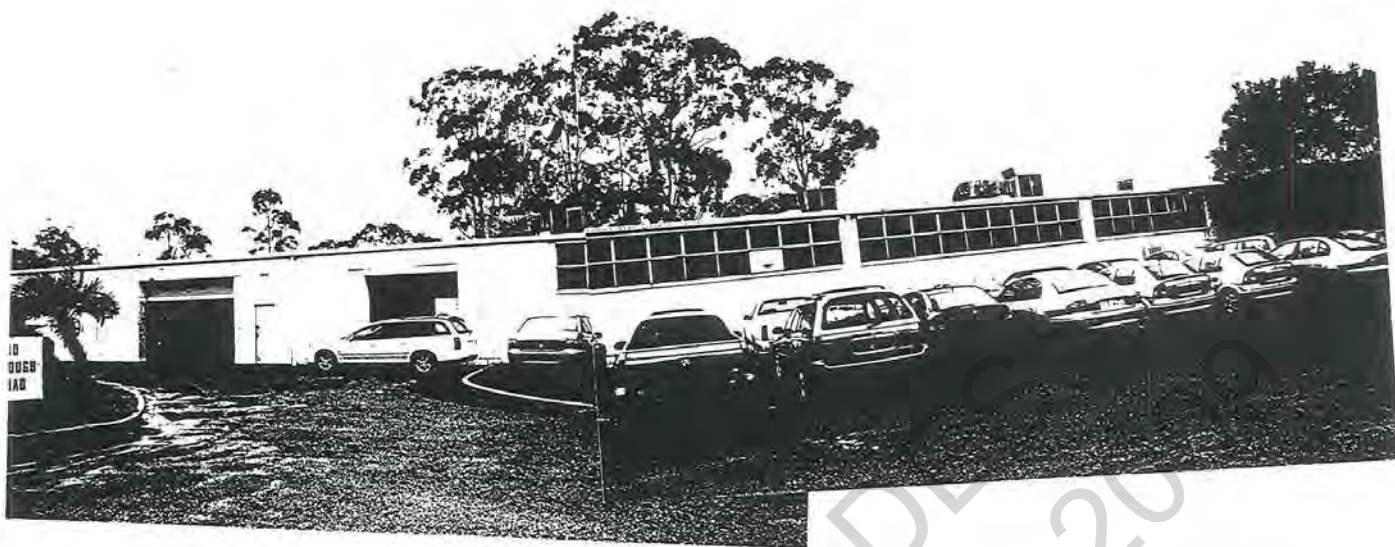
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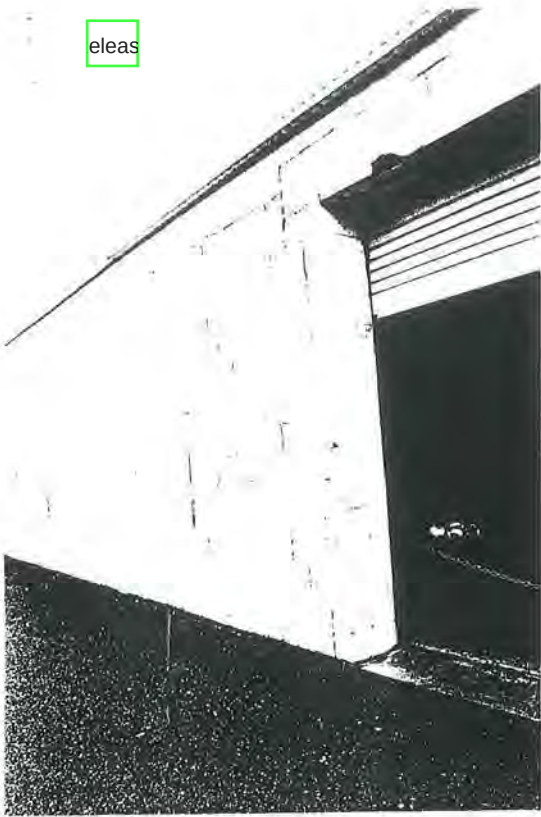
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42-0000
2-10-00



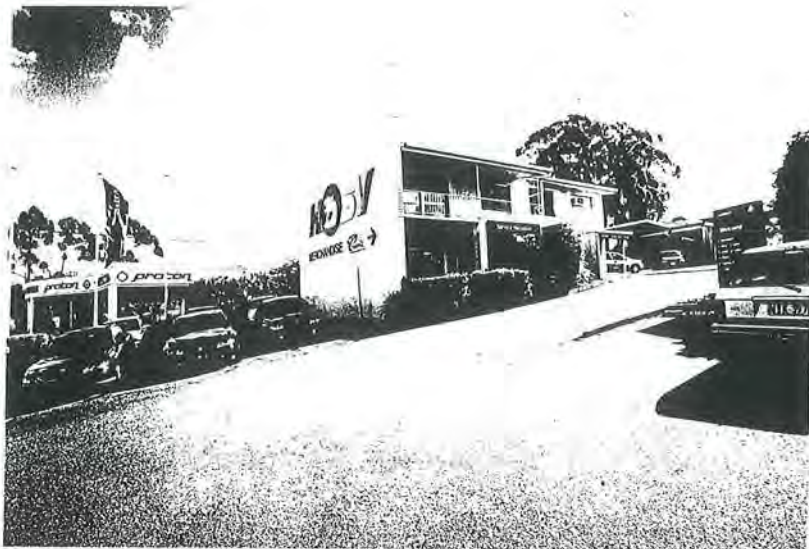
Published on Dec 20
Disclosure Log Act 20



Published on DES
closure Log Act 2009

EXISTING CONDITION PHOTOGRAPHS
HOLDEN DEALERSHIP

Published on DES
Disclosure Log Act 2009



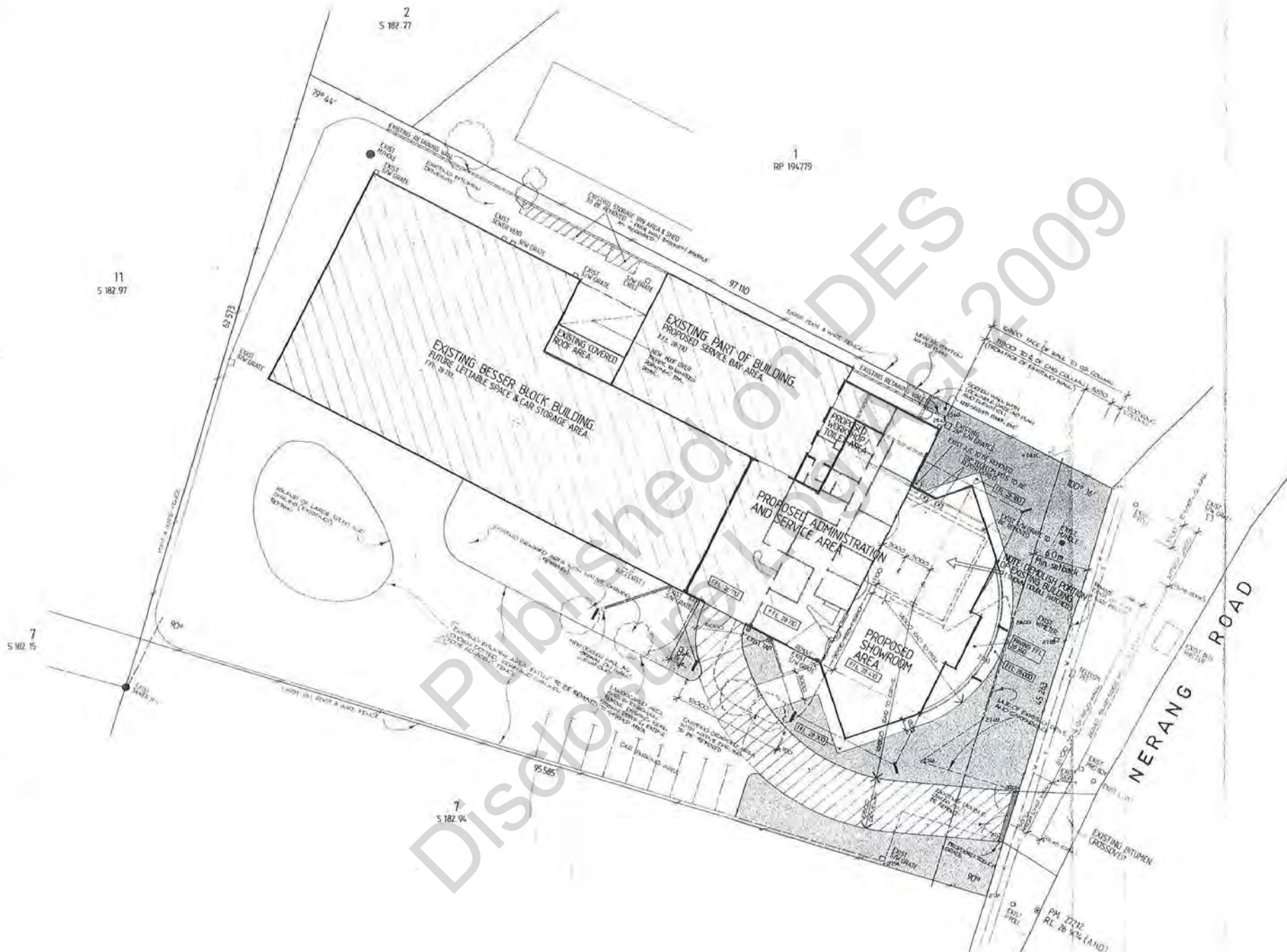
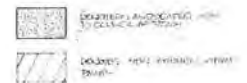
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16



NO	ISSUE/AMDT.	DATE
1	ISSUE 1: PRELIMINARY DESIGN	1989
2	ISSUE 2: PRELIMINARY DESIGN	1989
3	ISSUE 3: PRELIMINARY DESIGN	1989
4	ISSUE 4: PRELIMINARY DESIGN	1989
5	ISSUE 5: PRELIMINARY DESIGN	1989
6	ISSUE 6: PRELIMINARY DESIGN	1989
7	ISSUE 7: PRELIMINARY DESIGN	1989
8	ISSUE 8: PRELIMINARY DESIGN	1989
9	ISSUE 9: PRELIMINARY DESIGN	1989
10	ISSUE 10: PRELIMINARY DESIGN	1989
11	ISSUE 11: PRELIMINARY DESIGN	1989
12	ISSUE 12: PRELIMINARY DESIGN	1989
13	ISSUE 13: PRELIMINARY DESIGN	1989
14	ISSUE 14: PRELIMINARY DESIGN	1989
15	ISSUE 15: PRELIMINARY DESIGN	1989
16	ISSUE 16: PRELIMINARY DESIGN	1989
17	ISSUE 17: PRELIMINARY DESIGN	1989
18	ISSUE 18: PRELIMINARY DESIGN	1989
19	ISSUE 19: PRELIMINARY DESIGN	1989
20	ISSUE 20: PRELIMINARY DESIGN	1989



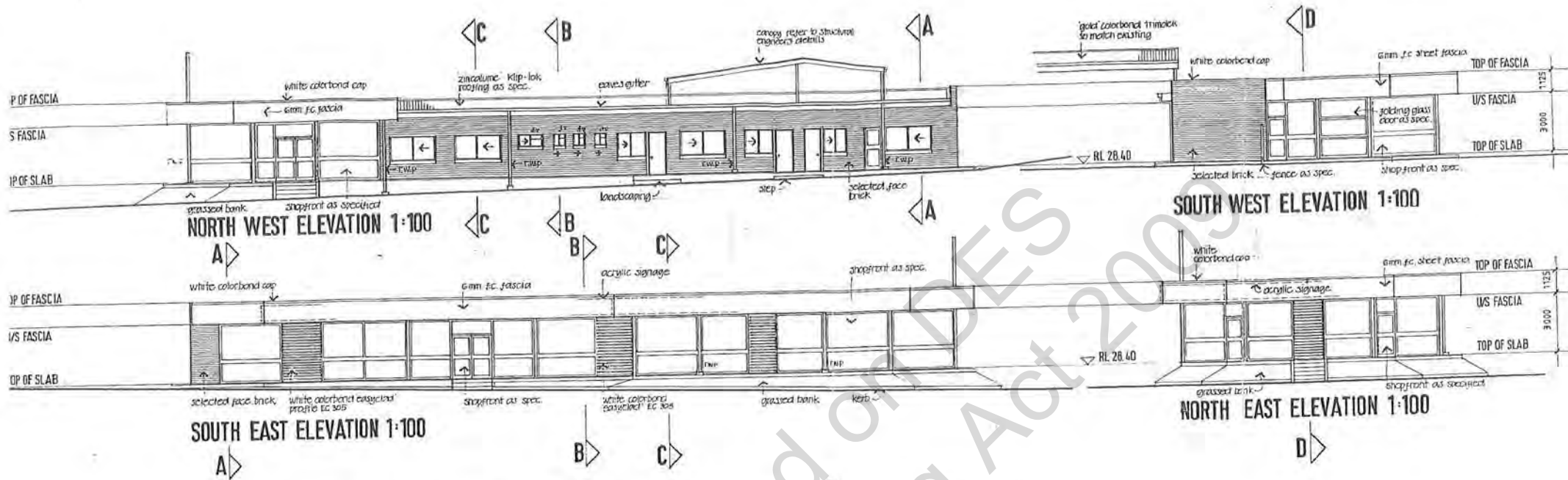
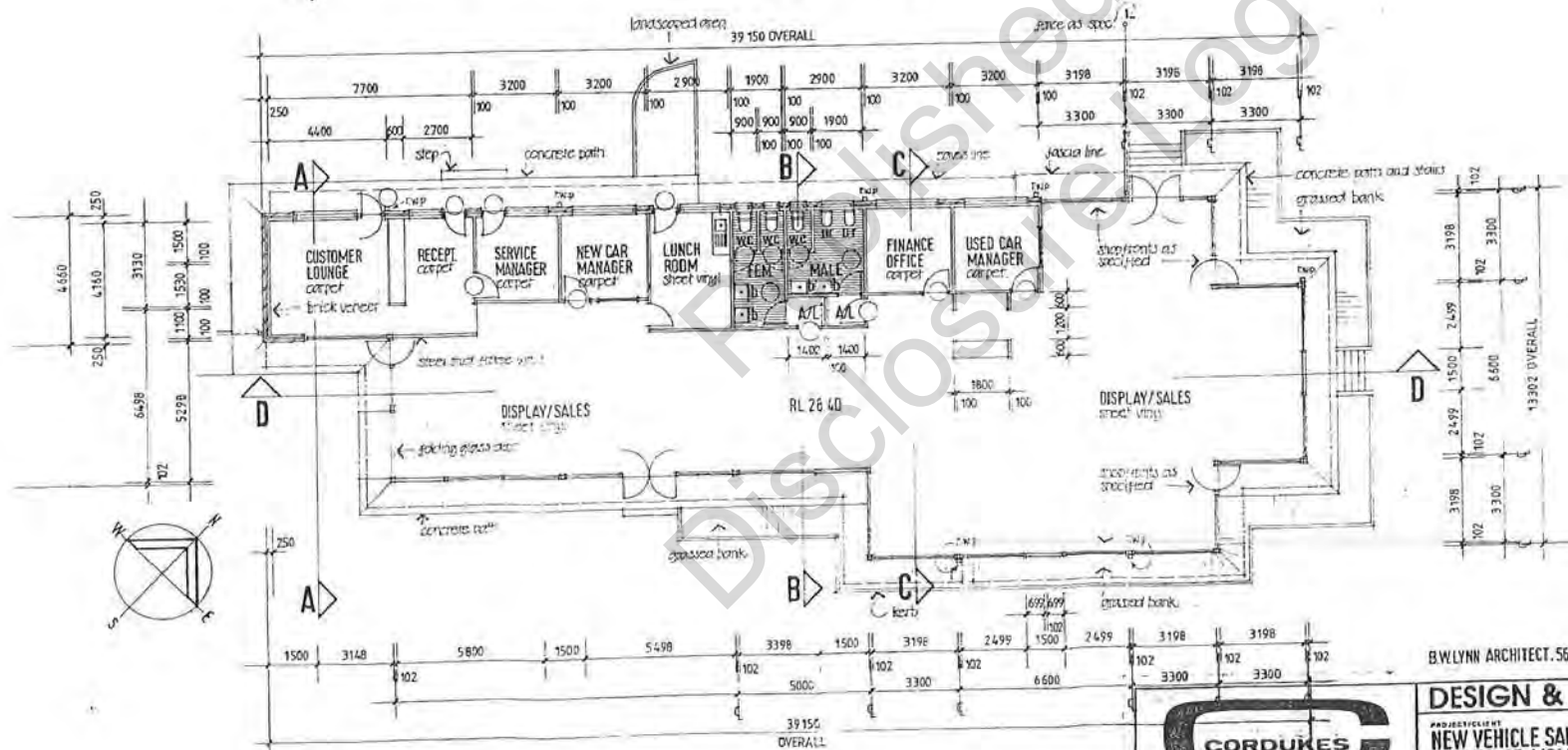
DRAWING
SITE PLAN.

PROJECT
PROPOSED PRESTIGE CAR
SHOWROOM
At
333 Nerang rd. Molendinar, GOLD COAST
For
PHOENIX DEVELOPMENTS Pty Ltd.



21 RIV 1990

DATE	21 RIV 1990
BY	DAE
FOR	PHOENIX DEVELOPMENTS
SCALE	1:500
DATE	21 RIV 1990
BY	DAE
FOR	PHOENIX DEVELOPMENTS
SCALE	1:500



B.WLYNN ARCHITECT, 562 SOUTH PINE ROAD, EVERTON PARK, Q.4053. TEL. (07) 355 5133.

DESIGN & CONSTRUCT DIVISION
 PROJECT CLIENT
NEW VEHICLE SALES PREMISES FOR LOCKHART HOLDEN
NERANG ST. MOLENDINAR

J.P. Cordukes Pty Limi
 44 Dollis St, Salisbury 4107
 Phone (07) 2775233 Fax (07) 277220

FLOOR PLAN, ELEVATIONS, SECTIONS, DISPLAY/SALES BLD.

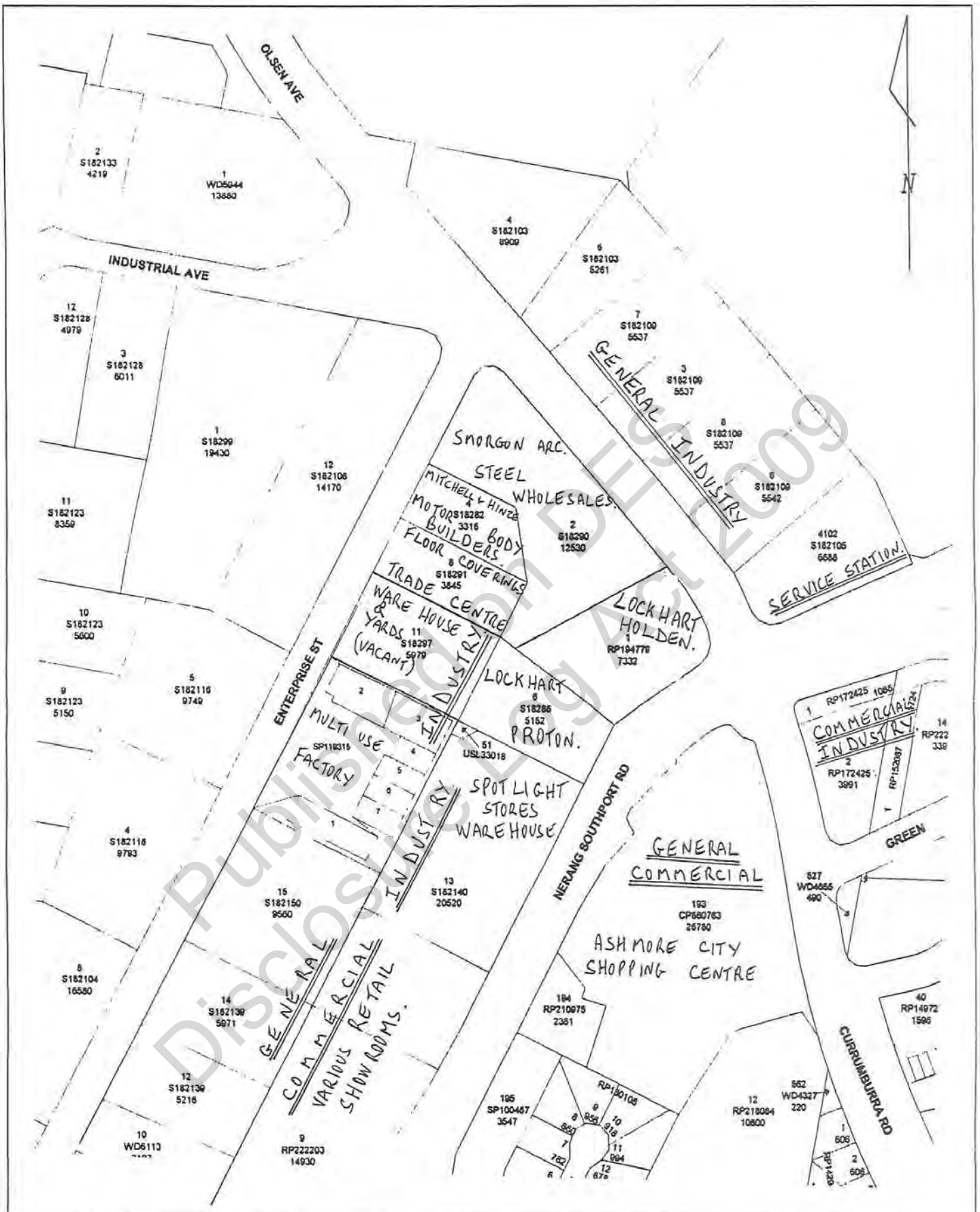
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 DATE **6 June 89** DWG. NO **121**
 Page 55 of 61 WD 2



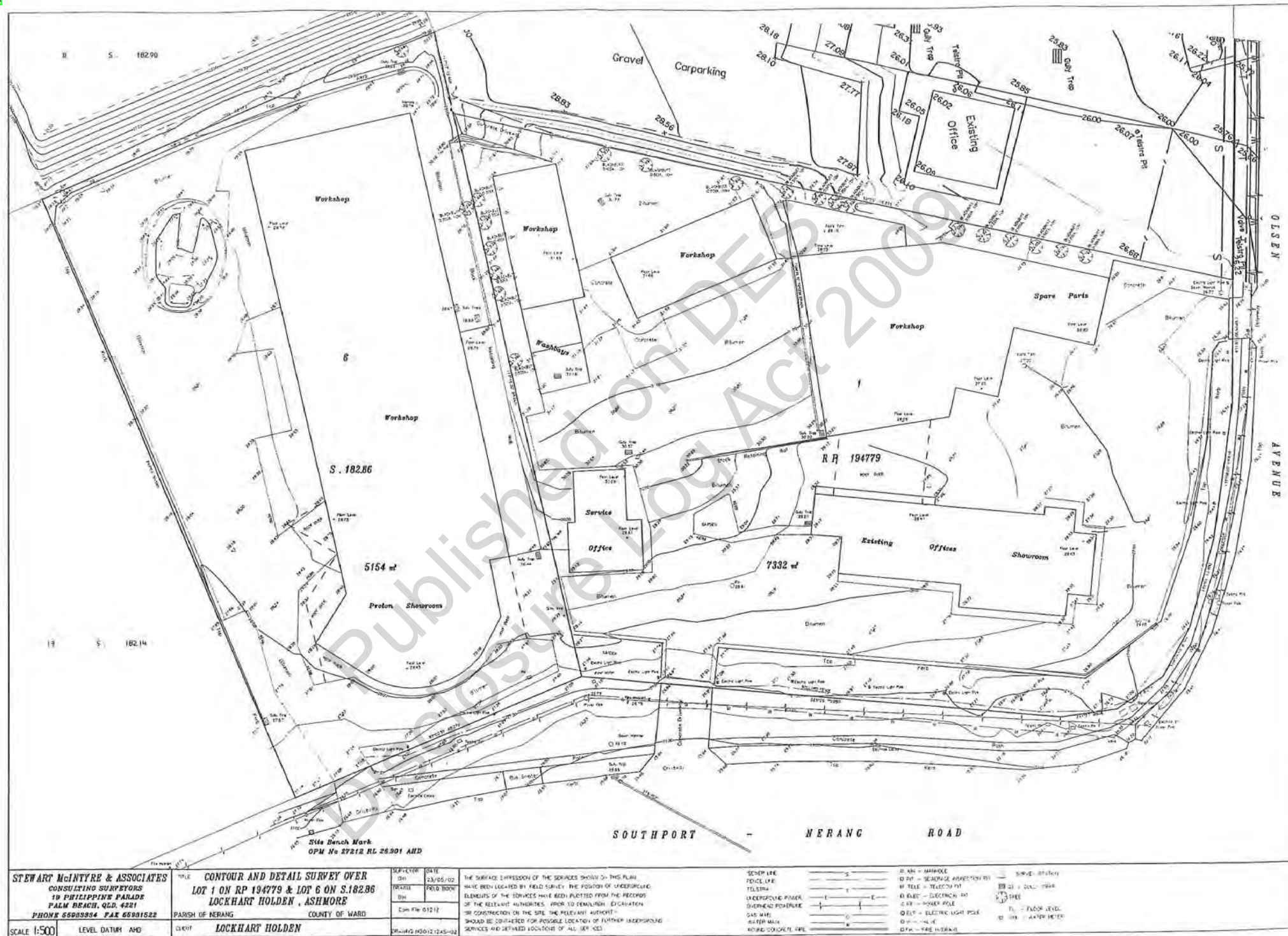
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STEWART McINTYRE & ASSOCIATES CONSULTING SURVEYORS 18 PHILIPPINE PARADE PALM BEACH, QLD 4221 PHONE 55983354 FAX 55981622		TITLE CONTOUR AND DETAIL SURVEY OVER LOT 1 ON RP 194779 & LOT 6 ON S.18286 LOCKHART HOLDEN, ASHMORE		SUPPLIER BH DATE 23/03/02 DRAWN FIELD BOOK CHK Com Pts. 01013 PROJECT 1030121245-02	<p>THE SURFACE ELEVATIONS OF THE SERVICES SHOWN ON THIS PLAN HAVE BEEN LOCATED BY FIELD SURVEY. THE POSITION OF UNDERGROUND ELEMENTS OF THE SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF THE RELEVANT AUTHORITIES. PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSITIVE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL TOP SURF.</p>	<p>SEWER LINE FENCE LINE TELEPHONE UNDERGROUND POWER OVERHEAD POWERLINE GAS MAIN WATER MAIN POURING CONCRETE PIPE</p> <p>— S — — F — — E — — P — — G — — W — — R —</p>	<p>○ MH - MANHOLE □ RP - DESEWER INSPECTION PIT □ TELC - TELECOM PIT □ ELEC - ELECTRICAL PIT □ PF - POINTS POLE □ LUP - ELECTRIC LIGHT POLE □ S - SILENCE □ PH - PPE ALERT</p> <p>○ SURVEY STATION □ G - GULLY HEAD □ F - FLOOD LEVEL □ W - WATER INTER</p>
SCALE 1:500		LEVEL DATUM AHD		CLIENT LOCKHART HOLDEN		PARISH OF MERANG COUNTY OF WARD	



STEWART McINTYRE & ASSOCIATES CONSULTING SURVEYORS 19 PHILIPPINE PARADE PALM BEACH, QLD. 4221 PHONE 55983334 FAX 55981522		TITLE SITE LOCALITY PLAN FOR LOT 1 ON RP194778 & LOT6 ON S18286	SURVEYOR	DATE 30/09/02
			DRAWN NMD	FIELD BOOK
			PARISH OF NERANG COUNTY OF WARD	
SCALE 1:2500		CLIENT LOCKHART MOTORS	DRAWING NO. 01212AH-01	



01/SITES
Address all correspondence to
Chief Executive Officer
PO Box 5042
Gold Coast MC QLD 9729 AUSTRALIA



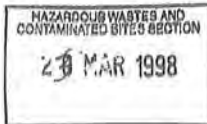
Gold Coast City Council

City of Vision

Nerang Office Telephone (07) 5582 8211
Fax (07) 5596 3653

Surfers Paradise Office Telephone (07) 5581 6000
Fax (07) 5581 6346
Telex (07) 55AA41461
DX42161 Bundall

Date 17 March 1998
Contact EHO M. Rogers
Location Surfers Paradise
Telephone (07) 5581 6220
Your Reference
Our Reference 721/10-RP194779-1



98/03359
Ms Tracee Seeto
Acting Validation Officer
Department of Environment
PO Box 155
BRISBANE ALBERT STREET QLD 4002



Dear Madam

CONTAMINATED SITES REGISTER - 566 OLSEN AVENUE MOLENDINAR -
L1 RP 194779 site ID 169-004216.

Further to your letter dated 4 February 1998, regarding the abovementioned property and the Prescribed Purpose Activities which occur on site.

Please be advised that the site has a storage 10,000L of PGII liquid on-site, in an underground storage tank.

Should you require further information or assistance regarding this matter please do not hesitate to contact the abovementioned officer.

Yours faithfully

sch4p4(6) Personal information

for Rick Williams
ACTING MANAGER HEALTH & REGULATORY SERVICES

Amended pp code to 3517 - 15/6/98.

PAID on 2/12/98 to the Council

DEPARTMENT OF ENVIRONMENT
WASTE MANAGEMENT BRANCH
CONTAMINATED SITES SECTION

Sender: Tracee Seeto
Facsimile no: (07) 3227 8341
Telephone no: (07) 3227 8143
Address: 160 Ann Street,
BRISBANE QLD 4000
Postal Address: PO Box 155
BRISBANE ALBERT STREET QLD 4002

Receiver: Allison Reiser
Facsimile no: (07) 5581 6219
Business/Section: GOLD COAST CITY COUNCIL
Date: 4 February, 1998
Number of pages: (including cover sheet)

Dear Allison

Re: 566 Olsen Avenue, Molendinar - L1 RP194779.

With reference to the above.

L1 RP194779 was listed on the Contaminated Sites Register on 4 September 1996 without a Prescribed Purpose Activity in error.

Could Council please provide details of the Prescribed Purpose Activities which are occurring or have occurred on this site.

If the Prescribed Purpose Activity is fuel storage, please advise the types and volumes of fuel storage and whether the tanks are/were below or above ground.

If you have any further questions, please do not hesitate to contact me.

Regards

6) Personal inf

Tracee Seeto
Acting Validation Officer

LGA: GOLD COAST CITY



SITE NAME: LOCKHART HOLDEN

LOCN STREET: 566 OLSEN AVE

LOCN SUBURB: MOLENDINAR
160 Ann Street • Brisbane Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002
Telephone (07) 3227 7111 • Facsimile (07) 3227 6534

LOCN PCODE: 4214

Enquiries to

SITE LOT: 1

Your reference

SITE PLAN: RP194779 ✓

Our reference

VOL:

FOLIO: 0

OWNER ADR1: ch4p4(6) Personal information ✓

OWNER ADR2: p4(6) Personal inform

sch4p4(6) Personal information

OWNER ADR3: p4(6) Personal inform

OWNER ADR4:

OWNER ADR5:

OWNER PCODE: 0

CURR USE:

0/3517 ✓

PAST USE:

0

COMMENTS:

no dupe

- p.p Rem Gccc disks dated 14/8/96.
- owner details above confirmed by Council Rates 4/9/96

sonal int