

**Part 3 – Specification**

**Request for Tender  
(RFT)**

**Sale of Vacant Land located at  
Tyrconnel Street, Mungallala  
Lot 2 on M5449.**

**Closing Time:**

**10 am  
(Australian Eastern Standard  
Time)**

**12 September 2022**

**RFT Number:**

**23006**

## **1 INTRODUCTION AND SCOPE**

- 1.1 Council offers for sale vacant land located at 22 Tyrconnel Street, Mungallala Qld 4467.
- 1.2 Tyrconnel Street is the Warrego Highway through Mungallala.
- 1.3 This Part 3, the Specification, defines the property offered for sale.

## **2 BACKGROUND INFORMATION**

- 2.1 The property is located at 22 Tryconnel Street, Mungallala on land described as Lot 2 on M5449.
- 2.2 This property is zoned 'Township'.
- 2.3 Lot 2 on M5449 has a land area of approximately 2,023 square metres.
- 2.4 Mungallala is a small community on the Warrego Highway located 45km west of Mitchell.
- 2.5 In addition to a hotel that offers accommodation and camping, the town of Mungallala has a post office, library, school, police station and recreation grounds.
- 2.6 Lot 2 on M5449 is on the Queensland Environmental Management Register due to its past use as a fuel station. The fuel bowser and underground fuel tank is still on site. No decontamination or rehabilitation works have taken place on site.

## **3 PARTICULARS OF LAND**

### **3.1 Property Offered**

The property is offered on an "as is" basis and tenderers must undertake their own investigation in relation to the adequacy of the property for their requirements.

### **3.2 Site Development**

The property is zoned 'Township' under the Maranoa Planning Scheme.

All development is subject to the provisions of the planning scheme for the Maranoa Region and the Building Act 1975, the Standard Building Regulations 1994 and the Building Code of Australia.

### **3.3 Rates & Charges**

Rates and Charges are payable in respect of the Land.

### **3.4 Due Diligence**

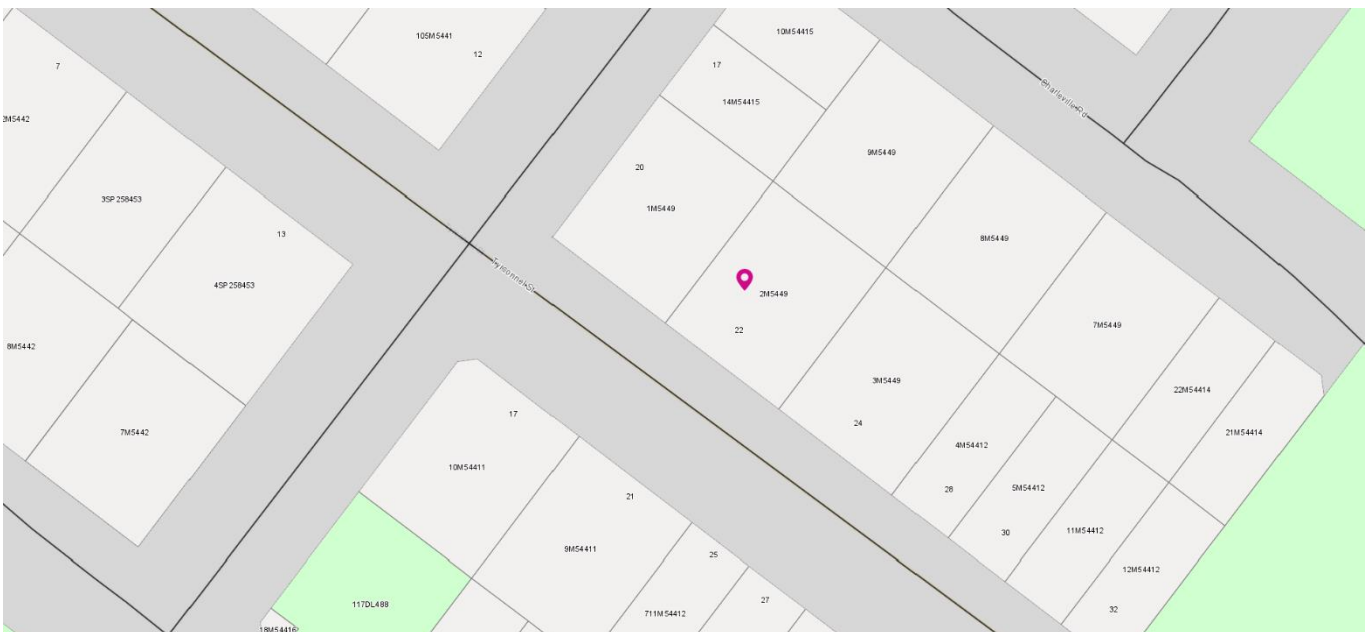
The Tenderer acknowledges that the Tenderer is responsible for undertaking appropriate due diligence regarding the purchase of the property (including any enquiries regarding the suitability of the site for any development under the Maranoa Planning Scheme).

### 3.5 Access

There is only one entrance to the property, which is located on Tryconnel Street, Mungallala's major thoroughfare.

### PHOTOGRAPHS OF THE SITE

#### Site Maps – Lot 2 on M5449



## ENVIRONMENTAL MANAGEMENT REGISTER



Department of Environment and Science (DES)  
ABN 46 640 294 485  
400 George St Brisbane, Queensland 4000  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.des.qld.gov.au

### SEARCH RESPONSE ENVIRONMENTAL MANAGEMENT REGISTER (EMR) CONTAMINATED LAND REGISTER (CLR)

Tanya Mansfield  
PO Box 42  
MITCHELL QLD 4465

Transaction ID: 50775782    EMR Site Id: 8627    27 April 2022

Client Reference:

Cheque Number:

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

Lot: 2    Plan: M5449

### EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 2    Plan: M5449

Address: TYRCONNEL STREET  
BOORINGA 4467

The site has been subject to the following Notifiable Activity or Hazardous Contaminant.

**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 groups 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.

### CLR RESULT

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

### ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)