

22 February 2002

Site ID: 16934  
File Number: 900622  
Enquiries to: Contaminated Land Unit  
Telephone: (07) 3227 6870

ATT: Contaminated Land  
Pollution Prevention, Health & Safety  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

#### CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

This document provides written notification that, in accordance with the *Environmental Protection Act 1994 (EP Act)*, a site management plan has been approved for the parcel of land described below, which is recorded on the Environmental Management Register (EMR). A copy of the suitability statement and the site management plan is attached.

Lot: 19 Plan: RP880216  
BRISBANE CITY COUNCIL

"DOCKSIDE" KANGAROO POINT  
BRISBANE 4000

Section 417 of the *EP Act* states -

A local government must not, under an approval or other authority under the *Integrated Planning Act 1997* or any other Act, allow the use or development of, or an activity to be carried out on, land in a way that contravenes a site management plan for the land.

For further information regarding this notice please contact the Contaminated Land Unit, EPA on telephone (07) 322 58487.

Sch4Pt4s6

Delegate of Administering Authority  
Environmental Protection Act 1994



## SUITABILITY STATEMENT

DATE PRINTED: 22/02/2002

### OWNER

STENCRAFT PTY LTD

C/- **Sch4Pt4s6** PROPERTY AND LEASING MANAGER  
14TH FLOOR, 410 QUEEN STREET  
BRISBANE  
QLD 4000

DATE OF ISSUE : 22/02/2002

### PROPERTY DESCRIPTION

LOT : 19 PLAN : RP880216  
"DOCKSIDE" KANGAROO POINT  
BRISBANE 4000

BRISBANE CITY COUNCIL  
EMR Site ID: 16934 FILE REFERENCE: 900622

### STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Stage 1 Site Contamination Assessment Proposed Lagoon Apartments, Corner Cairns Street and Deakin Street, Kangaroo Point (Volume 1 and 2) prepared by Earthtech Consultants (Qld) Pty Ltd, dated October-November 2001 (Job No. ME2057).

Information provided by Earthtech Consultants (Qld) Pty Ltd in correspondence dated 12 November 2001, 19th December 2001 and 29th January 2002.

### STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1. The final land use must be for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.



## ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 19 PLAN : RP880216 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

Sch4Pt4s6

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Delegate of Administering Authority  
Environmental Protection Act 1994



## ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 19      PLAN : RP880216      FILE REF : 900622      PRINTED: 22/02/2002

DATE OF EFFECT : 22/02/2002

### 1.0 INTRODUCTION

This Site Management Plan (SMP) only applies to the hatched area shown on Drawing No. SMP 'A' for Lot 7 on SL807308 and Lot 19 on RP880216. The balance of Lot 7 on SL807308 has not been subject to a contaminated land investigation. No activity or use is permitted on the balance of Lot 7 SL807308 without the prior approval of the administering authority (EPA). Further investigation work is required to obtain this approval.

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

### 2.0 SUMMARY OF CONTAMINATION

The site lies within an area formerly occupied by operations associated with the Kangaroo Point 'Dry-Dock'. Site investigations carried out in November - December 2001 identified that ground conditions over the site comprise shallow depths of fill (average 0.6m deep) overlying weathered rock (tuff). Analysis indicated isolated occurrences of heavy metals (Cu, Pb, Zn and Sn) and TPH at levels exceeding the Environmental Investigation Levels (EIL's). However these concentrations were less than Health Based Investigation Levels for standard residential use (HBIL A). Two locations encountered levels of Lead and PAH exceeding the HBIL A levels (refer to Drawing No. SMP 5).

### 3.0 OBJECTIVES OF THE PLAN

The objective of the plan is to manage the contamination remaining on the site during the construction phase and post development to protect human health and the environment.

The objective will be achieved by:

- Establishment and maintenance of barriers between users of the site and the contamination (eg. site capping);
- Application of controls on site excavations works;
- The application of maintenance and monitoring programs; and
- Restrict the use on balance of Lot 7 SL807308 until further investigation work enables the administering authority to issue a suitability statement for this land.

### 4.0 ACHIEVEMENT AND MANAGEMENT OF OBJECTIVES

To ensure the plans objectives are achieved and maintained, the owner of the site is required to comply with the following conditions unless otherwise specified.

4.1 *Landuse.* The site (see hatched area on Drawing No. SMP 'A') must be used for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The



balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

**4.2 Development Design.** The development design is to ensure that environmental harm is prevented and public health maintained by planning, minimising and strictly controlling excavation into the areas of contamination (see Drawing Nos. SMP 'A' and SMP5).

**4.3 Supervision of Works.** All excavation works (including scraping for the profiling of soils) must be supervised by a member of a prescribed organisation with relevant qualifications and experience in accordance with Section 381 of the *Environmental Protection Act 1994*. The person shall be responsible for the development of suitable working plans; for stopping excavation works in the event of identified contaminants being exposed; for visual monitoring of the removal and replacement of soils over the site; and inspection and confirmation of the adequacy of the capping layers.

**4.4 Site Capping.** A capping layer consisting of concrete slab, bitumen/asphalt paving over 150mm compacted roadbase, a minimum of 0.5m thick compacted medium plasticity clay soil with a permeability of at least  $1 \times 10^{-9}$  m/s or a synthetic liner such as HDPE or a geosynthetic clay liner (GCL) shall be installed over the areas around TP1 and TP5 (see Drawing No. SMP5) prior to the commencement of excavation works on the site. The synthetic liner may be required in areas (such as slopes) where the placement and compaction of a clay liner is not possible.

The integrity of the capping must be maintained in good condition at all times to ensure that water does not infiltrate through the contaminated zone and prevent/minimise erosion of clay capping layers (where installed).

Approval from the Administering Authority must be obtained before the capping layer is penetrated for any reason.

**4.5 Landscaped Areas.** Areas to be capped (see Drawing No. SMP 5) and require landscaping are to be covered with at least 0.3m clean (imported) top soil (AS4419) on top of a minimum of 0.3m of compacted clay (or equivalent capping material). To minimise erosion of all other areas that are not covered by buildings or sealed with an impervious cover such as pavers, concrete or bitumen/asphalt, these must be overlain by a minimum 0.2m of topsoil with either garden beds or healthy grass cover, to a lawn turf standard.

**4.6 Contaminated Soil Disposal.** Contaminated soil must not be excavated and removed from the site without adequate sampling and without prior approval of the Administering Authority under Section 424 of the *Environmental Protection Act 1994* (or equivalent).

**4.7 Advice to building designers, site workers and lessees.** The owner must provide all persons involved in building, design and planning, and all contractors conducting building and/or excavation works with a copy of the approved Site Management Plan (SMP) prior to commencement of works on-site. The owner must provide a copy of the SMP to any lessee who intends to undertake site excavations.

**4.8 Workplace Health and Safety.** A Workplace Health and Safety Plan (WH&S Plan) which deals with contamination and conforms to the requirements of the *Workplace Health and Safety Act 1995* and subordinate legislation (or its equivalent) is to be developed for all site excavation works. The WH&S plan must specifically address measures to minimise dermal, ingestion and inhalation exposures to site contaminants of Lead and PAH. This WH&S plan shall be developed prior to the commencement of any construction works on-site.

**4.9 General Environmental Protection.** Site works relating to the excavation, removal and/or disposal of soil from the site must be conducted in a manner which ensures that the environment is protected.



Environmental harm is to be prevented by:

- Ensuring that noxious or offensive odours are not released with water sprays and/or covered with plastic.
- Ensuring that contaminant spillages are cleaned up as quickly as practicable and are not hosed, swept or otherwise released to any stormwater system, roadside gutter or waters.
- Ensuring that all trucks exiting the site and carrying contaminated soil have watertight bodies and all loads are covered with appropriate covers.
- Ensuring that all trucks exiting the site have clean tyres, with the use of wheel wash-down bays.
- Suppressing dust emissions by use of a fine water spray whenever dust is generated.
- Establishing sediment traps throughout and around the site to capture sediment transported by stormwater or water used for dust control or wheel washdown purposes.
- Ensuring that rill and gully erosion and mobilisation and deposition of sediments offsite is prevented.

All contamination safety and excavation processes are to be documented and records kept which demonstrate SMP compliance.

**4.10 Unexpected or gross contamination.** It is a requirement of this SMP that excavation works are to immediately cease and the EPA notified and advised of appropriate remedial action in the event that monitoring reveals offensive or noxious odour at the work site and/or evidence of gross contamination not previously detected.

In the event that grossly contaminated soils in addition to those detected during site investigations are identified during the course of construction, work in that area is to cease and the contamination is to be delineated by a member of a prescribed organisation and contained on site at a standard satisfactory to the EPA.

## **5.0 MAINTENANCE AND MONITORING REQUIREMENTS**

### **Site Inspections**

**5.1** The following monitoring and reporting is to be undertaken by a suitably qualified person in accordance with Section 381 of the *Environmental Protection Act 1994* during excavations works.

- Notification to the Administering Authority within 24 hours of any problems associated with fulfilling the requirements of the SMP;
- Visual monitoring of the removal and replacement of soils over the site;
- Inspection and confirmation of the adequacy of the capping layers;
- Sampling and testing (including validation testing) of excavated soils where off-site disposal permits are required or where unexpected contamination is detected or suspected;
- Submission of a report, prepared in accordance with the 'Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland, May 1998', to the Administering Authority within 28 days from the completion of the final capping barriers across the site, documenting details of:
  - The site barriers (capping) as constructed, including the surveyed thicknesses of the capping layers.
  - Results of sampling undertaken
  - Records of soil excavations and disposals (with associated material types and quantities); and
  - SMP compliance.

**5.2** An annual inspection of the development site area is to be undertaken by the owner to ensure that the capping layer and surface covers remain in good condition and that settlement of fill has not affected the integrity of the capping layer or building structures.



Records are to be kept of the inspections including review of soil excavations, soil disposal, safety records and site management plan compliance is to be undertaken. All records shall be kept by the owner and are to be made available to an authorised officer under the *Environmental Protection Act 1994* upon request.

The EPA may undertake regular site inspections to monitor the site in relation to the above conditions.

*The SMP has been developed to manage residual site contamination at the effective date. Subsequent uses of the site may result in the need to review the plan.*

*The SMP makes reference to plan attachments (SMP A and SMP 5) that are available from the EPA if required.*



22 February 2002

Site ID: 149  
File Number: 900622  
Enquiries to: Contaminated Land Unit  
Telephone: (07) 3227 6870

ATT: Contaminated Land  
Pollution Prevention, Health & Safety  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

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Lot: 7 Plan: SL807308  
BRISBANE CITY COUNCIL

26 CAIRNS STREET  
KANGAROO POINT 4169

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Sch4P14s6

Delegate of Administering Authority  
Environmental Protection Act 1994



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DATE PRINTED: 22/02/2002

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STENCRAFT PTY LTD

C/- **Sch4Pt4s6** - PROPERTY AND LEASING MANAGER  
14TH FLOOR, 410 QUEEN STREET  
BRISBANE  
QLD 4000

DATE OF ISSUE : 22/02/2002

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26 CAIRNS STREET  
KANGAROO POINT      4169

BRISBANE CITY COUNCIL

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  - The site barriers (capping) as constructed, including the surveyed thicknesses of the capping layers.
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*The SMP makes reference to plan attachments (SMP A and SMP 5) that are available from the EPA if required.*



Disclosure Log Release



Disclosure Log Release





Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002  
Telephone (07) 227 7111 • Facsimile (07) 227 6534

Enquiries to Contaminated Land Unit  
Telephone (07) 227 7369/227 7370  
Reference: 900622

Your reference  
Our reference

The Town Clerk  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

24 May 1994

NOTIFICATION UNDER THE CONTAMINATED LAND ACT 1991

In accordance with the requirements of Section 23 of the Contaminated Land Act 1991 please note that the parcel of land described in the Schedule below has been classified as a PROBABLE site and its particulars recorded in the Contaminated Sites Register.

SCHEDULE

LOT 7 ON PLAN SL807308  
LOCATION 26 CAIRNS STREET  
KANGAROO POINT  
4169  
OWNER DEPARTMENT OF LANDS  
REGIONAL DIRECTOR  
LAND ADMINISTRATION BUILDING  
130-148 GEORGE STREET  
BRISBANE  
4000

**PRESCRIBED PURPOSE: METAL SPRAYERS**

Yours sincerely

Sch4 Pt4 (6)

David N. Miles  
Director, Waste Management Branch  
Division of Environment



BRISBANE CITY COUNCIL  
PAPER FOR REGISTRATION OR ATTACHMENT

Tick applicable box/es thus: ☐

MEMORANDUM: Central Records

☒ Register

☒ Attach to any relevant P/P's

☒ Forward file to:

1. Officer Code ADCL Floor 5 MLC

2. Officer Code \_\_\_\_\_ Floor \_\_\_\_\_

3. Officer Code \_\_\_\_\_ Floor \_\_\_\_\_

☐ File

Signature

*[Signature]*

10/5/94 Officer Code: ADCL

CHECK LIST - Contaminated Land System

Owner: Stencraft Pty Ltd ☒

Address: 26 Cairns St ☒

Langaroo Point P.C. 4169

Lot No: 7 ☒

RP No: 5L807308 ☒

CLS: 582 ☒ Remediation: ☒ Investigation: ☒

CLL: ☒ Contacts: ☒ Land Use: ☒

BiMap: ☒ Hazardous: ☒ DEH: ☒

DEH: ☒ Interested Pty: ☒ Contaminants: ☒

Results Categories: ☐

Update Details: \_\_\_\_\_

Checking Officer: \_\_\_\_\_

*[Signature]* 10/5/94



# Contaminated Site Summary Report

4264/47/1-PL13/26  
10 MAY 1994  
PL179 PL175 PL230  
RECORDS MANAGEMENT  
PL710 KS

## Site Data

Site Ref. Number: 000582 Rotherham/deakin/darrah/goodwin/cairns

Address: Rotherham/deakin/dar  
Kangaroo Point 4169 Phone:

Owner:

Lot: 7 Plan: SL807308 Zone: UPRN:

Lease#: Expires: / /

## Site Status

Class:

Status:

Date: / /

Comments:

## General Details

Manual File#:

Data Accuracy: Aerial Photo?

Comments:

Kangaroo Point (pro)

## Remediation

Status:

Date: / /

Consultant:

Comments:

## Investigation

Result:

Date: / /

Comments:

## Land Use

Eff. Date	Exp. Date	Land Use	Comments
01/07/93	/ /	910-VACANT URBAN LAND	

## DEH

Sequence #	Notify Date	Resp. Date	Notification Code	Comments
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## Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • North Quay Qld 4002 • Telephone (07) 227 7111 • Facsimile (07) 227 6534

Enquiries to  
Telephone  
Your reference  
Our reference

Contaminated Land Unit  
(07) 227 7369/227 7370  
Reference: 900622  
08 MAR 1993

The Town Clerk  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

### NOTIFICATION UNDER THE CONTAMINATED LAND ACT 1991

In accordance with the requirements of Section 23 of the Contaminated Land Act 1991 please note that the parcel of land described in the Schedule below has been classified as a PROBABLE site and its particulars recorded in the Contaminated Sites Register.

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#### SCHEDULE

LOT 7 ON PLAN SL807308  
LOCATION ROTHERDAM/DEAKIN/DARRAH/GOODWIN/CAI  
RNS STS  
KANGAROO POINT  
4169  
OWNER DEPARTMENT OF LANDS  
REGIONAL DIRECTOR  
LAND ADMINISTRATION BUILDING  
130-148 GEORGE STREET  
BRISBANE  
4000

Yours sincerely  
Sch4 Pt4 (6)

David N. Miles  
Director  
Waste Management

910

recorded



Contact name: Mr Peter Stevens  
Telephone: 225 4710  
Fax (direct): 225 5230  
Your ref.:  
Our ref.: PJS:SJ



**Brisbane City Council**  
69 Ann Street  
Brisbane  
Queensland  
GPO Box 1434  
Brisbane  
Australia 4001  
Facsimile 229 1168

12 May 1994

Mr D N Miles  
Director, Waste Management Branch  
Department of Environment and Heritage  
PO Box 155  
NORTH QUAY 4002

**Notification Under the Contaminated Land Act 1991**

Dear Sir

I refer to your notification for L7 SL807308 for premises situated at Rotherdam/Deakin/Darrah/Goodwin/Cairns Sts, Kangaroo Point.

Perusal of Councils records reveals that the Real Property Description has been recorded incorrectly. The property description should be L7 SL807308, 26 Cairns St, Kangaroo Point.

It would be appreciated if you would amend your records accordingly.

Yours faithfully

Sch4 Pt4 (6)

Peter Stevens  
SENIOR PROJECT OFFICER CONTAMINATED LAND  
DEPARTMENT OF RECREATION AND HEALTH





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Telephone (07) 227 7369/227 7370  
Your reference Reference: 900622  
Our reference 08 MAR 1993

The Town Clerk  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

### NOTIFICATION UNDER THE CONTAMINATED LAND ACT 1991

In accordance with the requirements of Section 23 of the Contaminated Land Act 1991 please note that the parcel of land described in the Schedule below has been classified as a PROBABLE site and its particulars recorded in the Contaminated Sites Register.

#### SCHEDULE

26 EAIRNS  
LOT 7 ON PLAN SL807308  
LOCATION ROTHERDAM/DEAKIN/DARRAH/GOODWIN/CAI  
RNS STS  
KANGAROO POINT  
4169  
OWNER DEPARTMENT OF LANDS  
REGIONAL DIRECTOR  
LAND ADMINISTRATION BUILDING  
130-148 GEORGE STREET  
BRISBANE  
4000

Yours sincerely

Sch4 Pt4 (6)

David N. Miles  
Director  
Waste Management

910  
recorded



Lot 1 SP.324724 - (Coreland address - 26 CAIRNS ST KANGAROO POINT)	
RM File No. - 264/47/1-PL130/26	
<b>CONTAMIANATED LAND COMMENTS</b>	
01/01/1800	LandUse : 910-VACANT URBAN LAND EffDate : 01-JUL-1993 InEffDate : Comment :
<b>CLASSIFICATION - (EMR-SITE MANAGEMENT PLAN – 22/02/2002)</b>	
22/02/2002	*** EPA notice approval of site management plan, 22/02/2002

Maintain Contaminated Land Sites

Site Details

Site Number

29454

Creation Date

01/01/1800

Retirement Date

Site Name

26 CAIRNS ST KANGAROO POINT

Manual

264/47/1-PL130/26

Photo

No

Accuracy

Contaminated Land Comments

Number

Date

Comments

2

18/12/1999

Copied from Site Number 12081

3

11/05/2016

4

24/08/2021

Lots

Road Polygons

Classification

Events

Classification

EMR-SITE MANAGEMENT PLAN

Classification Date

22/02/2002

Comments

\*\*\* EPA notice approval of site management plan, 22/02/2002

Query

Notifiable

Material Uses

Contaminants

Investigations

Remediations

Site Contact

Customer?

EPA Extract

<b>NOTIFIABLE ACTIVITY</b>	
01/01/1800	METAL TREATMENT OR COATING







Lance A. Warrell  
Consultant Soil Scientist  
AS/NZS ISO 9001:2000  
Self Assessed

ABN: 64 727 077 653

## BLEND TEST RESULTS

Test Certificate No.: 0221(es)

Client: CANDY SOIL  
Project: LAGOON APARTMENTS, CAIRNS STR. DOCKSIDE  
Sample Identification: TRADE BLEND  
No. of Samples: 1

Job Number: 02-003  
Date Sampled: 15-11-01  
Date Received: 16-11-01  
Lab. No.: 3535

### SOIL TEST RESULTS for Organic soils

Property	Test Result	Procedure/Test Requirement AS 4419-1998
Bulk density (kg/L)	0.85	Appendix B - Clause 5.2 > 0.6 kg/L
Organic Matter (% OM- mass)	16	AS 1289.4.1.1 - Clause 5.3 > 15% < 25%
Wettability (mm/min)	12	Appendix C - Clause 5.5 > 5 mm/min
pH (1:1.5 vol/vol)	6.7	Appendix D - Clause 5.6 (D5.2) pH 5.5 - 7.5
pH (1:5 wt/vol)	7.4 (NR)	Appendix D - Clause 5.7 < 2.5 dS/m
EC (dS/m)	0.90	Appendix D - Clause 5.8 < 200 mgN-NH <sub>4</sub> /L
Ammonium (mg/L)	35	Appendix D - Clause 5.9 < 3 mg/L for very sensitive plants
Phosphorus (mg/L)	15	Appendix E - Clause 5.10 1 = Complete flocculation 4 = Minimal flocculation (1 or 2 required)
Dispersibility	One (NR)	Appendix F - Clause 5.11 > 50%
Toxicity index (%)	80	Appendix G - Clause 5.12 greater than ZERO
Nitrogen drawdown Index	0.70	Appendix H - Clause 5.13 acceptable range
Permeability (cm/hr)	38	2 to 100 cm/hr
Soil texture (< 2mm)	Coarse sandy loam (NR)	Appendix I - Clause 5.14
Large particles	NIL	Clause 5.15 less than 8% < 20 mm but > 10 mm 1 % or less > 20 mm
Comments: Analysis in J.F. Report 3535/2001 - PASSES AS 4419-1998 for Organic Soils NR - not required pH (1:1.5) is well within required pH range 5.5 to 7.5; as is the pH (1:5) A small quantity of soluble Nitrogen required 3 to 4 gN/m <sup>2</sup> of media per week Phosphorus P is low would suit all plants EXCEPT very P sensitive species. Test Procedures: AS 4419-1998		
		Checked by: L.A. Warrell

Sch4 Pt4  
(6)

Date: 16/09/02

Signature

27 Hallimah Street, CHAPEL HILL QLD 4069 Ph: (07) 3378 8370 Fax: (07) 3878 5204  
E-mail: lwarrell@ozemail.com.au



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EARTHTECH  
CONSULTANTS  
(QLD) Pty Ltd  
RPE# 561  
ACN 010 526 561  
ABN 82 0

6<sup>th</sup> September, 2002

Job N<sup>o</sup> ME 2057/1

Hutchinsons Builders

PO Box 3075

DARRA Qld 4076

FAX: 3870 3155

ATTENTION: Sch4 Pt4 (6)

RE: Contaminated Site Supervision - Lagoon Apartments, KANGAROO POINT

## INTRODUCTION

At the request of Sch4 Pt4 (6) of Hutchinsons Builders, Earthtech has undertaken supervision of earthworks in areas of contaminated soil, for the Lagoon Apartments development at Cairns Street, Kangaroo Point.

This report details on-site supervision and earthworks activities undertaken to comply with the requirements set down in the Site Management Plan (SMP) (as issued by the EPA - File Ref: 900622 Dated: 22/02/02).

## SCOPE

The site (situated on parts of Lot 7 on SL807308 & Lot 19 on RP880216) has been the subject of a Site Contamination Assessment undertaken by Earthtech in November 2001, and subsequently found to contain two discrete areas of contaminated fill. A SMP detailing required earthworks procedures to be implemented at the site, was prepared and issued by the Environmental Protection Agency (EPA).

Earthtech was commissioned to fulfill the role of Contaminated Site Specialist (CSS), to undertake site inspections and supervise earthworks operations (in areas subject to contamination), at the site.



ME2057/1-SMP Supervision Report



### SUPERVISION CRITERIA

### Table 1 - Supervision Criteria from the SMP

<p><b>Objective</b></p> <p>'Identification of Undetected Contamination'</p>	<p><b>Performance Indicator(s)</b> Item 4.10</p> <p>'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'</p>
<p><b>Task - 1</b> Item 4.3 'Supervision of Works'</p> <p>- by visual monitoring excavation of all on-site spoil</p>	
<p><b>Objective</b></p> <p>'supervision of construction of capping layers'</p>	<p><b>Performance Indicator(s)</b> Item 4.4</p> <p>'A capping layer consists of one of the following':</p> <ul style="list-style-type: none"> <li>- concrete slab</li> <li>- bitumen seal &amp; 150mm of compacted gravel</li> <li>- 0.5m (min) clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>- synthetic liner of HDPE or GCL construction</li> </ul>
<p><b>Task - 2</b> Item 4.4 'Site Capping'</p> <p>- capping to be installed in the areas of TP1 &amp; TP5 prior to commencement of any earthworks at the site</p>	
<p><b>Objective</b></p> <p>'approval of site landscaping'</p>	<p><b>Performance Indicator(s)</b> Item 4.5</p> <p>'Areas of the site are to be covered with:</p> <ul style="list-style-type: none"> <li>- 0.3m (min) of topsoil over clay capped areas</li> <li>- 0.2m (min) of topsoil in all other areas</li> </ul> <p>Landscaped areas must be turfed / garden beds.</p>
<p><b>Task - 3</b> Item 4.5 'Landscaped Areas'</p> <p>- All landscaping must be inspected upon completion</p>	
<p><b>Objective</b></p> <p>'No contaminated soil to be removed off-site'</p>	<p><b>Performance Indicator(s)</b> Item 4.6</p> <p>'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'</p>
<p><b>Task - 4</b> Item 4.6 'Contaminated Soil Disposal'</p> <p>• Soil from designated contaminated areas <u>not</u> to be taken off-site</p>	

## EARTHWORKS ACTIVITIES

The area of the site subject to the SMP issued by the EPA is shown hatched on Drawing 'SMPA', which is appended to the SMP. The tasks outlined in Table 1 refer to clauses from the SMP, which required active on-site supervision by Earthtech, who were commissioned as the Contaminated Site Specialists (CSS).

Bulk earthworks commenced at the site on Monday 18th March 2002 and continued through to Thursday 20<sup>th</sup> March, 2002. At which time all excavation and disturbance of soil on-site (with the exception of some minor disturbances associated with installation of services outside of the delineated areas of contamination), had been completed.

Construction activities continued through the period March 20<sup>th</sup> to August 30<sup>th</sup>, 2002.

### SUMMARY OF SUPERVISION

## Earthworks

The following observations were made on-site during supervision of earthworks activities:

- Excavations outside of the areas of delineated contamination did not reveal any further signs of contamination (ie. gross contaminants or 'ash' fill).



- 'Green matter' (ie. stripped grass, trees & mulch), boulders and demolition debris was removed off-site to landfill during the first two days of operations, this material contained little or no soil.
- No contaminated soils were taken off-site.
- Dust caused by excavations early on the first day was suppressed by the use of water spray from a fire hose, which was then kept on-site and applied regularly during the remaining earthworks operations.

### Capping

The following observations were made on-site during supervision of construction activities at the site:

- The delineated areas of contamination have been capped with 75mm of continuous concrete.
- A 0.5m thick layer of 'clean' spoil was temporarily placed over the concrete capping slabs, to help prevent any damage to the capping that may have been incurred during construction. This was later increased in depth to 1.0 to 3.0m, after completion of bulk earthworks.
- The edge of the delineated area of contamination surrounding Test Pit 1, remained exposed in a fill batter, this was temporarily covered with heavy duty plastic sheeting, staked and held in place by 'gaffer' tape while construction of building foundations and ground floor pavements was undertaken.
- Upon completion of construction the exposed embankment was sealed with an application of shot-crete applied in a 100mm thick layer. Inspection of the site following the application showed the shot-crete layer to be continuous for the length of the filled embankment.

### Landscaping

Significant landscaping is planned for areas of the site on which contamination is contained. Review of the approved landscaping schedule for the Lagoon Apartments site did not indicate any conflicts with the requirements set down in the SMP, provided the following are undertaken:

The area of the site around TP5 has been capped with concrete and covered by fill to a depth ranging from 1.0m (fronting the street) to 3.0m at the building line. This area was initially designated to be planted with mature trees, the roots of which may have penetrated/cracked the concrete cap. However this has been amended and only 'ground cover' and small shrubs have been planted in the zone extending back 2.0m from the fence line, and medium sized trees (Palms etc..) with a root extension of no more than 1.2m in the zone from 2.0m back to the building line, (see amended Drawing No SMP5, attached). This is considered acceptable from the environmental management perspective and does not conflict with the requirements of the SMP.



The area of the site around TP1 has also been capped with concrete, and the exposed face of the fill batter behind this area has been covered with a continuous layer of sprayed concrete (shot-crete). This area was also designated to be covered with mixed vegetation, the roots of which may have penetrated/cracked the concrete cap and/or the shot-crete. This has been amended and vegetation is limited to plants contained in a 'tree planting area' on top of the existing concrete cap, which has been covered by the compacted clay cap (0.3m minimum depth) and an additional 1.0m of 'clean' imported soil, giving a total minimum soil depth of 1.3m. This 'tree planting area' abuts the existing concrete wall, further reducing any risk of contaminant migration. The shot-creted embankment face beyond the 'tree planting area' has partly been covered with a 0.4m deep layer of imported soil, and planted with grasses, ground cover and small-shrubs. This is also considered acceptable.

## SITE STATUS

On-site supervision of earthworks and construction activities undertaken at the site are considered adequate to comply with the requirements set down in the SMP (as issued by the EPA).

The scope of landscaping outlined above is not considered to pose any additional threat or risk to public health or the environment and meets in essence the requirements of the SMP.

## REPORTING & MONITORING

This report should be submitted to the Contaminated Land Unit of the EPA within 28 days of completion of capping barriers at the Lagoon Apartments site (ie. by 28<sup>th</sup> September, 2002).

In accordance with the SMP, an annual inspection of the development site area should be undertaken by the owner to ensure that the capping layer and surface covers remain in good condition and that settlement of fill has not affected the integrity of the capping layer or building structures (ie. that the soil cover over the concrete capping remains in place and the shot-creted surface remains free of signs of distress).

Records are to be kept of these inspections. All records (including a copy of this report) should be kept by the owner and are to be made available to authorised officers (of the EPA) under the Environmental Protection Act 1994 on request.







Disclosure Log Release





# EARTHTECH CONSULTANTS

Geotechnical and Environmental  
Soils and Materials Testing

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E-mail: consultants@earthtech.com.au  
Website: www.earthtech.com.au



**SITE LOCATION:** Cairns St, Kangaroo Point

**DATE:** Mon 18/3/02

**TIME ON-SITE:** 7.30 am

**CLIENT:** Hutchinsons Builders

**SITE SUPERVISOR:** Sch4 Pt4 (6)

**CONTAMINATED SITE SPECIALIST:** Sch4 Pt4 (6)

Requirements for Remediation		Undertakings
<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b>	<b>Task 1 - Details Of Operations</b>
<b>Task - 1</b> Item 4.3 'Supervision of Works' - by visually monitoring excavation of all spoil from the site	Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'	<ul style="list-style-type: none"> <li>stripping of vegetation &amp; shallow topsoil complete - 11.00am</li> <li>monitor demolition of pavement, kerbing, rails etc.</li> <li>9 trucks of 'green waste' off-site to Mudgee Transfer Sta</li> <li>11 truck of rubble off-site to Green Bros Dump</li> <li>request 'dust suppression' of earthworks operations - 3.30pm</li> </ul>
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b>	<b>Task 2 - Details Of Operations</b>
<b>Task - 2</b> Item 4.4 'Site Capping' - capping to be installed in the areas of TP1 & TP5 prior to commencement of any site earthworks at the site	Item 4.4 'A capping layer consists of one of the following': <ul style="list-style-type: none"> <li>concrete slab</li> <li>bituminous seal &amp; 150mm layer of compacted gravel</li> <li>0.5m (min) medium plasticity clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>synthetic liner of HDPE or GCL construction</li> </ul>	<ul style="list-style-type: none"> <li>no activities</li> <li>discussed potential source of clay capping with site foreman (Jeff Miller) - from Regatta Hotel site, Toowoomba</li> </ul>
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b>	<b>Task 3 - Details Of Operations</b>
<b>Task - 3</b> Item 4.5 'Landscaped Areas' - All landscaping must be inspected upon completion	Item 4.5 'areas of the site are to be covered with: <ul style="list-style-type: none"> <li>0.3m (min) of topsoil over any clay capped areas</li> <li>0.2m (min) of topsoil in all other areas</li> </ul> Landscaped areas to be turfed with grass cover or garden beds.	<ul style="list-style-type: none"> <li>no Activities</li> </ul>
<b>Objective</b> 'No contaminated soil to removed off-site'	<b>Performance Indicator(s)</b>	<b>Task 4 - Details Of Operations</b>
<b>Task - 4</b> Item 4.6 'Contaminated Soil Disposal' - Soil from designated contaminated areas is not to be taken off-site	Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'	<ul style="list-style-type: none"> <li>no Activities</li> </ul>





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E-mail: consultants@earthtech.com.au  
Website: www.earthtech.com.au



**SITE LOCATION:** Cairns St, Kangaroo Point

**DATE:** Tue 19/3/02

**TIME ON-SITE:** 7.15 am

**CLIENT:** Hutchinsons Builders

**SITE SUPERVISOR:** Sch4 Pt4 (6)

**CONTAMINATED SITE SPECIALIST:** Sch4 Pt4 (6)

Requirements for Remediation		Undertakings
<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b>	<b>Task 1 - Details Of Operations</b>
<b>Task - 1 Item 4.3 'Supervision of Works'</b> - by visually monitoring excavation of all spoil from the site	Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'	<ul style="list-style-type: none"> <li>remaining 3 truck loads of 'green waste' off-site to Nudgee Transfer Stn. by 11.00am</li> <li>'dust suppression' using hose in place by 7.30am</li> <li>excavated 'clean' fill placed on the existing batter at the northern side of site</li> </ul>
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b>	<b>Task 2 - Details Of Operations</b>
<b>Task - 2 Item 4.4 'Site Capping'</b> - capping to be installed in the areas of TP1 & TP5 prior to commencement of any site earthworks at the site	Item 4.4 'A capping layer consists of one of the following': <ul style="list-style-type: none"> <li>- concrete slab</li> <li>- bituminous seal &amp; 150mm layer of compacted gravel</li> <li>- 0.5m (min) medium plasticity clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>- synthetic liner of HDPE or GCL construction</li> </ul>	<ul style="list-style-type: none"> <li>site foreman elects to use concrete capping instead of clay (no readily available source)</li> <li>15 m<sup>2</sup> of concrete poured in two capping slabs at TP5 &amp; TP1, as per delineated areas on site plan - 1.30pm</li> <li>a small area at TP5 remains to be capped</li> </ul>
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b>	<b>Task 3 - Details Of Operations</b>
<b>Task - 3 Item 4.5 'Landscaped Areas'</b> - All landscaping must be inspected upon completion	Item 4.5 'areas of the site are to be covered with: <ul style="list-style-type: none"> <li>- 0.3m (min) of topsoil over any clay capped areas</li> <li>- 0.2m (min) of topsoil in all other areas</li> </ul> Landscaped areas to be turfed with grass cover or garden beds.	<ul style="list-style-type: none"> <li>no Activities</li> </ul>
<b>Objective</b> 'No contaminated soil to removed off-site'	<b>Performance Indicator(s)</b>	<b>Task 4 - Details Of Operations</b>
<b>Task - 4 Item 4.6 'Contaminated Soil Disposal'</b> - Soil from designated contaminated areas is not to be taken off-site	Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'	<ul style="list-style-type: none"> <li>no Activities</li> </ul>





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 E-mail: consultants@earthtech.com.au  
 Website: www.earthtech.com.au



**SITE LOCATION:** Cairns St, Kangaroo Point

**DATE:** Wed 20/3/02

**TIME ON-SITE:** 7.30 am

**CLIENT:** Hutchinsons Builders

**SITE SUPERVISOR:** Sch4 Pt4 (6)

**CONTAMINATED SITE SPECIALIST:** Sch4 Pt4 (6)

Requirements for Remediation		Undertakings
<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b>	<b>Task 1 - Details Of Operations</b>
<b>Task - 1</b> Item 4.3 'Supervision of Works' - by visually monitoring excavation of all spoil from the site	Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'	<ul style="list-style-type: none"> <li>no more material to go off-site</li> <li>'dust suppression' using hose in place by 7.30am</li> <li>general earthworks on-going - 'clean' fill only</li> <li>excavation of footings, spoil placed behind retaining wall</li> </ul>
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b>	<b>Task 2 - Details Of Operations</b>
<b>Task - 2</b> Item 4.4 'Site Capping' - capping to be installed in the areas of TP1 & TP5 prior to commencement of any site earthworks at the site	Item 4.4 'A capping layer consists of one of the following': <ul style="list-style-type: none"> <li>concrete slab</li> <li>bituminous seal &amp; 150mm layer of compacted gravel</li> <li>0.5m (min) medium plasticity clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>synthetic liner of HDPE or GCL construction</li> </ul>	<ul style="list-style-type: none"> <li>1m<sup>3</sup> concrete poured to cap small area remaining at TP5</li> <li>exposed edge/face of batter on northern side of site covered with plastic sheeting (temporary measure until shot-crofting at completion of building phase)</li> <li>all exposed concrete capping covered with 0.5m of spoil to prevent chance of damage by construction traffic</li> </ul>
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b>	<b>Task 3 - Details Of Operations</b>
<b>Task - 3</b> Item 4.5 'Landscaped Areas' - All landscaping must be inspected upon completion	Item 4.5 'areas of the site are to be covered with: <ul style="list-style-type: none"> <li>0.3m (min) of topsoil over any clay capped areas</li> <li>0.2m (min) of topsoil in all other areas</li> </ul> Landscaped areas to be turfed with grass cover or garden beds.	<ul style="list-style-type: none"> <li>no Activities</li> <li>discussed landscaping with site foreman (Jeff Miller), as contaminated areas are concrete capped, topsoil depth can be limited to 0.2m, all topsoiling &amp; turing to be inspected on completion (estimated to be July 2002).</li> </ul>
<b>Objective</b> 'No contaminated soil to removed off-site'	<b>Performance Indicator(s)</b>	<b>Task 4 - Details Of Operations</b>
<b>Task - 4</b> Item 4.6 'Contaminated Soil Disposal' - Soil from designated contaminated areas is not to be taken off-site	Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'	<ul style="list-style-type: none"> <li>no Activities</li> </ul>





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E-mail: consultants@earthtech.com.au  
Website: www.earthtech.com.au



**SITE LOCATION:** Cairns St, Kangaroo Point

**DATE:** Thur 21/3/02

**TIME ON-SITE:** 1.30 pm

**CLIENT:** Hutchinsons Builders

**SITE SUPERVISOR:** Sch4 Pt4 (6)

**CONTAMINATED SITE SPECIALIST:** Sch4 Pt4 (6)

Requirements for Remediation		Undertakings
<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b>	<b>Task 1 - Details Of Operations</b>
<b>Task - 1 Item 4.3 'Supervision of Works'</b> - by visually monitoring excavation of all spoil from the site	Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'	<ul style="list-style-type: none"> <li>no more material to go off-site</li> <li>no more general earthworks on-site</li> <li>excavation of footings completed, spoil placed behind retaining wall (as before)</li> </ul>
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b>	<b>Task 2 - Details Of Operations</b>
<b>Task - 2 Item 4.4 'Site Capping'</b> - capping to be installed in the areas of TP1 & TP5 prior to commencement of any site earthworks at the site	Item 4.4 'A capping layer consists of one of the following': <ul style="list-style-type: none"> <li>concrete slab</li> <li>bituminous seal &amp; 150mm layer of compacted gravel</li> <li>0.5m (min) medium plasticity clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>synthetic liner of HDPE or GCL construction</li> </ul>	<ul style="list-style-type: none"> <li>inspection of concrete capping soil cover - all slabs have 0.5m of soil cover as requested</li> </ul>
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b>	<b>Task 3 - Details Of Operations</b>
<b>Task - 3 Item 4.5 'Landscaped Areas'</b> - All landscaping must be inspected upon completion	Item 4.5 'areas of the site are to be covered with: <ul style="list-style-type: none"> <li>0.3m (min) of topsoil over any clay capped areas</li> <li>0.2m (min) of topsoil in all other areas</li> </ul> Landscaped areas to be turfed with grass cover or garden beds.	<ul style="list-style-type: none"> <li>no Activities</li> </ul>
<b>Objective</b> 'No contaminated soil to removed off-site'	<b>Performance Indicator(s)</b>	<b>Task 4 - Details Of Operations</b>
<b>Task - 4 Item 4.6 'Contaminated Soil Disposal'</b> - Soil from designated contaminated areas is not to be taken off-site	Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'	<ul style="list-style-type: none"> <li>no Activities</li> </ul>





# EARTHTECH CONSULTANTS

Geotechnical and Environmental  
Soils and Materials Testing

EARTHTECH  
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P.O. Box 2034 Mansfield DC Qld 4122  
Phone: (07) 3343 3166 Fax: (07) 3849 4705  
E-mail: consultants@earthtech.com.au  
Website: www.earthtech.com.au



**SITE LOCATION:** Cairns St, Kangaroo Point

**DATE:** Fri 30/8/02

**TIME ON-SITE:** 8.30 am

**CLIENT:** Hutchinsons Builders

**SITE SUPERVISOR:** Sch4 Pt4 (6)

**CONTAMINATED SITE SPECIALIST:** Sch4 Pt4 (6)

Requirements for Remediation		Undertakings
<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b>	<b>Task 1 - Details Of Operations</b>
<b>Task - 1</b> Item 4.3 'Supervision of Works' - by visually monitoring excavation of all spoil from the site	Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'	<ul style="list-style-type: none"> <li>no further earthworks undertaken on-site</li> </ul>
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b>	<b>Task 2 - Details Of Operations</b>
<b>Task - 2</b> Item 4.4 'Site Capping' - capping to be installed in the areas of TP1 & TP5 prior to commencement of any site earthworks at the site	Item 4.4 'A capping layer consists of one of the following': <ul style="list-style-type: none"> <li>concrete slab</li> <li>bituminous seal &amp; 150mm layer of compacted gravel</li> <li>0.5m (min) medium plasticity clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>synthetic liner of HDPE or GCL construction</li> </ul>	<ul style="list-style-type: none"> <li>concrete capping remains covered by more than 0.5m of soil cover or building foundations.</li> <li>Concrete shotcrete blinding layer (100mm thick) is in place and continuous for the length of fill batter.</li> </ul>
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b>	<b>Task 3 - Details Of Operations</b>
<b>Task - 3</b> Item 4.5 'Landscaped Areas' - All landscaping must be inspected upon completion	Item 4.5 'areas of the site are to be covered with: <ul style="list-style-type: none"> <li>0.3m (min) of topsoil over any clay capped areas</li> <li>0.2m (min) of topsoil in all other areas</li> </ul> Landscaped areas to be turfed with grass cover or garden beds.	<ul style="list-style-type: none"> <li>Landscaping was underway,</li> <li>all capped/covered contaminated areas to be planted with shallow rooting vegetation (as outlined in Landscaping Plan).</li> </ul>
<b>Objective</b> 'No contaminated soil to removed off-site'	<b>Performance Indicator(s)</b>	<b>Task 4 - Details Of Operations</b>
<b>Task - 4</b> Item 4.6 'Contaminated Soil Disposal' - Soil from designated contaminated areas is not to be taken off-site	Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'	<ul style="list-style-type: none"> <li>no Activities</li> </ul>





## Property Details

### Other Links

Property Type	Parcel
Lot Plan	L.7/SL.807308
UPRN	000/0026- ^01735
Description	L.7 SL.807308 PAR STH BRISBANE
Creation Date	08-NOV-1990
Retirement Date	
Area	4,357
Ward	69 EAST BRISBANE
Subdivision Number	7973
Subdivision Number (retiring)	
Title Reference Number	
Lot Type Description	
Tenure Type Description	LANDS LEASE
Easement	<input checked="" type="checkbox"/>
Balance	<input type="checkbox"/>
Orthophoto Map	M16
Four Chain Map	105
Redundant Property Description	
Comments	L.7 SL.807308 PAR STH BRISBANE
Reserve Number	
Reserve Creation Date	
CMS Number	
Entitlement	
Contribution	

### UBD MAP REFERENCES

Map Col Row  
160 C12

### PLAN DETAILS

Plan	SL807308	Creation Date	08-NOV-1990
Registration Date	08-NOV-1990	Retirement Date	
Common Property Area		Subdivision	

### LINKED PROPERTIES

Type	UPRN	Description	Lot Plan	Ineffective Date
Holding	001/0026-4 ^01735	L.19 RP.880216 & TL.06/216116 - L.7 SL.807308 PAR STH BRISBANE (LEASE ON L.7 ONLY)		

### FRONTAGES

Description	Address	Width
Uprn (Official Location)	26 CAIRNS ST KANGAROO POINT QLD 4169	38.5
Postal	26 CAIRNS ST KANGAROO POINT QLD 4169	38.5
Valuation	26 CAIRNS ST KANGAROO POINT QLD 4169	38.5
Narrow Frontage	26 CAIRNS ST KANGAROO POINT QLD 4169	38.5
Wide Frontage	DEAKIN ST KANGAROO POINT QLD 4169	65.8



**LEASES**

Area Lease Number	Start Date	Expiry Date	Reference	Condition
TL06/216116	30-JUL-2001		460/32/24(2025)	new lease issued from 30/07/2001 for 3 years construction of mixed density residential buildings & ancillary works (supersedes old lease sl.06/52766)
<b>Lessee:</b>	STENCRAFT PTY LTD			
<b>Lessor:</b>	Department Of Natural Resources			

**TRANSFERS**

No transfers were found.

**CITY PLAN FLAGS**

<b>CP-HR</b>	<b>HIGH DENSITY RESIDENTIAL AREA HR</b> Summary - The High Density Residential Area Is Designed To Accommodate High Density, High Rise Multi-Unit Dwellings Of Up To 10 Storeys In Height. It Will Be Situated In Inner City Areas With Very Good Access To Public Transport, Facilities, And The City Centre. For Details See Chapter 3, Section 5.
<b>CP-HPA</b>	<b>HERITAGE PLACE - ADJOINING</b> Summary - Adjoining Heritage Places Are Sites That Are Immediately Adjacent To Heritage Places. Development On These Sites Is Subject To The Heritage Place Code. For Details See Chapter 5.
<b>CP-KPP</b>	<b>KANGAROO POINT PENINSULA LOCAL PLAN</b> Local Plans Provide Detailed Guidance For Development On Sites Within A Local Plan Boundary. For Details See Chapter 4.

**TOWN PLAN FLAGS / ZONINGS (1987)**

<b>10</b>	<b>CHARAC BLDG AREA</b> 1987 Town Plan - Property In A Residential Zone, Inside The Heritage And Character Building Area Superseded By Brisbane City Plan 2000
<b>6R</b>	<b>KANGAROO PT PEN DP</b> 1987 Town Plan - Kangaroo Point Peninsula Development Plan Superseded By Brisbane City Plan 2000
<b>6T</b>	<b>KANGAROO PT DP - P 2</b> Kangaroo Point Peninsula Development Plan - Precinct 2
<b>75</b>	<b>CITY FRAME AREA</b> 1987 Town Plan - City Frame Area Superseded By Brisbane City Plan 2000
<b>KPP2</b>	Kangaroo Point Peninsula Development Plan Precinct 2

**OTHER PROPERTY FLAGS**

<b>CNTM</b>	<b>Contaminated Land Flag</b> This Is A Notifiable Activity Site. Current Or Previous Activities On The Site May Cause The Land Contamination.  Contact Fan Chen On 340 34710 For Further Information.
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**Our Business - A Better Brisbane**

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Application: Properties on the Web  
Module: bccpdsly.  
display\_property\_details  
Package Body Revision: 1.58  
© 1999-2001, Brisbane City Council  
Page generated: Aug 13, 2002 3:52



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

Transaction ID: 323000

08 August 2001

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

Lot: 7 Plan: SL807308

EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 7 Plan: SL807308  
Address: 26 CAIRNS STREET  
KANGAROO POINT 4169

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.

METAL TREATMENT OR COATING - treating or coating metal including, for example, anodising, galvanising, pickling, electroplating, heat treatment using cyanide compounds and spray painting using more than 5 L of paint per week (other than spray painting within a fully enclosed booth).

CLR RESULT

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

ADDITIONAL ADVICE

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





Cameron  
Chisholm &  
Nicol

21

Architecture Interiors Heritage  
Urban Design Master Planning

Cameron Chisholm & Nicol (QLD) Pty Ltd  
ABN 35 009 239 150

Level 2, 212 Margaret Street  
Brisbane, Queensland, 4000  
GPO Box 2737, Brisbane, Queensland 4001  
Telephone (07) 3221 7422  
Facsimile (07) 3221 5473  
Email brisbane@ccnarchitects.com.au

10<sup>th</sup> October 2001

Ref: HCP:mlg\Q0014\3300\c011010a

Development Assessment Team East  
Development & Regulatory Services  
Customer & Community Services  
Brisbane City Council  
69 Ann Street  
Brisbane Qld 4000

Attention: Mr Julian Bunting

Dear Sir

Re: DA 779520 at 30 Cairns Street, Kangaroo Point

We refer to our discussions regarding the possible contamination of the site and advise that the site is registered on the Contaminated Land Register, which we attach for your information copies of the search response which relates to the original lot subdivision.

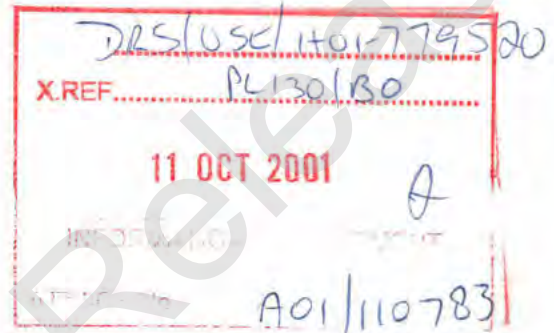
We acknowledge that testing will be required as part of the construction program to determine if any contamination existings on the construction area.

Yours faithfully

Sch4 Pt4 (6)

Director  
CAMERON CHISHOLM & NICOL (QLD) PTY LTD

encl





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

Transaction ID: 323001

08 August 2001

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

Lot: 19

Plan: RP880216

**EMR RESULT**

The above site IS included on the Environmental Management Register.

The site you have searched has been subdivided from the following site, which is included on the EMR. Subdivided new parcels will remain on the EMR unless it can be shown that they are not located near the contaminating activity.

Lot: 2

Plan: SL807310

Address: "DOCKSIDE" KANGAROO POINT  
BRISBANE 4000

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.

**METAL TREATMENT OR COATING** - treating or coating metal including, for example, anodising, galvanising, pickling, electroplating, heat treatment using cyanide compounds and spray painting using more than 5 L of paint per week (other than spray painting within a fully enclosed booth).

**CLR RESULT**

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

**ADDITIONAL ADVICE**

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





# EARTHTECH CONSULTANTS

GEOTECHNICAL & ENVIRONMENTAL

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Fax: (07) 3849 4705  
E-mail: consultants@earthtech.com.au  
Website: www.earthtech.com.au

6<sup>th</sup> September, 2002

Job N° ME 2057/1

Hutchinsons Builders  
PO Box 3075  
DARRA Qld 4076

FAX: 3870 3155

Sch4 Pt4 (6)

RE: Contaminated Site Supervision - Lagoon Apartments, KANGAROO POINT

## INTRODUCTION

At the request of Sch4 Pt4 (6) of Hutchinsons Builders, Earthtech has undertaken supervision of earthworks in areas of contaminated soil, for the Lagoon Apartments development at Cairns Street, Kangaroo Point.

This report details on-site supervision and earthworks activities undertaken to comply with the requirements set down in the Site Management Plan (SMP) (as issued by the EPA - File Ref: 900622 Dated: 22/02/02).

## SCOPE

The site (situated on parts of Lot 7 on SL807308 & Lot 19 on RP880216) has been the subject of a Site Contamination Assessment undertaken by Earthtech in November 2001, and subsequently found to contain two discrete areas of contaminated fill. A SMP detailing required earthworks procedures to be implemented at the site, was prepared and issued by the Environmental Protection Agency (EPA).

Earthtech was commissioned to fulfill the roll of Contaminated Site Specialist (CSS), to undertake site inspections and supervise earthworks operations (in areas subject to contamination), at the site.



ME2057/1-SMP Supervision Report



## SUPERVISION CRITERIA

Table 1 - Supervision Criteria from the SMP

<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b> Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'
<b>Task - 1</b> Item 4.3 'Supervision of Works' - by visual monitoring excavation of all on-site spoil	
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b> Item 4.4 'A capping layer consists of one of the following': - concrete slab - bitumen seal & 150mm of compacted gravel - 0.5m (min) clay layer ( $K < 1 \times 10^{-9}$ m/sec) - synthetic liner of HDPE or GCL construction
<b>Task - 2</b> Item 4.4 'Site Capping' - capping to be installed in the areas of TP1 & TP5 prior to commencement of any earthworks at the site	
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b> Item 4.5 'Areas of the site are to be covered with: - 0.3m (min) of topsoil over clay capped areas - 0.2m (min) of topsoil in all other areas Landscaped areas must be turfed / garden beds.
<b>Task - 3</b> Item 4.5 'Landscaped Areas' - All landscaping must be inspected upon completion	
<b>Objective</b> 'No contaminated soil to be removed off-site'	<b>Performance Indicator(s)</b> Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'
<b>Task - 4</b> Item 4.6 'Contaminated Soil Disposal' - Soil from designated contaminated areas <u>not</u> to be taken off-site	

## EARTHWORKS ACTIVITIES

The area of the site subject to the SMP issued by the EPA is shown hatched on Drawing 'SMPA', which is appended to the SMP. The tasks outlined in Table 1 refer to clauses from the SMP, which required active on-site supervision by Earthtech, who were commissioned as the Contaminated Site Specialists (CSS).

Bulk earthworks commenced at the site on Monday 18th March 2002 and continued through to Thursday 20<sup>th</sup> March, 2002. At which time all excavation and disturbance of soil on-site (with the exception of some minor disturbances associated with installation of services outside of the delineated areas of contamination), had been completed.

Construction activities continued through the period March 20<sup>th</sup> to August 30<sup>th</sup>, 2002.

## SUMMARY OF SUPERVISION

### Earthworks

The following observations were made on-site during supervision of earthworks activities:

- Excavations outside of the areas of delineated contamination did not reveal any further signs of contamination (ie. gross contaminants or 'ash' fill).



- 'Green matter' (ie. stripped grass, trees & mulch), boulders and demolition debris was removed off-site to landfill during the first two days of operations, this material contained little or no soil.
- No contaminated soils were taken off-site.
- Dust caused by excavations early on the first day was suppressed by the use of water spray from a fire hose, which was then kept on-site and applied regularly during the remaining earthworks operations.

### Capping

The following observations were made on-site during supervision of construction activities at the site:

- The delineated areas of contamination have been capped with 75mm of continuous concrete.
- A 0.5m thick layer of 'clean' spoil was temporarily placed over the concrete capping slabs, to help prevent any damage to the capping that may have been incurred during construction. This was later increased in depth to 1.0 to 3.0m, after completion of bulk earthworks.
- The edge of the delineated area of contamination surrounding Test Pit 1, remained exposed in a fill batter, this was temporarily covered with heavy duty plastic sheeting, staked and held in place by 'gaffer' tape while construction of building foundations and ground floor pavements was undertaken.
- Upon completion of construction the exposed embankment was sealed with an application of shot-crete applied in a 100mm thick layer. Inspection of the site following the application showed the shot-crete layer to be continuous for the length of the filled embankment.

### Landscaping

Significant landscaping is planned for areas of the site on which contamination is contained. Review of the approved landscaping schedule for the Lagoon Apartments site did not indicate any conflicts with the requirements set down in the SMP, provided the following are undertaken:

The area of the site around TP5 has been capped with concrete and covered by fill to a depth ranging from 1.0m (fronting the street) to 3.0m at the building line. This area was initially designated to be planted with mature trees, the roots of which may have penetrated/cracked the concrete cap. However this has been amended and only 'ground cover' and small shrubs have been planted in the zone extending back 2.0m from the fence line, and medium sized trees (Palms etc..) with a root extension of no more than 1.2m in the zone from 2.0m back to the building line, (see amended Drawing No SMP5, attached). This is considered acceptable from the environmental management perspective and does not conflict with the requirements of the SMP.



The area of the site around TP1 has also been capped with concrete, and the exposed face of the fill batter behind this area has been covered with a continuous layer of sprayed concrete (shot-crete). This area was also designated to be covered with mixed vegetation, the roots of which may have penetrated/cracked the concrete cap and/or the shot-crete. This has been amended and vegetation is limited to plants contained in a 'tree planting area' on top of the existing concrete cap, which has been covered by the compacted clay cap (0.3m minimum depth) and an additional 1.0m of 'clean' imported soil, giving a total minimum soil depth of 1.3m. This 'tree planting area' abuts the existing concrete wall, further reducing any risk of contaminant migration. The shot-creted embankment face beyond the 'tree planting area' has partly been covered with a 0.4m deep layer of imported soil, and planted with grasses, ground cover and small-shrubs. This is also considered acceptable.

### **SITE STATUS**

On-site supervision of earthworks and construction activities undertaken at the site are considered adequate to comply with the requirements set down in the SMP (as issued by the EPA).

The scope of landscaping outlined above is not considered to pose any additional threat or risk to public health or the environment and meets in essence the requirements of the SMP.

### **REPORTING & MONITORING**

This report should be submitted to the Contaminated Land Unit of the EPA within 28 days of completion of capping barriers at the Lagoon Apartments site (ie, by 28<sup>th</sup> September, 2002).

In accordance with the SMP, an annual inspection of the development site area should be undertaken by the owner to ensure that the capping layer and surface covers remain in good condition and that settlement of fill has not affected the integrity of the capping layer or building structures (ie. that the soil cover over the concrete capping remains in place and the shot-creted surface remains free of signs of distress).

Records are to be kept of these inspections. All records (including a copy of this report) should be kept by the owner and are to be made available to authorised officers (of the EPA) under the Environmental Protection Act 1994 on request.





The EPA may undertake regular site inspections to monitor the site in relation to the above conditions.

For EARTHTECH

Sch4 Pt4 (6)

Engineer

reviewed by

Sch4 Pt4 (6)

Principal Engineer

Enc. Site Register(s)  
Drawings SMP A & SMP 5



Disclosure Log Release





# EARTHTECH CONSULTANTS

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E-mail: consultants@earthtech.com.au  
Website: www.earthtech.com.au



**SITE LOCATION:** Cairns St, Kangaroo Point

**DATE:** Mon 18/3/02

**TIME ON-SITE:** 7.30 am

**CLIENT:** Hutchinsons Builders

**SITE SUPERVISOR** Sch4 Pt4 (6)

**CONTAMINATED SITE SPECIALIST** Sch4 Pt4 (6)

Requirements for Remediation		Undertakings
<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b>	<b>Task 1 - Details Of Operations</b>
<b>Task - 1</b> Item 4.3 'Supervision of Works' - by visually monitoring excavation of all spoil from the site	Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'	<ul style="list-style-type: none"> <li>stripping of vegetation &amp; shallow topsoil complete 11.00am</li> <li>monitor demolition of pavement, kerbing, rails etc..</li> <li>9 trucks of 'green waste' off-site to Nudgee Transfer Stn</li> <li>11 truck of rubble off-site to Deen Bros Dump</li> <li>request 'dust suppression' of earthworks operations - 3.30pm</li> </ul>
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b>	<b>Task 2 - Details Of Operations</b>
<b>Task - 2</b> Item 4.4 'Site Capping' - capping to be installed in the areas of TP1 & TP5 prior to commencement of any site earthworks at the site	Item 4.4 'A capping layer consists of one of the following': <ul style="list-style-type: none"> <li>concrete slab</li> <li>bituminous seal &amp; 150mm layer of compacted gravel</li> <li>0.5m (min) medium plasticity clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>synthetic liner of HDPE or GCL construction</li> </ul>	<ul style="list-style-type: none"> <li>no activities</li> <li>discussed potential source of clay capping with site foreman (Jeff Miller) - from Regatta Hotel site, Toowong</li> </ul>
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b>	<b>Task 3 - Details Of Operations</b>
<b>Task - 3</b> Item 4.5 'Landscaped Areas' - All landscaping must be inspected upon completion	Item 4.5 'areas of the site are to be covered with': <ul style="list-style-type: none"> <li>0.3m (min) of topsoil over any clay capped areas</li> <li>0.2m (min) of topsoil in all other areas</li> </ul> Landscaped areas to be turfed with grass cover or garden beds.	<ul style="list-style-type: none"> <li>no Activities</li> </ul>
<b>Objective</b> 'No contaminated soil to removed off-site'	<b>Performance Indicator(s)</b>	<b>Task 4 - Details Of Operations</b>
<b>Task - 4</b> Item 4.6 'Contaminated Soil Disposal' - Soil from designated contaminated areas is not to be taken off-site	Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'	<ul style="list-style-type: none"> <li>no Activities</li> </ul>





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P.O. Box 2034 Mansfield DC Qld 4122  
Phone: (07) 3343 3166 Fax: (07) 3849 4705  
E-mail: consultants@earthtech.com.au  
Website: www.earthtech.com.au



**SITE LOCATION:** Cairns St, Kangaroo Point

**DATE:** Tue 19/3/02

**TIME ON-SITE:** 7.15 am

**CLIENT:** Hutchinsons Builders

**SITE SUPERVISOR**

Sch4 Pt4 (6)

**CONTAMINATED SITE SPECIALIST**

Sch4 Pt4 (6)

Requirements for Remediation		Undertakings
<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b>	<b>Task 1 - Details Of Operations</b>
<b>Task - 1 Item 4.3 'Supervision of Works'</b> - by visually monitoring excavation of all spoil from the site	Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'	<ul style="list-style-type: none"> <li>remaining 3 truck loads of 'green waste' off-site to Nudgee Transfer Stn. by 11.00am</li> <li>'dust suppression' using hose in place by 7.30am</li> <li>excavated 'clean' fill placed on the existing batter at the northern side of site</li> </ul>
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b>	<b>Task 2 - Details Of Operations</b>
<b>Task - 2 Item 4.4 'Site Capping'</b> - capping to be installed in the areas of TP1 & TP5 prior to commencement of any site earthworks at the site	Item 4.4 'A capping layer consists of one of the following': <ul style="list-style-type: none"> <li>- concrete slab</li> <li>- bituminous seal &amp; 150mm layer of compacted gravel</li> <li>- 0.5m (min) medium plasticity clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>- synthetic liner of HDPE or GCL construction</li> </ul>	<ul style="list-style-type: none"> <li>site foreman elects to use concrete capping instead of clay (no readily available source)</li> <li>15 m<sup>3</sup> of concrete poured in two capping slabs at TP5 &amp; TP1, as per delineated areas on site plan - 1.30pm</li> <li>a small area at TP5 remains to be capped</li> </ul>
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b>	<b>Task 3 - Details Of Operations</b>
<b>Task - 3 Item 4.5 'Landscaped Areas'</b> - All landscaping must be inspected upon completion	Item 4.5 'areas of the site are to be covered with: <ul style="list-style-type: none"> <li>- 0.3m (min) of topsoil over any clay capped areas</li> <li>- 0.2m (min) of topsoil in all other areas</li> </ul> Landscaped areas to be turfed with grass cover or garden beds.	<ul style="list-style-type: none"> <li>no Activities</li> </ul>
<b>Objective</b> 'No contaminated soil to removed off-site'	<b>Performance Indicator(s)</b>	<b>Task 4 - Details Of Operations</b>
<b>Task - 4 Item 4.6 'Contaminated Soil Disposal'</b> - Soil from designated contaminated areas is not to be taken off-site	Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'	<ul style="list-style-type: none"> <li>no Activities</li> </ul>





# EARTHTECH CONSULTANTS

Geotechnical and Environmental  
Soils and Materials Testing

EARTHTECH  
CONSULTANTS  
(QLD) Pty Ltd  
RPEUQ 2078  
ACN 010 826 561

1/51 Secam Street, Mansfield Qld  
P.O. Box 2034 Mansfield DC Qld 4122  
Phone: (07) 3343 3166 Fax: (07) 3849 4705  
E-mail: consultants@earthtech.com.au  
Website: www.earthtech.com.au



**SITE LOCATION:** Cairns St, Kangaroo Point

**DATE:** Wed 20/3/02

**TIME ON-SITE:** 7.30 am

**CLIENT:** Hutchinsons Builders

**SITE SUPERVISOR:** Sch4 Pt4 (6)

**CONTAMINATED SITE SPECIALIST:** Sch4 Pt4 (6)

Requirements for Remediation		Undertakings
<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b>	<b>Task 1 - Details Of Operations</b>
<b>Task - 1 Item 4.3 'Supervision of Works'</b> - by visually monitoring excavation of all spoil from the site	Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'	<ul style="list-style-type: none"> <li>no more material to go off-site</li> <li>'dust suppression' using hose in place by 7.30am</li> <li>general earthworks on-going - 'clean' fill only</li> <li>excavation of footings, spoil placed behind retaining wall</li> </ul>
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b>	<b>Task 2 - Details Of Operations</b>
<b>Task - 2 Item 4.4 'Site Capping'</b> - capping to be installed in the areas of TP1 & TP5 prior to commencement of any site earthworks at the site	Item 4.4 'A capping layer consists of one of the following': <ul style="list-style-type: none"> <li>concrete slab</li> <li>bituminous seal &amp; 150mm layer of compacted gravel</li> <li>0.5m (min) medium plasticity clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>synthetic liner of HDPE or GCL construction</li> </ul>	<ul style="list-style-type: none"> <li>1m<sup>3</sup> concrete poured to cap small area remaining at TP5</li> <li>exposed edge/face of batter on northern side of site covered with plastic sheeting (temporary measure until shot-creting at completion of building phase)</li> <li>all exposed concrete capping covered with 0.5m of spoil to prevent chance of damage by construction traffic</li> </ul>
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b>	<b>Task 3 - Details Of Operations</b>
<b>Task - 3 Item 4.5 'Landscaped Areas'</b> - All landscaping must be inspected upon completion	Item 4.5 'areas of the site are to be covered with: <ul style="list-style-type: none"> <li>0.3m (min) of topsoil over any clay capped areas</li> <li>0.2m (min) of topsoil in all other areas</li> </ul> Landscaped areas to be turfed with grass cover or garden beds.	<ul style="list-style-type: none"> <li>no Activities</li> <li>discussed landscaping with site foreman (Jeff Miller), as contaminated areas are concrete capped, topsoil depth can be limited to 0.2m, all topsoiling &amp; turfing to be inspected on completion (estimated to be July 2002).</li> </ul>
<b>Objective</b> 'No contaminated soil to removed off-site'	<b>Performance Indicator(s)</b>	<b>Task 4 - Details Of Operations</b>
<b>Task - 4 Item 4.6 'Contaminated Soil Disposal'</b> - Soil from designated contaminated areas is not to be taken off-site	Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'	<ul style="list-style-type: none"> <li>no Activities</li> </ul>





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Phone: (07) 3343 3166 Fax: (07) 3849 4705  
E-mail: consultants@earthtech.com.au  
Website: www.earthtech.com.au



**SITE LOCATION:** Cairns St, Kangaroo Point

**DATE:** Thur 21/3/02

**TIME ON-SITE:** 1.30 pm

**CLIENT:** Hutchinsons Builders

**SITE SUPERVISOR:** Sch4 Pt4 (6)

**CONTAMINATED SITE SPECIALIST:** Sch4 Pt4 (6)

Requirements for Remediation		Undertakings
<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b>	<b>Task 1 - Details Of Operations</b>
<b>Task - 1</b> Item 4.3 'Supervision of Works' - by visually monitoring excavation of all spoil from the site	Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'	<ul style="list-style-type: none"> <li>no more material to go off-site</li> <li>no more general earthworks on-site</li> <li>excavation of footings completed, spoil placed behind retaining wall (as before)</li> </ul>
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b>	<b>Task 2 - Details Of Operations</b>
<b>Task - 2</b> Item 4.4 'Site Capping' - capping to be installed in the areas of TP1 & TP5 prior to commencement of any site earthworks at the site	Item 4.4 'A capping layer consists of one of the following': <ul style="list-style-type: none"> <li>concrete slab</li> <li>bituminous seal &amp; 150mm layer of compacted gravel</li> <li>0.5m (min) medium plasticity clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>synthetic liner of HDPE or GCL construction</li> </ul>	<ul style="list-style-type: none"> <li>inspection of concrete capping soil cover - all slabs have 0.5m of soil cover as requested</li> </ul>
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b>	<b>Task 3 - Details Of Operations</b>
<b>Task - 3</b> Item 4.5 'Landscaped Areas' - All landscaping must be inspected upon completion	Item 4.5 'areas of the site are to be covered with: <ul style="list-style-type: none"> <li>0.3m (min) of topsoil over any clay capped areas</li> <li>0.2m (min) of topsoil in all other areas</li> </ul> Landscaped areas to be turfed with grass cover or garden beds.	<ul style="list-style-type: none"> <li>no Activities</li> </ul>
<b>Objective</b> 'No contaminated soil to removed off-site'	<b>Performance Indicator(s)</b>	<b>Task 4 - Details Of Operations</b>
<b>Task - 4</b> Item 4.6 'Contaminated Soil Disposal' - Soil from designated contaminated areas is not to be taken off-site	Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'	<ul style="list-style-type: none"> <li>no Activities</li> </ul>





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P.O. Box 2034 Mansfield DC Qld 4122  
Phone: (07) 3343 3166 Fax: (07) 3849 4705  
E-mail: consultants@earthtech.com.au  
Website: www.earthtech.com.au



**SITE LOCATION:** Cairns St, Kangaroo Point

**DATE:** Fri 30/8/02

**TIME ON-SITE:** 8.30 am

**CLIENT:** Hutchinsons Builders

**SITE SUPERVISOR:** Sch4 Pt4 (6)

**CONTAMINATED SITE SPECIALIST:** Sch4 Pt4 (6)

Requirements for Remediation		Undertakings
<b>Objective</b> 'Identification of Undetected Contamination'	<b>Performance Indicator(s)</b>	<b>Task 1 - Details Of Operations</b> <ul style="list-style-type: none"> <li>no further earthworks undertaken on-site</li> </ul>
<b>Task - 1 Item 4.3 'Supervision of Works'</b> <ul style="list-style-type: none"> <li>by visually monitoring excavation of all spoil from the site</li> </ul>	Item 4.10 'Offensive or Noxious Odours or Visual Identification of Previously Undetected Gross Contamination'	
<b>Objective</b> 'supervision of construction of capping layers'	<b>Performance Indicator(s)</b>	<b>Task 2 - Details Of Operations</b> <ul style="list-style-type: none"> <li>concrete capping remains covered by more than 0.5m of soil cover or building foundations.</li> <li>Concrete shot-crete blinding layer (100mm thick) is in place and continuous for the length of fill batter.</li> </ul>
<b>Task - 2 Item 4.4 'Site Capping'</b> <ul style="list-style-type: none"> <li>capping to be installed in the areas of TP1 &amp; TP5 prior to commencement of any site earthworks at the site</li> </ul>	Item 4.4 'A capping layer consists of one of the following': <ul style="list-style-type: none"> <li>concrete slab</li> <li>bituminous seal &amp; 150mm layer of compacted gravel</li> <li>0.5m (min) medium plasticity clay layer (<math>K &lt; 1 \times 10^{-9}</math> m/sec)</li> <li>synthetic liner of HDPE or GCL construction</li> </ul>	
<b>Objective</b> 'approval of site landscaping'	<b>Performance Indicator(s)</b>	<b>Task 3 - Details Of Operations</b> <ul style="list-style-type: none"> <li>Landscaping was underway,</li> <li>all capped/covered contaminated areas to be planted with shallow rooting vegetation (as outlined in Landscaping Plan).</li> </ul>
<b>Task - 3 Item 4.5 'Landscaped Areas'</b> <ul style="list-style-type: none"> <li>All landscaping must be inspected upon completion</li> </ul>	Item 4.5 'areas of the site are to be covered with': <ul style="list-style-type: none"> <li>0.3m (min) of topsoil over any clay capped areas</li> <li>0.2m (min) of topsoil in all other areas</li> </ul> <p>Landscaped areas to be turfed with grass cover or garden beds.</p>	
<b>Objective</b> 'No contaminated soil to removed off-site'	<b>Performance Indicator(s)</b>	<b>Task 4 - Details Of Operations</b> <ul style="list-style-type: none"> <li>no Activities</li> </ul>
<b>Task - 4 Item 4.6 'Contaminated Soil Disposal'</b> <ul style="list-style-type: none"> <li>Soil from designated contaminated areas is not to be taken off-site</li> </ul>	Item 4.6 'Contaminated soil must not be excavated and removed from the site, without adequate sampling and without prior approval of the EPA'	



**GREGORY HICKS**  
**LANDSCAPE ARCHITECTS**23 SUNNYBRAE STREET  
SUNNYBANK Q 4109

TEL 07 3344 3907

FAX 07 3344 3791

Sch4 Pt4 (6) @optusnet.com.au

Deslusc/HOI-793919  
PL130/30  
13 MAY 2002  
ATTACH No. A 00 / 48539

**FACSIMILE**

DATE: 30.04.02. FAX NO: 34035311  
TO: BRISBANE CITY COUNCIL.  
ATTENTION: AG1. NYERGES  
FROM: [Redacted]  
RE: "LAGOON APARTMENTS" DOCKSIDE  
NO OF PAGES INCLUDING THIS PAGE: 7

COUNCIL REF NO. DRS/USE/HOI - 793919

ATTACHED ARE SKETCHES OF PROPOSED  
LANDSCAPE TREATMENTS OVER CRITICAL AREAS  
OF MINIMAL SOIL/FILL COVER. (AREA TP1)  
ELSEWHERE AREA (TP5) ON ATTACHMENT A,  
THERE IS SUFFICIENT FILL & SOIL FOR TREE/PAVM  
ESTABLISHMENT & ACCEPTABLE GROWTH.  
I REQUIRE COUNCIL'S RESPONSE TO THE PROPOSAL  
IN CONJUNCTION WITH THE EPA'S ACTING CONSULTANT,  
EARTHTECH, BEFORE DOCUMENTATION CAN COMMENCE.  
AS THE PROJECT IS BEING FASTTRACKED UNDER  
CONSTRUCTION, PROMPT RESPONSE WOULD BE APPRECIATED.

ISSUED FOR: APPROVAL ☐ ACTION ☐ CERTIFICATION ☐ INFORMATION ☐

GREGORY HICKS LANDSCAPE ARCHITECTS

LANDSCAPE DESIGNERS . . . SITE PLANNERS . . . PROJECT MANAGERS

REGARDS

Sch4 Pt4 (6)



EXISTING TREES.

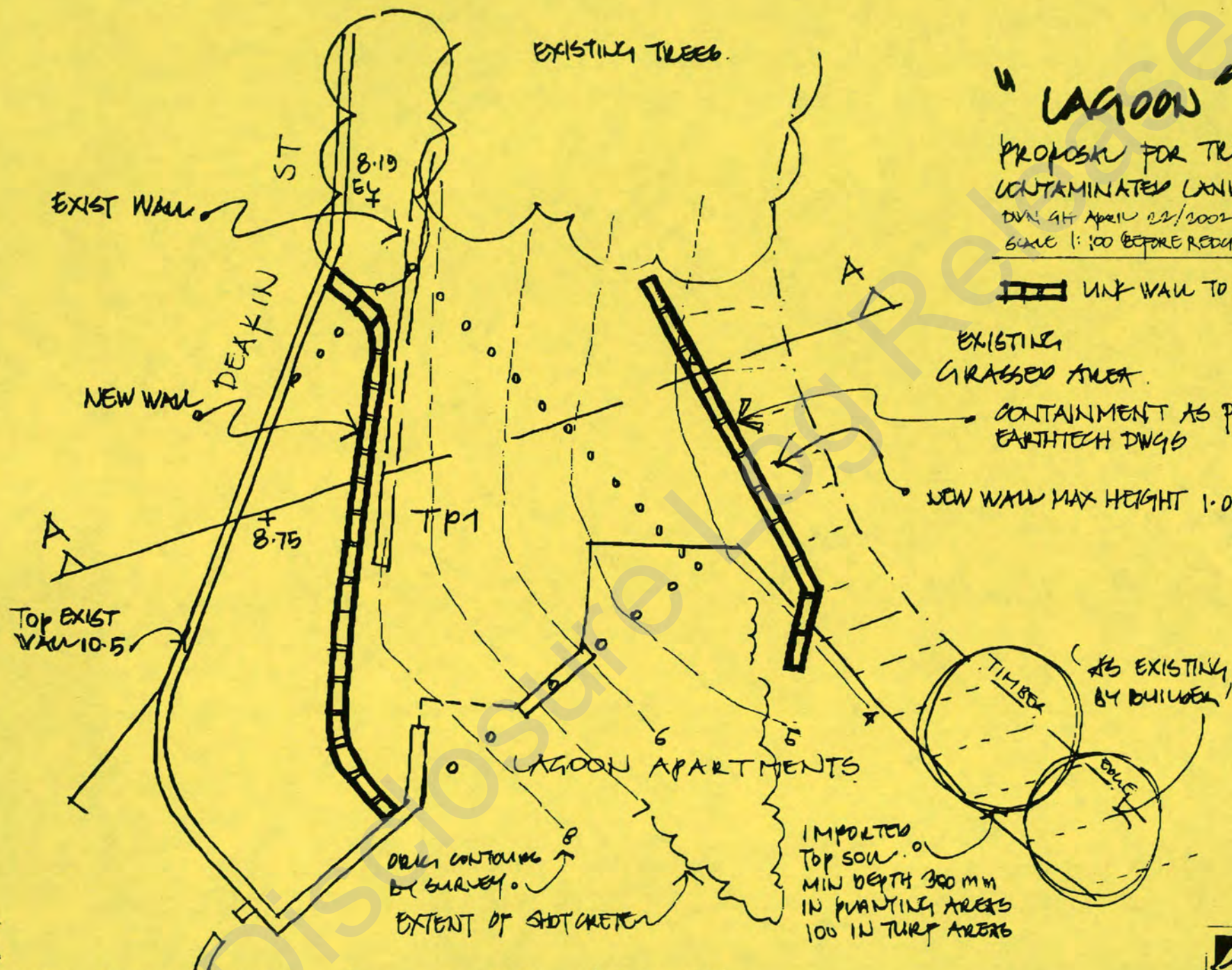
## "LAGOON"

PROPOSAL FOR TREATMENT OVER  
CONTAMINATED LANDDWN 4TH APRIL 22/2002 PROJ REF 648-07B  
SCALE 1:100 (BEFORE REDUCTION)

LINK WALL TO ENG'S DETAILS.

EXISTING  
GRASSED AREA.CONTAINMENT AS PER  
EARTHTECH DWGS

NEW WALL MAX HEIGHT 1.0m.

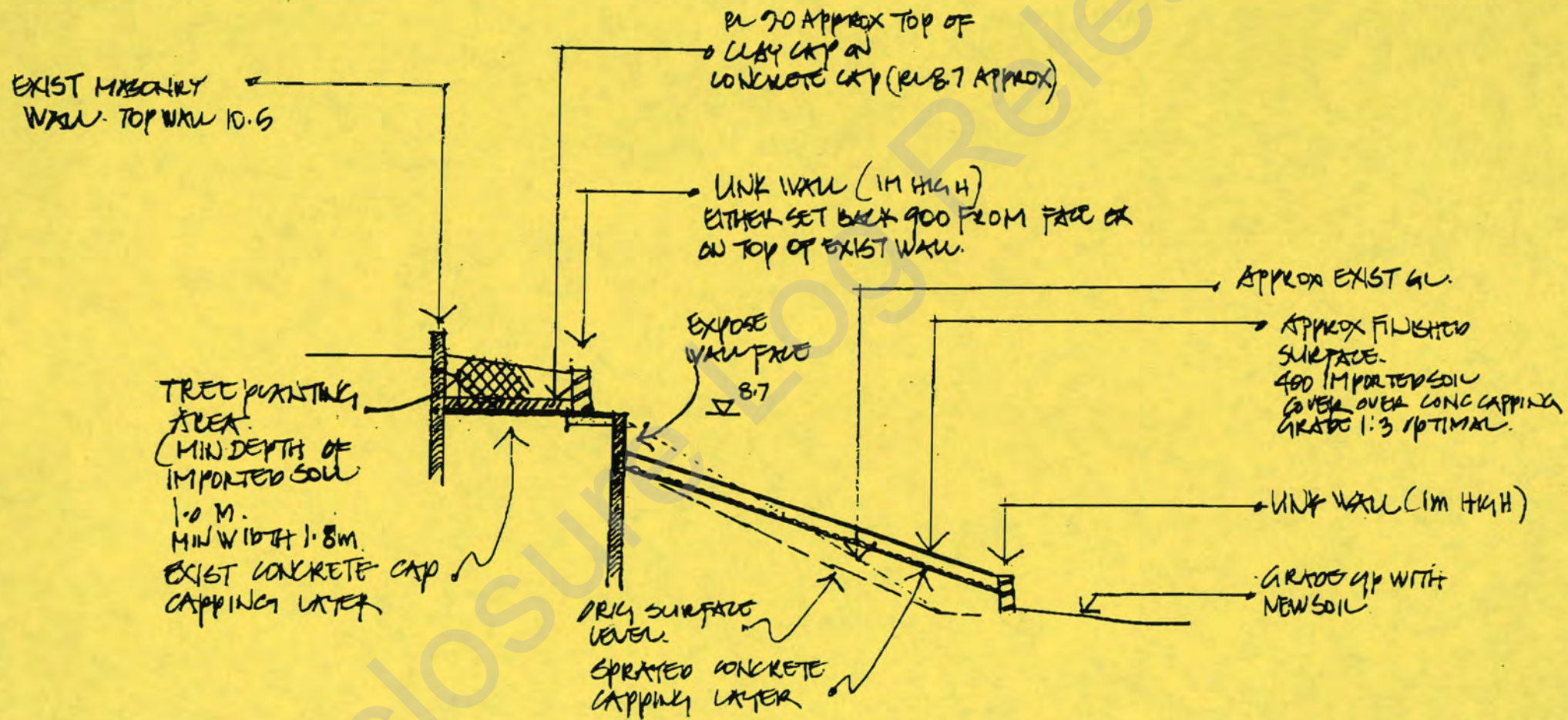


NOTE: READ DWG WITH 648 - LP 08B 648 LP 10'A  
648 - LP 09



GREGORY HICKS  
LANDSCAPE ARCHITECTS  
23 SUNNYBRAE STREET  
SUNNYBANK Q 4109  
TEL 07 3344 3907  
FAX 07 3344 3791





# SECTION A-A 1:100 (BEFORE REDUCTION)

DRAWN 14 APR 2002 PROJ REF 046

VALUES TO ENGINEERS DETAILS

WALL 648-LP 08 'B'

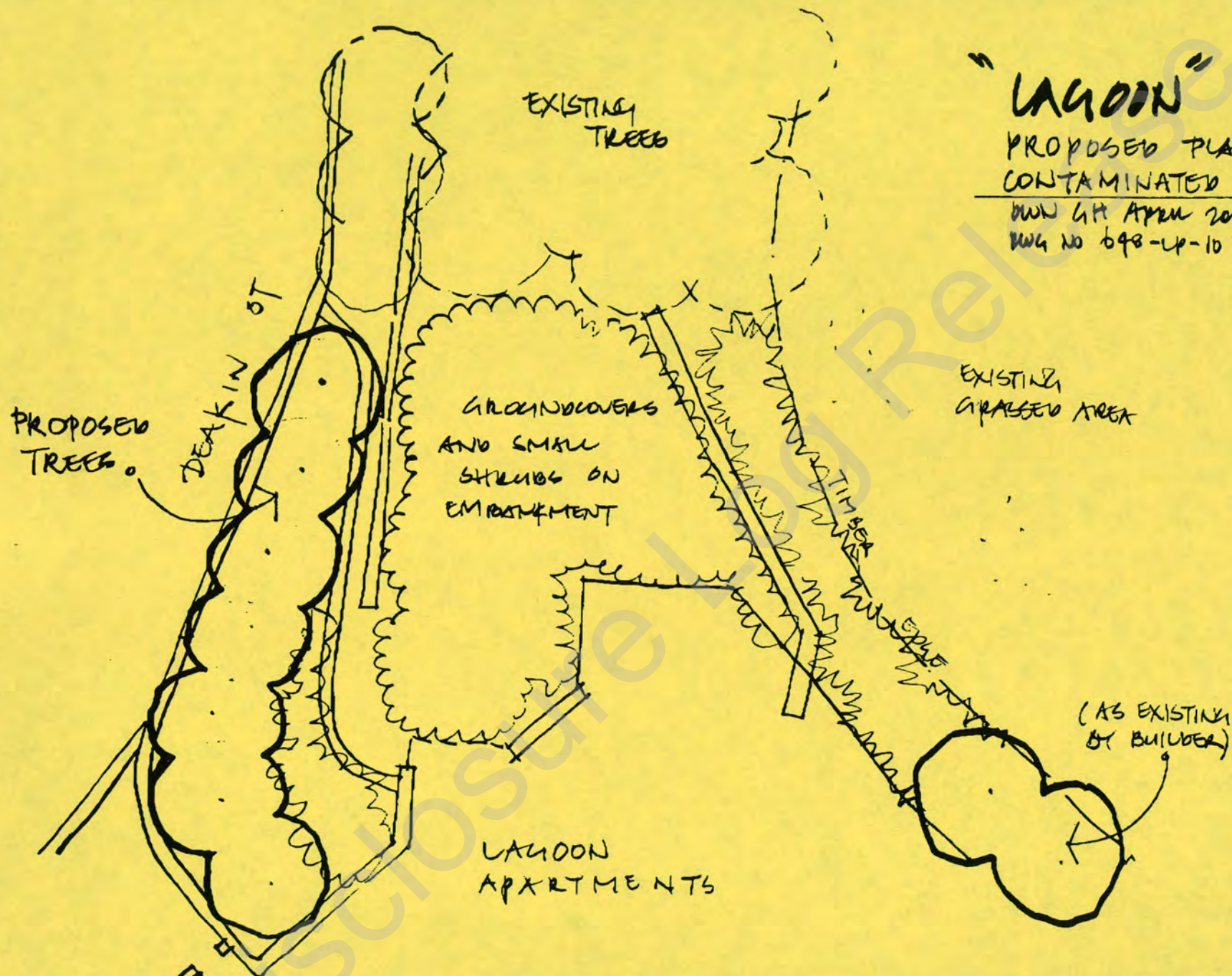
READ WITH 648-LP 07 'B', 648-LP 09 'A', 648-LP 10 'A'

# LAGOON



GREGORY HICKS  
 LANDSCAPE ARCHITECTS  
 23 SUNNYBRAE STREET  
 SUNNYBANK Q 4109  
 TEL 07 3344 3907  
 FAX 07 3344 3791





# "LAGOON"

PROPOSED PLANTING OVER  
CONTAMINATED LAND

DWN GH APRIL 2002 PROJ REF 648  
DWG NO 648-LP-10 'A' SCALE 1:100  
(BEFORE REDUCTIONS)

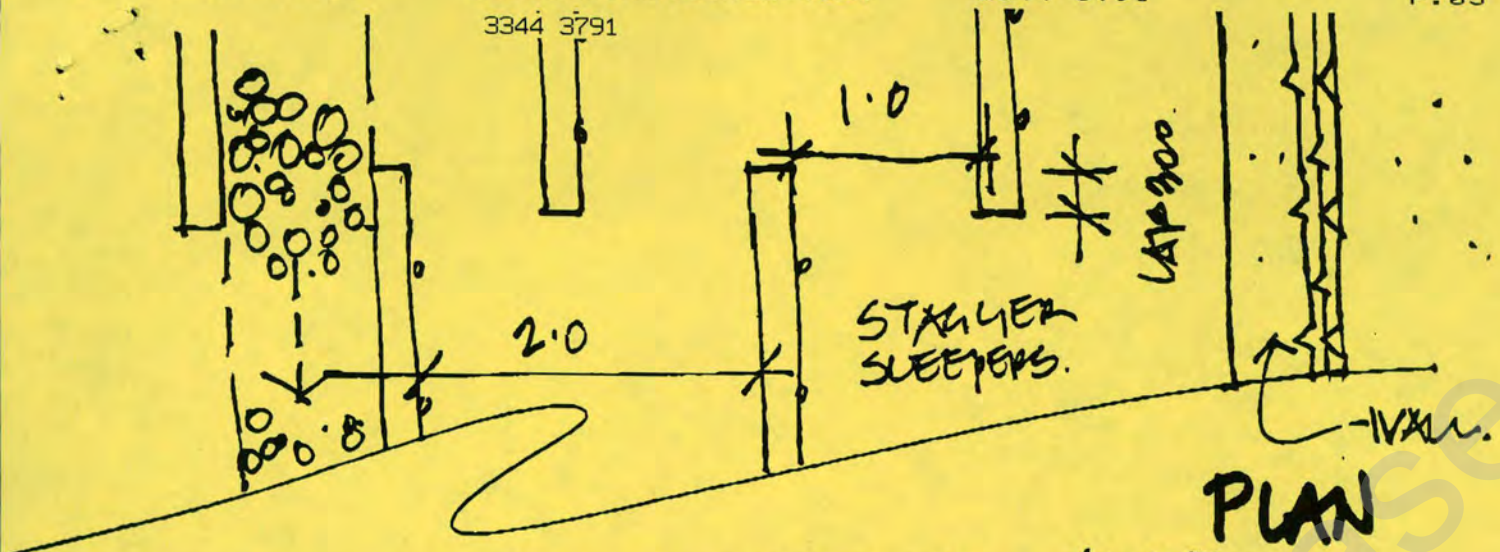
NOTE READ DRAWING WITH  
648 LP-07 'B' 648 LP-09 'A'  
648 LP-08 'B'



GREGORY HICKS  
LANDSCAPE ARCHITECTS

23 SUNNYBRAE STREET  
SUNNYBANK Q 4109  
TEL 07 3344 3907  
FAX 07 3344 3791





SPOON DRAIN WITH 75mm GRAVEL.



NOTE :

- SPOON DRAIN RECOMMENDED AS HEAVY FAN INTERCEPTOR.
- NO CONCRETE OR SLEEPERS TO BE VISIBLE ON BANK.
- ENTIRE BANK TO HAVE GROUND LEVELS OVER.

'LAGOON'

PROPOSED TREATMENT ON CONC CAP BATTER.

SKETCH NOT TO SCALE. DRAFT APRIL 2002.

PROJ REF. 648-00 A.  
GREGORY HICKS LANDSCAPE ARCHITECTS.



LEGEND

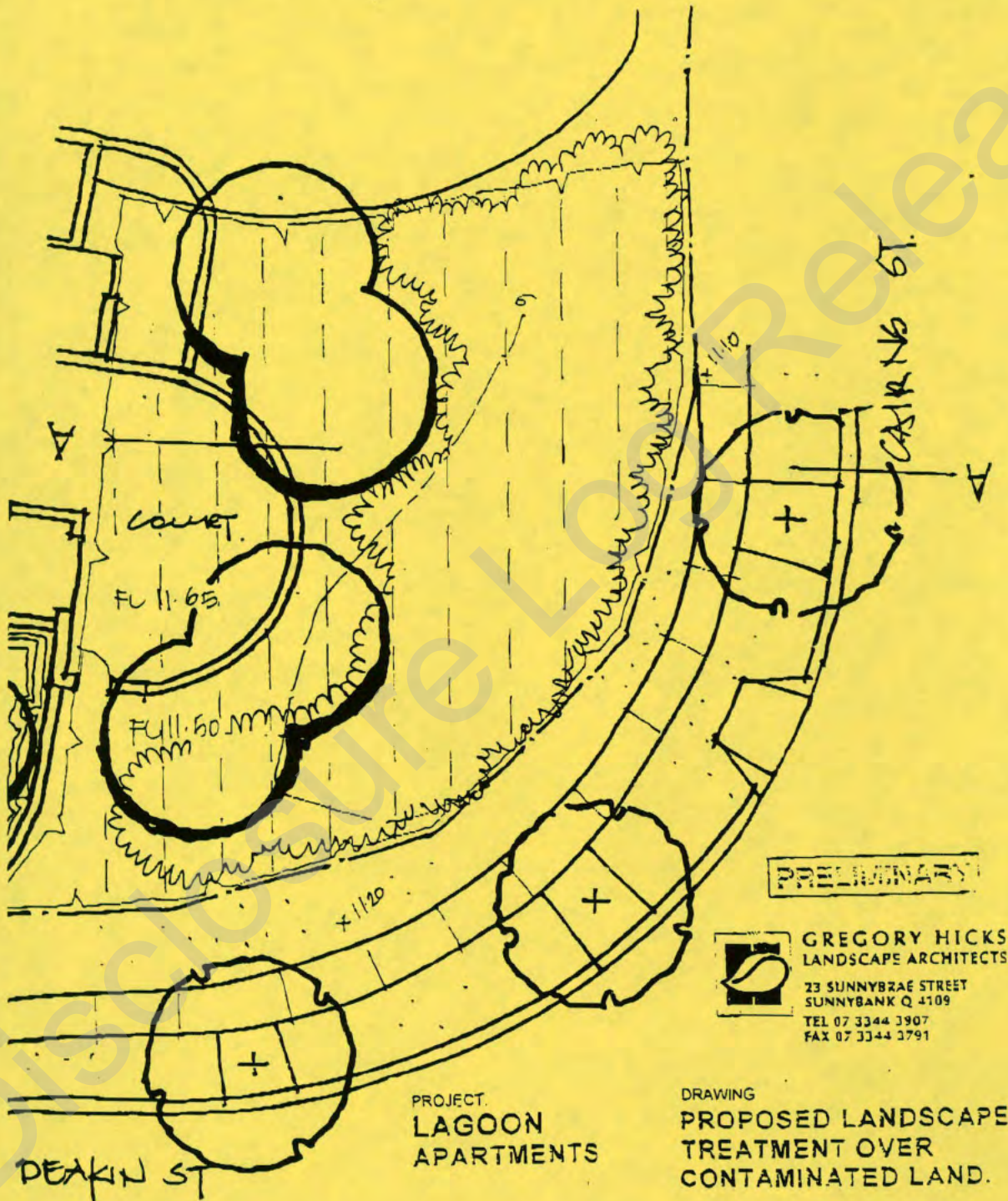
3344 3791

FL 11.6

ORIGINAL CONTAINS  
FINISHED LEVEL

CONCRETE &amp; CURVY CITY

CONCRETE CITY

TREE PLANTING AREA  
REF. PER SECTION 6 FOR  
SOIL COVERGRASSES & SHRUBS  
REF. SECTION 6

PRELIMINARY

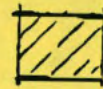
GREGORY HICKS  
LANDSCAPE ARCHITECTS23 SUNNYBRAE STREET  
SUNNYBANK Q 4109  
TEL 07 3344 3907  
FAX 07 3344 3791PROJECT  
LAGOON  
APARTMENTSDRAWING  
PROPOSED LANDSCAPE  
TREATMENT OVER  
CONTAMINATED LAND.SCALE  
DATE1:100  
APRIL 2002REF NO.  
DRAWN

548

SHEET 1 of 2



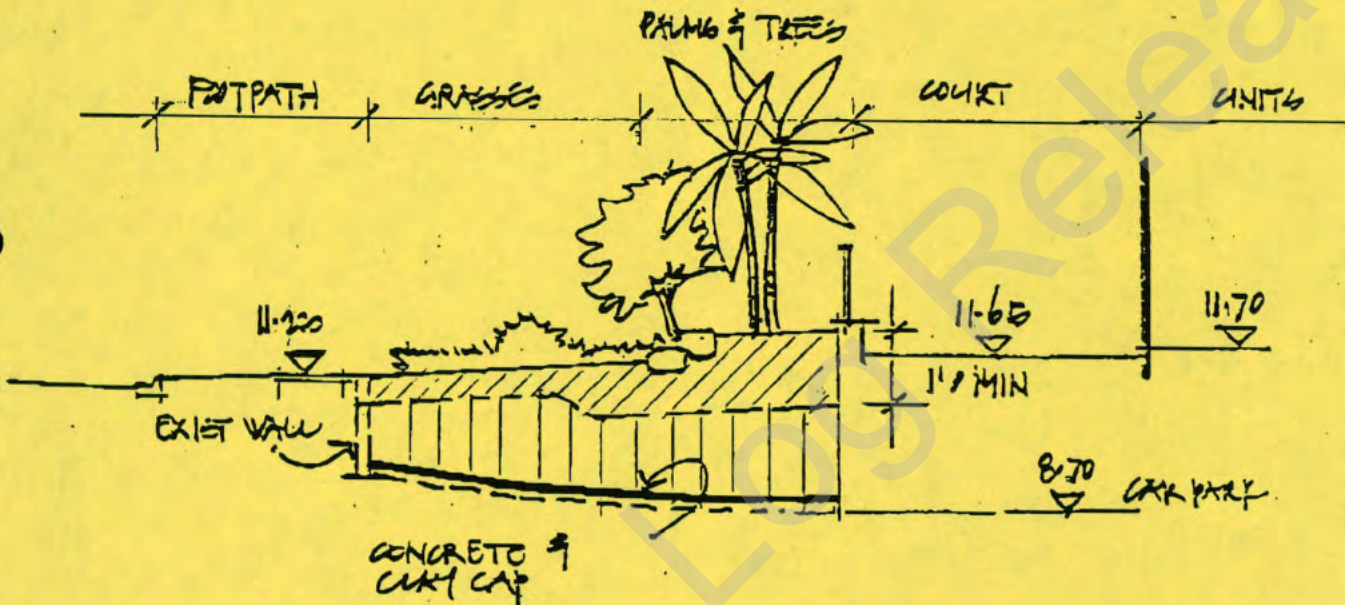
3344 3791



IMPORTED ORGANIC SOIL



IMPORTED FILL



SECTION A-A 1:100



GREGORY HICKS  
LANDSCAPE ARCHITECTS

23 SUNNYBRAE STREET  
SUNNYBANK Q 4109  
TEL 07 3344 3907  
FAX 07 3344 3791

PROJECT:  
**LAGOON  
APARTMENTS**

**PRELIMINARY**

DRAWING:  
**PLAN OF SECTION A  
SHOWING TREATMENT OVER  
CONTAMINATED LAND.**

SCALE: 1:100  
DATE: APRIL 2002

REF NO: 648  
DRAWN: [redacted]

SHEET 2 OF 2





## Notice of concurrence agency response

### Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

**FAXED**  
26/2/02

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: Anne McCartin  
Telephone: 3225 8425 E-mail: Anne.McCartin@env.qld.gov.au  
Your reference: DRS/USE-793919  
Our reference: 149 Part 1 File No.:900622

CC: Stencraft Pty Ltd  
C/- Cameron Chisholm & Nicol Architects  
GPO Box 1124  
BRISBANE QLD 4001

DRS/USE/1401-793919  
X.REF..... PL130/30  
27 FEB 2002  
ATTACHED A02/82543

Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

Attention: Mr Julian Bunting

**Re: Application (No. DRS/USE-793919) for development approval for assessable development to be carried out at 26-30 Cairns Street, Kangaroo Point (Lot 19 on RP880216 and Lot 7 on SL807308).**

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 4 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.

Sch4 Pt4 (6)

.....  
Signed

25/2/02

.....  
Date

Greg O'Brien  
**Chief Scientific Advisor (Environmental Operations)**  
Delegate of Administering Authority, *Environmental Protection Act 1994*.



**Concurrence agency response**  
**Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997***

<b>Applicant:</b>	Stencraft Pty Ltd C/-Cameron Chisholm & Nicol Architects
<b>Council Application Number:</b>	DRS/USE-793919
<b>EPA Application Number:</b>	149 Part 1
<b>Date application received by EPA:</b>	20/11/2001
<b>Relevant Laws and Policies:</b>	<i>Environmental Protection Act 1994</i>
<b>Jurisdiction:</b>	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):**

26-30 Cairns Street, Kangaroo Point  
(Lot 19 on RP880216 and Lot 7 on SL807308 )

**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:

- a) At all times while the use continues and the subject land is on the Environmental Management Register (EMR) the applicant must comply with the approved Site Management Plans (SMP) for Lot 19 on RP880216 and Lot 7 on SL807308 issued under the *Environmental Protection Act 1994* by the Environmental Protection Agency (Contaminated Land Unit).

### **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**

A copy of the current SMP, with an effective date of 22 February 2002, is attached. The SMP has specific requirements which apply to excavation during site construction works and for the removal of soil from the site.

### **Additional information for applicants**

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

~ End Of Concurrence Agency Response ~



## SUITABILITY STATEMENT

DATE PRINTED: 22/02/2002

### OWNER

STENCRAFT PTY LTD

C/- **Sch4 Pt4 (6)** - PROPERTY AND LEASING MANAGER  
14TH FLOOR, 410 QUEEN STREET  
BRISBANE  
QLD 4000

**COPY**

DATE OF ISSUE : 22/02/2002

### PROPERTY DESCRIPTION

LOT : 7      PLAN : SL807308  
66 CAIRNS STREET  
KANGAROO POINT      4169

BRISBANE CITY COUNCIL  
EMR Site ID: 149      FILE REFERENCE: 900622

### STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Stage 1 Site Contamination Assessment Proposed Lagoon Apartments, Corner Cairns Street and Deakin Street, Kangaroo Point (Volume 1 and 2) prepared by Earthtech Consultants (Qld) Pty Ltd dated October-November 2001 (Job No. ME2057).

Information provided by Earthtech Consultants (Qld) Pty Ltd in correspondence dated 12 November 2001, 19th December 2001 and 29th January 2002.

### STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

The final land use must be for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

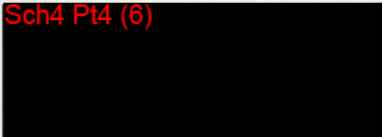
Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.



## ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 7 PLAN : SL807308 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

Sch4 Pt4 (6)

A large black rectangular redaction box covers the text in this section.

Delegate of Administering Authority  
Environmental Protection Act 1994



## SUITABILITY STATEMENT

DATE PRINTED: 22/02/2002

### OWNER

STENCRAFT PTY LTD

C/- **Sch4 Pt4 (6)** - PROPERTY AND LEASING MANAGER  
14TH FLOOR, 410 QUEEN STREET  
BRISBANE  
QLD 4000

**COPY**

DATE OF ISSUE : 22/02/2002

### PROPERTY DESCRIPTION

LOT : 19 PLAN : RP880216  
"DOCKSIDE" KANGAROO POINT  
BRISBANE 4000

BRISBANE CITY COUNCIL  
EMR Site ID: 16934 FILE REFERENCE: 900622

### STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Stage 1 Site Contamination Assessment Proposed Lagoon Apartments, Corner Cairns Street and Deakin Street, Kangaroo Point (Volume 1 and 2) prepared by Earthtech Consultants (Qld) Pty Ltd, dated October-November 2001 (Job No. ME2057).

Information provided by Earthtech Consultants (Qld) Pty Ltd in correspondence dated 12 November 2001, 19th December 2001 and 29th January 2002.

### STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1. The final land use must be for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

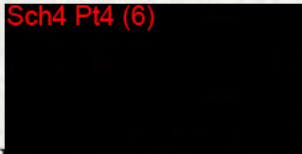
Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.



**ENVIRONMENTAL MANAGEMENT REGISTER**

LOT : 19 PLAN : RP880216 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

Sch4 Pt4 (6)

A large black rectangular redaction box covers the text in this block.

Delegate of Administering Authority  
Environmental Protection Act 1994



## ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 19      PLAN : RP880216      FILE REF : 900622      PRINTED: 22/02/2002

DATE OF EFFECT : 22/02/2002

**COPY**

### 1.0 INTRODUCTION

This Site Management Plan (SMP) only applies to the hatched area shown on Drawing No. SMP 'A' for Lot 7 on SL807308 and Lot 19 on RP880216. The balance of Lot 7 on SL807308 has not been subject to a contaminated land investigation. No activity or use is permitted on the balance of Lot 7 SL807308 without the prior approval of the administering authority (EPA). Further investigation work is required to obtain this approval.

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

### 2.0 SUMMARY OF CONTAMINATION

The site lies within an area formerly occupied by operations associated with the Kangaroo Point 'Dry-Dock'. Site investigations carried out in November - December 2001 identified that ground conditions over the site comprise shallow depths of fill (average 0.6m deep) overlying weathered rock (tuff). Analysis indicated isolated occurrences of heavy metals (Cu, Pb, Zn and Sn) and TPH at levels exceeding the Environmental Investigation Levels (EIL's). However these concentrations were less than Health Based Investigation Levels for standard residential use (HBIL A). Two locations encountered levels of Lead and PAH exceeding the HBIL A levels (refer to Drawing No. SMP 5).

### 3.0 OBJECTIVES OF THE PLAN

The objective of the plan is to manage the contamination remaining on the site during the construction phase and post development to protect human health and the environment.

The objective will be achieved by:

- Establishment and maintenance of barriers between users of the site and the contamination (eg. site capping);
- Application of controls on site excavations works;
- The application of maintenance and monitoring programs; and
- Restrict the use on balance of Lot 7 SL807308 until further investigation work enables the administering authority to issue a suitability statement for this land.

### 4.0 ACHIEVEMENT AND MANAGEMENT OF OBJECTIVES

To ensure the plans objectives are achieved and maintained, the owner of the site is required to comply with the following conditions unless otherwise specified.

4.1 *Landuse*. The site (see hatched area on Drawing No. SMP 'A') must be used for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The



balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

**4.2 Development Design.** The development design is to ensure that environmental harm is prevented and public health maintained by planning, minimising and strictly controlling excavation into the areas of contamination (see Drawing Nos. SMP 'A' and SMP5).

**4.3 Supervision of Works.** All excavation works (including scraping for the profiling of soils) must be supervised by a member of a prescribed organisation with relevant qualifications and experience in accordance with Section 381 of the *Environmental Protection Act 1994*. The person shall be responsible for the development of suitable working plans; for stopping excavation works in the event of identified contaminants being exposed; for visual monitoring of the removal and replacement of soils over the site; and inspection and confirmation of the adequacy of the capping layers.

**4.4 Site Capping.** A capping layer consisting of concrete slab, bitumen/asphalt paving over 150mm compacted roadbase, a minimum of 0.5m thick compacted medium plasticity clay soil with a permeability of at least  $1 \times 10^{-9}$  m/s or a synthetic liner such as HDPE or a geosynthetic clay liner (GCL) shall be installed over the areas around TP1 and TP5 (see Drawing No. SMP5) prior to the commencement of excavation works on the site. The synthetic liner may be required in areas (such as slopes) where the placement and compaction of a clay liner is not possible.

The integrity of the capping must be maintained in good condition at all times to ensure that water does not infiltrate through the contaminated zone and prevent/minimise erosion of clay capping layers (where installed).

Approval from the Administering Authority must be obtained before the capping layer is penetrated for any reason.

**4.5 Landscaped Areas.** Areas to be capped (see Drawing No. SMP 5) and require landscaping are to be covered with at least 0.3m clean (imported) top soil (AS4419) on top of a minimum of 0.3m of compacted clay (or equivalent capping material). To minimise erosion of all other areas that are not covered by buildings or sealed with an impervious cover such as pavers, concrete or bitumen/asphalt, these must be overlain by a minimum 0.2m of topsoil with either garden beds or healthy grass cover, to a lawn turf standard.

**4.6 Contaminated Soil Disposal.** Contaminated soil must not be excavated and removed from the site without adequate sampling and without prior approval of the Administering Authority under Section 424 of the *Environmental Protection Act 1994* (or equivalent).

**4.7 Advice to building designers, site workers and lessees.** The owner must provide all persons involved in building, design and planning, and all contractors conducting building and/or excavation works with a copy of the approved Site Management Plan (SMP) prior to commencement of works on-site. The owner must provide a copy of the SMP to any lessee who intends to undertake site excavations.

**4.8 Workplace Health and Safety.** A Workplace Health and Safety Plan (WH&S Plan) which deals with contamination and conforms to the requirements of the *Workplace Health and Safety Act 1995* and subordinate legislation (or its equivalent) is to be developed for all site excavation works. The WH&S plan must specifically address measures to minimise dermal, ingestion and inhalation exposures to site contaminants of Lead and PAH. This WH&S plan shall be developed prior to the commencement of any construction works on-site.

**4.9 General Environmental Protection.** Site works relating to the excavation, removal and/or disposal of soil from the site must be conducted in a manner which ensures that the environment is protected.



Environmental harm is to be prevented by:

- Ensuring that noxious or offensive odours are not released with water sprays and/or covered with plastic.
- Ensuring that contaminant spillages are cleaned up as quickly as practicable and are not hosed, swept or otherwise released to any stormwater system, roadside gutter or waters.
- Ensuring that all trucks exiting the site and carrying contaminated soil have watertight bodies and all loads are covered with appropriate covers.
- Ensuring that all trucks exiting the site have clean tyres, with the use of wheel wash-down bays.
- Suppressing dust emissions by use of a fine water spray whenever dust is generated.
- Establishing sediment traps throughout and around the site to capture sediment transported by stormwater or water used for dust control or wheel washdown purposes.
- Ensuring that rill and gully erosion and mobilisation and deposition of sediments offsite is prevented.

All contamination safety and excavation processes are to be documented and records kept which demonstrate SMP compliance.

10 *Unexpected or gross contamination.* It is a requirement of this SMP that excavation works are to immediately cease and the EPA notified and advised of appropriate remedial action in the event that monitoring reveals offensive or noxious odour at the work site and/or evidence of gross contamination not previously detected.

In the event that grossly contaminated soils in addition to those detected during site investigations are identified during the course of construction, work in that area is to cease and the contamination is to be delineated by a member of a prescribed organisation and contained on site at a standard satisfactory to the EPA.

## 5.0 MAINTENANCE AND MONITORING REQUIREMENTS

### Site Inspections

5.1 The following monitoring and reporting is to be undertaken by a suitably qualified person in accordance with Section 381 of the *Environmental Protection Act 1994* during excavations works.

Notification to the Administering Authority within 24 hours of any problems associated with fulfilling the requirements of the SMP;

- Visual monitoring of the removal and replacement of soils over the site;
- Inspection and confirmation of the adequacy of the capping layers;
- Sampling and testing (including validation testing) of excavated soils where off-site disposal permits are required or where unexpected contamination is detected or suspected;
- Submission of a report, prepared in accordance with the 'Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland, May 1998', to the Administering Authority within 28 days from the completion of the final capping barriers across the site, documenting details of:
  - The site barriers (capping) as constructed, including the surveyed thicknesses of the capping layers.
  - Results of sampling undertaken
  - Records of soil excavations and disposals (with associated material types and quantities); and
  - SMP compliance.

5.2 An annual inspection of the development site area is to be undertaken by the owner to ensure that the capping layer and surface covers remain in good condition and that settlement of fill has not affected the integrity of the capping layer or building structures.



Records are to be kept of the inspections including review of soil excavations, soil disposal, safety records and site management plan compliance is to be undertaken. All records shall be kept by the owner and are to be made available to an authorised officer under the *Environmental Protection Act 1994* upon request.

The EPA may undertake regular site inspections to monitor the site in relation to the above conditions.

*The SMP has been developed to manage residual site contamination at the effective date. Subsequent uses of the site may result in the need to review the plan.*

*The SMP makes reference to plan attachments (SMP A and SMP 5) that are available from the EPA if required.*



Disclosure Log Release



Disclosure Log Release



**EARTHTECH  
CONSULTANTS**Geotechnical & Environmental  
Consultants & Laboratories

BCC DA EAST

**EARTHTECH  
CONSULTANTS  
(QLD) Pty Ltd**  
RPEUQ 2078  
ACN 010 826 561**BRISBANE**  
Ph: 61-7-3343 3166  
Fax: 61-7-3849 4705  
consultants@earthtech.com.au**GOLD COAST**  
Ph: 61-7-5503 1245  
Fax: 61-7-5503 1285  
goldcoast@earthtech.com.au

Website: www.earthtech.com.au

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**FACSIMILE MESSAGE**

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To: Brisbane City Council  
Attention: Julian Bunting  
From: Sch4 Pt4 (6)  
SUBJECT: Development Application No. 779 520 - Lagoon Apartments

Fax No.: 3403 5311  
Date: 17 December, 2001  
No of Pages: 1

The information contained in this document is confidential and may also be legally privileged, intended only for the addressee. If you are not the addressee, any use or dissemination of the information or any copying of the document is strictly prohibited. If you are not the addressee, please notify us and we will arrange return of the document to us.

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Julian,

The EPA have responded to the Site Contamination Assessment Report carried out at the above site, stating that the site will remain on the EPA's EMR, and will be managed according to a site management plan.

The EPA have requested additional information in their letter dated 11 December, 2001. This information will be used to finalise the plan of remediation and site management strategies for the site.

The minor issues raised in the EPA's request for information are currently being addressed by Earthtech Consultants in terms of some additional sampling (on lot 19 RP880216), additional survey plan and preparation of a site management plan.

On the basis of current and previous investigations, and close liaison with the EPA through the process, we believe all points in the Notice to Supply Additional Information will be answered conclusively, satisfying all of the known EPA's concerns with regard to health and environment issues at the site.

Our discussions with the EPA satisfy us that further delays to the project (and DA process) with regard to contamination issues should be avoided.

Kind Regards,

Sch4 Pt4 (6)

  
Project Engineer



**FAXED**  
4/12/01



**Queensland  
Government**

Enquiries Anne McCartin  
Telephone (07) 3225 8425 Facsimile (07) 3247 3278  
Your reference DRS/USE-793919  
Our reference 900622 Appln No: 149 Part 1

**Environmental Protection Agency**

Incorporating the  
**Queensland Parks and Wildlife Service**

4 December 2001

Mr Julian Bunting  
Development Assessment Team East  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

DRS/USE/HOI-793919  
X.REF. PL130/30  
- 6 DEC 2001  
INFORMATION MANAGEMENT  
ATTACH No. A 01/134358

Dear Mr Bunting

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 about contaminated land
- ☐ Information request about environmentally relevant activities
- ☒ Notification of information request
- ☐ Notification of receipt of applicant's response to information request
- ☐ Extension of information request/assessment period
- ☐ Request for applicant's written agreement to extension of information request/assessment period
- ☐ Concurrence agency response cover sheet
- ☐ Concurrence agency response about environmentally relevant activities
- ☐ Concurrence agency response about contaminated land
- ☐ Request for applicant's written acceptance of concurrence agency response after assessment period expires
- ☐ Amended concurrence agency response about environmentally relevant activities
- ☐ Amended concurrence agency response about contaminated land
- ☐ Notification of decision in relation to a request to change or cancel a condition
- ☐ Notification of proposal to change or cancel a condition
- ☐ Notification of decision in relation to a proposal to change or cancel a condition



**Application information:**

Concurrence agency office: Contaminated Land Unit

Responsible officer: Anne McCartin

Postal address: GPO Box 2771, BRISBANE QLD 4001

Telephone: 3225 8425 Fax: 3247 3278 E-mail: Anne.McCartin@env.qld.gov.au

EPA no.: 149 Part 1

Application no.: DRS/USE-793919

Street address of subject land: 26-30 Cairns Street, Kangaroo Point

Real Property Description.: Lot 19 on RP880216 and Lot 7 on SL807308

Signed

Sch4 Pt4 (6)

Toni Groves

**A/Chief Scientific Advisor (Contaminated Land Unit)**



## Information request

*Integrated Planning Act 1997 ss3.3.6 and 3.3.7*

**EPA no.:** 149 Part 1  
**Applicant:** Stencraft Pty Ltd, c/-Cameron Chisholm & Nicol  
**Application no.:** DRS/USE-793919  
**Date received by EPA:** 20/11/2001  
**Jurisdiction:** *Environmental Protection Act 1994*  
**Role:** Concurrence  
**Description:** Material Change of Use - 26-30 Cairns Street, Kangaroo Point  
Lot 19 on RP880216 and Lot 7 on SL807308

This development application and supporting information have been reviewed. The Environmental Protection Agency (EPA), acting as a concurrence agency for contaminated land, requires the following further information for the application to be assessed fully.

- a) Sufficient information provided in accordance with the Environmental Protection Act 1994 and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) to enable Suitability Statements to be issued for Lot 7 on SL807308 and Lot 19 on RP880216 specifying that the land is suitable for the intended use.

The Environmental Protection Agency recognises that a Stage 1 Site Contamination Assessment report has been submitted to the EPA Contaminated Land Unit in relation to the above. This submitted information is insufficient to enable the EPA to determine that the land is suitable for the intended use and additional investigations and / or a draft Site Management Plan are required which meet the requirements of the EP Act and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998).

It should be noted that the above-mentioned Stage 1 investigations have only addressed contamination of specific areas within Lot 7 on SL807308 and Lot 19 on RP880216. It is considered there is potential for high volume of public access to this general area due to the nature of the development within this area of Kangaroo Point. Therefore, the investigations required above are expected to include all areas of contamination within the lot boundaries.

Under the *Integrated Planning Act 1997* s3.3.8(1), an applicant receiving an information request from the assessment manager or a concurrence agency (the "**requesting authority**") must respond by giving the requesting authority-

- (a) all of the information requested; or
- (b) part of the information requested together with a notice asking the requesting authority to proceed with the assessment of the application; or
- (c) **a notice-**
  - (i) stating that the applicant does not intend to supply any of the information requested; and
  - (ii) asking the requesting authority to proceed with the assessment of the application.

Under s3.2.12(2)(b), the application lapses if the applicant does not respond to the information request within 12 months.

As required by s3.3.6(5), the Agency is forwarding a copy of the information request to the assessment manager.

A response to this information request should be posted or facsimiled to:  
Contaminated Land Unit  
Environmental Protection Agency  
GPO Box 2771  
BRISBANE QLD 4001

\*End of information request\*



**Notification of information request**  
*Integrated Planning Act 1997 ss3.3.6 and 3.3.14*

**EPA no.:** 149 Part 1  
**Applicant:** Stencraft Pty Ltd  
c/-Cameron Chisholm & Nicol Architects  
**Application no.:** DRS/USE-793919  
**Date received by EPA:** 20/11/2001  
**Jurisdiction:** *Environmental Protection Act 1994*  
**Role:** Concurrence  
  
**Description:** Material Change of Use  
26-30 Cairns Street, Kangaroo Point  
( Lot 19 on RP880216 and Lot 7 on SL807308 )

The Environmental Protection Agency, acting as a concurrence agency for contaminated land, has requested further information from the applicant. The Agency sent the request by post/facsimile on 4 December 2001

A copy of the information request is attached.

This Agency's assessment period will recommence on receiving the applicant's response.

\*\*End of Notification\*\*



Application No: DRS/USE-793919  
Contact: Julian Bunting  
Telephone: (07)3407-1354

12 November 2001

Stencraft Pty Ltd  
C/-Cameron Chisholm & Nicol Architects  
GPO Box 1124  
Brisbane QLD 4001

Dear **Sch4 Pt4 (6)**

**Acknowledgment notice under section 3.2.3 of the *Integrated Planning Act 1997*:  
Development Application for Multi Unit Dwelling (18 Units) on land at 26-30 Cairns  
Street, Kangaroo Point Qld 4169 and described as Lot 19 on RP880216 and Lot 7 on  
SL807308, Parish of Sth Brisbane.**

I refer to the above application that the Council received on 6 November 2001 and advise that I have been appointed as the Council's Assessment Manager for this application. Please find attached the acknowledgment notice details in accordance with the requirements of section 3.2.3 of the *Integrated Planning Act 1997*. I would appreciate it if you would check the attached details and contact me if any of these are incorrect or incomplete.

I anticipate that I will be able to advise you of the progress of your application within 10 business days.

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

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

If there is any matter that you would like to discuss please telephone me on (07)3407-1354.

Yours faithfully,

Julian Bunting  
Assessment Manager  
Development Assessment Team East  
**Development and Regulatory Services**  
**Customer and Community Services**



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

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**APPLICANT DETAILS:**

Stencraft Pty Ltd  
C/-Cameron Chisholm & Nicol Architects  
GPO Box 1124  
Brisbane QLD 4001

**SITE:**

Address of Site:  
**26-30 Cairns Street, Kangaroo Point Qld 4169**  
Real Property Description:  
**Lot 19 on RP880216 and Lot 7 on SL807308, Parish of Sth Brisbane**  
Area Classification:  
**High Density Residential Area**  
Name of Owner:  
**Stencraft Pty Ltd**  
Name of Ward:  
**East Brisbane**

**APPLICATION:**

Aspects of development and development approvals sought:  
**Material Change of Use - Development Permit**

Description of Proposal:  
**Multi Unit Dwelling (18 units)**  
Council File Reference:  
**DRS/USE-793919**  
Lodgement Date:  
**11 June 2001**

**CODE OR IMPACT ASSESSMENT:**

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

**APPLICABLE CODES**

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

- Local Plan Code (primary code)
- Residential Design - High Density Code (primary code)



**REFERRAL AGENCIES:**

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

**Environmental Protection Agency**

**Contaminated Land Unit**

**PO BOX 155**

**BRISBANE**

**Albert Street QLD 4002**

**Attention: Louise Gilshenan**

Telephone 3225 1827

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

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

**PUBLIC NOTIFICATION REQUIRED:**

Public notification is to be carried out in accordance with the requirements of section 3.4.4(1) of the *Integrated Planning Act 1997*. You are therefore required to:

- (a) publish a notice at least once in a newspaper circulating generally in the locality of the land; and
- (b) place a notice on the land in the way prescribed under the regulations; and
- (c) give a notice to the owners of all land adjoining the land.

The notification period for this application is to be not less than 15 business days starting on the last day after the last action under section 3.4.4(1) of the Act.

**INFORMATION REQUEST:**

The Council will not make an 'information request' under section 3.3.6 of the *Integrated Planning Act 1997*.





# Property Details

## Other Links

<b>Property Type</b>	Parcel
<b>Lot Plan</b>	<u>L.7/SL.807308</u>
<b>UPRN</b>	000/0026- ^01735
<b>Description</b>	L.7 SL.807308 PAR STH BRISBANE
<b>Creation Date</b>	08-NOV-1990
<b>Retirement Date</b>	
<b>Area</b>	4,357
<b>Ward</b>	69 EAST BRISBANE
<b>Subdivision Number</b>	<u>7973</u>
<b>Subdivision Number (retiring)</b>	
<b>Title Reference Number</b>	
<b>Lot Type Description</b>	
<b>Tenure Type Description</b>	LANDS LEASE
<b>Easement</b>	<input checked="" type="checkbox"/>
<b>Balance</b>	<input type="checkbox"/>
<b>Orthophoto Map</b>	M16
<b>Four Chain Map</b>	105
<b>Redundant Property Description</b>	
<b>Comments</b>	L.7 SL.807308 PAR STH BRISBANE
<b>Reserve Number</b>	
<b>Reserve Creation Date</b>	
<b>CMS Number</b>	
<b>Entitlement</b>	
<b>Contribution</b>	

## UBD MAP REFERENCES

Map Col Row  
160 C12

## PLAN DETAILS

<b>Plan</b>	SL807308	<b>Creation Date</b>	08-NOV-1990
<b>Registration Date</b>	08-NOV-1990	<b>Retirement Date</b>	
<b>Common Property Area</b>		<b>Subdivision</b>	

## LINKED PROPERTIES

Type	UPRN	Description	Lot Plan	Ineffective Date
● Holding	<u>001/0026-4 ^01735</u>	L.19 RP.880216 & SL.06/52766 - L.7 SL.807308 PAR STH BRISBANE (LEASE ON L.7 ONLY)		

## FRONTAGES



Description	Address	Width
Upnr (Official Location)	26 CAIRNS ST KANGAROO POINT QLD 4169	38.5
Postal	26 CAIRNS ST KANGAROO POINT QLD 4169	38.5
Valuation	26 CAIRNS ST KANGAROO POINT QLD 4169	38.5
Narrow Frontage	26 CAIRNS ST KANGAROO POINT QLD 4169	38.5
Wide Frontage	DEAKIN ST KANGAROO POINT QLD 4169	65.8

**LEASES**

Area Lease Number	Start Date	Expiry Date	Reference	Condition
SL06/52766	30-JUL-1993			lease for 8 years from 30/07/1993 to 29/07/2001
<b>Lessee:</b>	Stencraft Pty Ltd			
<b>Lessor:</b>	Department Of Natural Resources			

**TRANSFERS**

No transfers were found.

**CITY PLAN FLAGS**

<b>CP-HR</b>	<b>HIGH DENSITY RESIDENTIAL AREA HR</b> Summary - The High Density Residential Area Is Designed To Accommodate High Density, High Rise Multi-Unit Dwellings Of Up To 10 Storeys In Height. It Will Be Situated In Inner City Areas With Very Good Access To Public Transport, Facilities, And The City Centre. For Details See Chapter 3, Section 5.
<b>CP-HPA</b>	<b>HERITAGE PLACE - ADJOINING</b> Summary - Adjoining Heritage Places Are Sites That Are Immediately Adjacent To Heritage Places. Development On These Sites Is Subject To The Heritage Place Code. For Details See Chapter 5.
<b>CP-KPP</b>	<b>KANGAROO POINT PENSINSULA LOCAL PLAN</b> Local Plans Provide Detailed Guidance For Development On Sites Within A Local Plan Boundary. For Details See Chapter 4.

**TOWN PLAN FLAGS / ZONINGS (1987)**

<b>10</b>	<b>CHARAC BLDG AREA</b> 1987 Town Plan - Property In A Residential Zone, Inside The Heritage And Character Building Area Superseded By Brisbane City Plan 2000
<b>6R</b>	<b>KANGAROO PT PEN DP</b> 1987 Town Plan - Kangaroo Point Peninsula Development Plan Superseded By Brisbane City Plan 2000
<b>6T</b>	<b>KANGAROO PT DP - P 2</b> Kangaroo Point Peninsula Development Plan - Precinct 2
<b>75</b>	<b>CITY FRAME AREA</b> 1987 Town Plan - City Frame Area Superseded By Brisbane City Plan 2000
<b>KPP2</b>	Kangaroo Point Peninsula Development Plan Precinct 2

**OTHER PROPERTY FLAGS**



**CNTM**

**Contaminated Land Flag**

This Is A Notifiable Activity Site. Current Or Previous Activities On The Site May Cause The Land Contamination.

Contact Fan Chen On 340 34710 For Further Information.

***Our Business - A Better Brisbane***

© Brisbane City Council

Application: *Properties on the Web*  
Module: *bccpdsly.  
display\_property\_detai*

Package Body Revision: 1.56

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Page generated: Jul 9, 2001 2:27pm



## CONTAMINATED LAND CHECK

DA No: 793919

DEVELOPMENT TYPE: MCU / RECONFIG / OPERATIONAL WORKS

SITE LISTED ON BCC'S CONTAMINATED LAND DATABASE UNDER GIVEN  
REAL PROPERTY DESCRIPTION YES / NO

SITE LISTED ON BCC'S CONTAMINATED LAND DATABASE UNDER GIVEN  
STREET ADDRESS YES / NO

PREVIOUS LAND USE AS STATED ON APPLICATION: Vacant

TRIGGERS CONCURRENCE AGENCY INVOLVEMENT YES / NO

REFER APPLICATION TO POAE YES / NO

DATE: 8/11/01  
OFFICER: zz





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](http://www.des.qld.gov.au)

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

Transaction ID: 50720052      EMR Site Id: 215443      16 September 2021  
This response relates to a search request received for the site:  
Lot: 1      Plan: SP324724

**SEARCH RESULT**

The site you have searched is a lot resulting from the amalgamation of the following sites, which are included on the Environmental Management Register (EMR) or the Contaminated Land Register (CLR), as indicated below. Further details for these sites are available by contacting this Agency via email: [emr.clr.registry@des.qld.gov.au](mailto:emr.clr.registry@des.qld.gov.au)

Lot	Plan
19	RP880216    EMR
7	SL807308    EMR

**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)

**Administering Authority**





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)**

Transaction ID: 50720053      EMR Site Id: 16934      16 September 2021  
This response relates to a search request received for the site:  
Lot: 19      Plan: RP880216

**EMR RESULT**

The above site IS included on the Environmental Management Register.

Lot: 19      Plan: RP880216  
Address: "DOCKSIDE" KANGAROO POINT  
BRISBANE 4000

The site has been subject to the following Notifiable Activity or Hazardous Contaminant.  
**METAL TREATMENT OR COATING** - treating or coating metal including, for example, anodising, galvanising, pickling, electroplating, heat treatment using cyanide compounds and spray painting using more than 5 L of paint per week (other than spray painting within a fully enclosed booth).

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that this site is suitable for the following uses, providing the site is used and managed according to the site management plan:

The final land use must be for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

Following the date of effect of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

**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)

## Administering Authority



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## ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 19 PLAN : RP880216 FILE REF : 900622 PRINTED: 16/09/2021

DATE OF EFFECT : 22/02/2002

### 1.0 INTRODUCTION

This Site Management Plan (SMP) only applies to the hatched area shown on Drawing No. SMP 'A' for Lot 7 on SL807308 and Lot 19 on RP880216. The balance of Lot 7 on SL807308 has not been subject to a contaminated land investigation. No activity or use is permitted on the balance of Lot 7 SL807308 without the prior approval of the administering authority (EPA). Further investigation work is required to obtain this approval.

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

### 2.0 SUMMARY OF CONTAMINATION

The site lies within an area formerly occupied by operations associated with the Kangaroo Point 'Dry-Dock'. Site investigations carried out in November - December 2001 identified that ground conditions over the site comprise shallow depths of fill (average 0.6m deep) overlying weathered rock (tuff). Analysis indicated isolated occurrences of heavy metals (Cu, Pb, Zn and Sn) and TPH at levels exceeding the Environmental Investigation Levels (EIL's). However these concentrations were less than Health Based Investigation Levels for standard residential use (HBIL A). Two locations encountered levels of Lead and PAH exceeding the HBIL A levels (refer to Drawing No. SMP 5).

### 3.0 OBJECTIVES OF THE PLAN

The objective of the plan is to manage the contamination remaining on the site during the construction phase and post development to protect human health and the environment.

The objective will be achieved by:

- Establishment and maintenance of barriers between users of the site and the contamination (eg. site capping);
- Application of controls on site excavations works;



- The application of maintenance and monitoring programs; and
- Restrict the use on balance of Lot 7 SL807308 until further investigation work enables the administering authority to issue a suitability statement for this land.

#### **4.0 ACHIEVEMENT AND MANAGEMENT OF OBJECTIVES**

To ensure the plans objectives are achieved and maintained, the owner of the site is required to comply with the following conditions unless otherwise specified.

**4.1 Landuse.** The site (see hatched area on Drawing No. SMP 'A') must be used for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

**4.2 Development Design.** The development design is to ensure that environmental harm is prevented and public health maintained by planning, minimising and strictly controlling excavation into the areas of contamination (see Drawing Nos. SMP 'A' and SMP5).

**4.3 Supervision of Works.** All excavation works (including scraping for the profiling of soils) must be supervised by a member of a prescribed organisation with relevant qualifications and experience in accordance with Section 381 of the *Environmental Protection Act 1994*. The person shall be responsible for the development of suitable working plans; for stopping excavation works in the event of identified contaminants being exposed; for visual monitoring of the removal and replacement of soils over the site; and inspection and confirmation of the adequacy of the capping layers.

**4.4 Site Capping.** A capping layer consisting of concrete slab, bitumen/asphalt paving over 150mm compacted roadbase, a minimum of 0.5m thick compacted medium plasticity clay soil with a permeability of at least  $1 \times 10^{-9}$  m/s or a synthetic liner such as HDPE or a geosynthetic clay liner (GCL) shall be installed over the areas around TP1 and TP5 (see Drawing No. SMP5) prior to the commencement of excavation works on the site. The synthetic liner may be required in areas (such as slopes) where the placement and compaction of a clay liner is not possible.

The integrity of the capping must be maintained in good condition at all times to ensure that water does not infiltrate through the contaminated zone and prevent/minimise erosion of clay capping layers (where installed).

Approval from the Administering Authority must be obtained before the capping layer is penetrated for any reason.

**4.5 Landscaped Areas.** Areas to be capped (see Drawing No. SMP 5) and require landscaping are to be covered with at least 0.3m clean (imported) top soil (AS4419) on top of a minimum of 0.3m of compacted clay (or equivalent capping material). To minimise erosion of all other areas that are not covered by buildings or sealed with an impervious cover such as pavers, concrete or bitumen/asphalt, these must be overlain by a minimum 0.2m of topsoil with either garden beds or healthy grass cover, to a lawn turf standard.

**4.6 Contaminated Soil Disposal.** Contaminated soil must not be excavated and removed from the site without adequate sampling and without prior approval of the Administering Authority under Section 424 of the *Environmental Protection Act 1994* (or equivalent).

**4.7 Advice to building designers, site workers and lessees.** The owner must provide all persons involved in building, design and planning, and all contractors conducting building and/or excavation works with a copy of the approved Site Management Plan (SMP) prior to commencement of works on-site. The owner must provide a copy of the SMP to any lessee who intends to undertake site excavations.



**4.8 Workplace Health and Safety.** A Workplace Health and Safety Plan (WH&S Plan) which deals with contamination and conforms to the requirements of the *Workplace Health and Safety Act 1995* and subordinate legislation (or its equivalent) is to be developed for all site excavation works. The WH&S plan must specifically address measures to minimise dermal, ingestion and inhalation exposures to site contaminants of Lead and PAH. This WH&S plan shall be developed prior to the commencement of any construction works on-site.

**4.9 General Environmental Protection.** Site works relating to the excavation, removal and/or disposal of soil from the site must be conducted in a manner which ensures that the environment is protected. Environmental harm is to be prevented by:

- Ensuring that noxious or offensive odours are not released with water sprays and/or covered with plastic.
- Ensuring that contaminant spillages are cleaned up as quickly as practicable and are not hosed, swept or otherwise released to any stormwater system, roadside gutter or waters.
- Ensuring that all trucks exiting the site and carrying contaminated soil have watertight bodies and all loads are covered with appropriate covers.
- Ensuring that all trucks exiting the site have clean tyres, with the use of wheel wash-down bays.
- Suppressing dust emissions by use of a fine water spray whenever dust is generated.
- Establishing sediment traps throughout and around the site to capture sediment transported by stormwater or water used for dust control or wheel washdown purposes.
- Ensuring that rill and gully erosion and mobilisation and deposition of sediments offsite is prevented.

All contamination safety and excavation processes are to be documented and records kept which demonstrate SMP compliance.

**4.10 Unexpected or gross contamination.** It is a requirement of this SMP that excavation works are to immediately cease and the EPA notified and advised of appropriate remedial action in the event that monitoring reveals offensive or noxious odour at the work site and/or evidence of gross contamination not previously detected.

In the event that grossly contaminated soils in addition to those detected during site investigations are identified during the course of construction, work in that area is to cease and the contamination is to be delineated by a member of a prescribed organisation and contained on site at a standard satisfactory to the EPA.

## **5.0 MAINTENANCE AND MONITORING REQUIREMENTS**

### **Site Inspections**

**5.1** The following monitoring and reporting is to be undertaken by a suitably qualified person in accordance with Section 381 of the *Environmental Protection Act 1994* during excavations works.

- Notification to the Administering Authority within 24 hours of any problems associated with fulfilling the requirements of the SMP;
- Visual monitoring of the removal and replacement of soils over the site;
- Inspection and confirmation of the adequacy of the capping layers;
- Sampling and testing (including validation testing) of excavated soils where off-site disposal permits are required or where unexpected contamination is detected or suspected;
- Submission of a report, prepared in accordance with the 'Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland, May 1998', to the Administering Authority within 28 days from the completion of the final capping barriers across the site, documenting details of:
  - The site barriers (capping) as constructed, including the surveyed thicknesses of the capping layers.



- Results of sampling undertaken
- Records of soil excavations and disposals (with associated material types and quantities); and
- SMP compliance.

5.2 An annual inspection of the development site area is to be undertaken by the owner to ensure that the capping layer and surface covers remain in good condition and that settlement of fill has not affected the integrity of the capping layer or building structures.

Records are to be kept of the inspections including review of soil excavations, soil disposal, safety records and site management plan compliance is to be undertaken. All records shall be kept by the owner and are to be made available to an authorised officer under the *Environmental Protection Act 1994* upon request.

The EPA may undertake regular site inspections to monitor the site in relation to the above conditions.

*The SMP has been developed to manage residual site contamination at the effective date. Subsequent uses of the site may result in the need to review the plan.*

*The SMP makes reference to plan attachments (SMP A and SMP 5) that are available from the EPA if required.*



Disclosure Log Release



## ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 19      PLAN : RP880216      FILE REF : 900622      PRINTED: 25/02/2002

DATE OF EFFECT : 22/02/2002

### 1.0 INTRODUCTION

This Site Management Plan (SMP) only applies to the hatched area shown on Drawing No. SMP 'A' for Lot 7 on SL807308 and Lot 19 on RP880216. The balance of Lot 7 on SL807308 has not been subject to a contaminated land investigation. No activity or use is permitted on the balance of Lot 7 SL807308 without the prior approval of the administering authority (EPA). Further investigation work is required to obtain this approval.

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

### 2.0 SUMMARY OF CONTAMINATION

The site lies within an area formerly occupied by operations associated with the Kangaroo Point 'Dry-Dock'. Site investigations carried out in November - December 2001 identified that ground conditions over the site comprise shallow depths of fill (average 0.6m deep) overlying weathered rock (tuff). Analysis indicated isolated occurrences of heavy metals (Cu, Pb, Zn and Sn) and TPH at levels exceeding the Environmental Investigation Levels (EIL's). However these concentrations were less than Health Based Investigation Levels for standard residential use (HBIL A). Two locations encountered levels of Lead and PAH exceeding the HBIL A levels (refer to Drawing No. SMP 5).

### 3.0 OBJECTIVES OF THE PLAN

The objective of the plan is to manage the contamination remaining on the site during the construction phase and post development to protect human health and the environment.

The objective will be achieved by:

- Establishment and maintenance of barriers between users of the site and the contamination (eg. site capping);
- Application of controls on site excavations works;
- The application of maintenance and monitoring programs; and
- Restrict the use on balance of Lot 7 SL807308 until further investigation work enables the administering authority to issue a suitability statement for this land.

### 4.0 ACHIEVEMENT AND MANAGEMENT OF OBJECTIVES

To ensure the plans objectives are achieved and maintained, the owner of the site is required to comply with the following conditions unless otherwise specified.

4.1 *Landuse*. The site (see hatched area on Drawing No. SMP 'A') must be used for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The



balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

**4.2 Development Design.** The development design is to ensure that environmental harm is prevented and public health maintained by planning, minimising and strictly controlling excavation into the areas of contamination (see Drawing Nos. SMP 'A' and SMP5).

**4.3 Supervision of Works.** All excavation works (including scraping for the profiling of soils) must be supervised by a member of a prescribed organisation with relevant qualifications and experience in accordance with Section 381 of the *Environmental Protection Act 1994*. The person shall be responsible for the development of suitable working plans; for stopping excavation works in the event of identified contaminants being exposed; for visual monitoring of the removal and replacement of soils over the site; and inspection and confirmation of the adequacy of the capping layers.

**4.4 Site Capping.** A capping layer consisting of concrete slab, bitumen/asphalt paving over 150mm compacted roadbase, a minimum of 0.5m thick compacted medium plasticity clay soil with a permeability of at least  $1 \times 10^{-9}$  m/s or a synthetic liner such as HDPE or a geosynthetic clay liner (GCL) shall be installed over the areas around TP1 and TP5 (see Drawing No. SMP5) prior to the commencement of excavation works on the site. The synthetic liner may be required in areas (such as slopes) where the placement and compaction of a clay liner is not possible.

The integrity of the capping must be maintained in good condition at all times to ensure that water does not infiltrate through the contaminated zone and prevent/minimise erosion of clay capping layers (where installed).

Approval from the Administering Authority must be obtained before the capping layer is penetrated for any reason.

**4.5 Landscaped Areas.** Areas to be capped (see Drawing No. SMP 5) and require landscaping are to be covered with at least 0.3m clean (imported) top soil (AS4419) on top of a minimum of 0.3m of compacted clay (or equivalent capping material). To minimise erosion of all other areas that are not covered by buildings or sealed with an impervious cover such as pavers, concrete or bitumen/asphalt, these must be overlain by a minimum 0.2m of topsoil with either garden beds or healthy grass cover, to a lawn turf standard.

**4.6 Contaminated Soil Disposal.** Contaminated soil must not be excavated and removed from the site without adequate sampling and without prior approval of the Administering Authority under Section 424 of the *Environmental Protection Act 1994* (or equivalent).

**4.7 Advice to building designers, site workers and lessees.** The owner must provide all persons involved in building, design and planning, and all contractors conducting building and/or excavation works with a copy of the approved Site Management Plan (SMP) prior to commencement of works on-site. The owner must provide a copy of the SMP to any lessee who intends to undertake site excavations.

**4.8 Workplace Health and Safety.** A Workplace Health and Safety Plan (WH&S Plan) which deals with contamination and conforms to the requirements of the *Workplace Health and Safety Act 1995* and subordinate legislation (or its equivalent) is to be developed for all site excavation works. The WH&S plan must specifically address measures to minimise dermal, ingestion and inhalation exposures to site contaminants of Lead and PAH. This WH&S plan shall be developed prior to the commencement of any construction works on-site.

**4.9 General Environmental Protection.** Site works relating to the excavation, removal and/or disposal of soil from the site must be conducted in a manner which ensures that the environment is protected.



Environmental harm is to be prevented by:

- Ensuring that noxious or offensive odours are not released with water sprays and/or covered with plastic.
- Ensuring that contaminant spillages are cleaned up as quickly as practicable and are not hosed, swept or otherwise released to any stormwater system, roadside gutter or waters.
- Ensuring that all trucks exiting the site and carrying contaminated soil have watertight bodies and all loads are covered with appropriate covers.
- Ensuring that all trucks exiting the site have clean tyres, with the use of wheel wash-down bays.
- Suppressing dust emissions by use of a fine water spray whenever dust is generated.
- Establishing sediment traps throughout and around the site to capture sediment transported by stormwater or water used for dust control or wheel washdown purposes.
- Ensuring that rill and gully erosion and mobilisation and deposition of sediments offsite is prevented.

All contamination safety and excavation processes are to be documented and records kept which demonstrate SMP compliance.

**4.10 Unexpected or gross contamination.** It is a requirement of this SMP that excavation works are to immediately cease and the EPA notified and advised of appropriate remedial action in the event that monitoring reveals offensive or noxious odour at the work site and/or evidence of gross contamination not previously detected.

In the event that grossly contaminated soils in addition to those detected during site investigations are identified during the course of construction, work in that area is to cease and the contamination is to be delineated by a member of a prescribed organisation and contained on site at a standard satisfactory to the EPA.

## **5.0 MAINTENANCE AND MONITORING REQUIREMENTS**

### **Site Inspections**

**5.1** The following monitoring and reporting is to be undertaken by a suitably qualified person in accordance with Section 381 of the *Environmental Protection Act 1994* during excavations works.

- Notification to the Administering Authority within 24 hours of any problems associated with fulfilling the requirements of the SMP;
- Visual monitoring of the removal and replacement of soils over the site;
- Inspection and confirmation of the adequacy of the capping layers;
- Sampling and testing (including validation testing) of excavated soils where off-site disposal permits are required or where unexpected contamination is detected or suspected;
- Submission of a report, prepared in accordance with the 'Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland, May 1998', to the Administering Authority within 28 days from the completion of the final capping barriers across the site, documenting details of:
  - The site barriers (capping) as constructed, including the surveyed thicknesses of the capping layers.
  - Results of sampling undertaken
  - Records of soil excavations and disposals (with associated material types and quantities); and
  - SMP compliance.

**5.2** An annual inspection of the development site area is to be undertaken by the owner to ensure that the capping layer and surface covers remain in good condition and that settlement of fill has not affected the integrity of the capping layer or building structures.



Records are to be kept of the inspections including review of soil excavations, soil disposal, safety records and site management plan compliance is to be undertaken. All records shall be kept by the owner and are to be made available to an authorised officer under the *Environmental Protection Act 1994* upon request.

The EPA may undertake regular site inspections to monitor the site in relation to the above conditions.

*The SMP has been developed to manage residual site contamination at the effective date. Subsequent uses of the site may result in the need to review the plan.*

*The SMP makes reference to plan attachments (SMP A and SMP 5) that are available from the EPA required.*



## SUITABILITY STATEMENT

### OWNER

DATE PRINTED: 22/02/2002

STENCRAFT PTY LTD

C/- **Sch4 Pt4 (6)**

PROPERTY AND LEASING MANAGER  
14TH FLOOR, 410 QUEEN STREET  
BRISBANE  
QLD 4000

DATE OF ISSUE : 22/02/2002

### PROPERTY DESCRIPTION

LOT : 19 PLAN : RP880216  
"DOCKSIDE" KANGAROO POINT  
BRISBANE 4000

BRISBANE CITY COUNCIL  
EMR Site ID: 16934 FILE REFERENCE: 900622

### STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Stage 1 Site Contamination Assessment Proposed Lagoon Apartments, Corner Cairns Street and Deakin Street, Kangaroo Point (Volume 1 and 2) prepared by Earthtech Consultants (Qld) Pty Ltd, dated October-November 2001 (Job No. ME2057).

Information provided by Earthtech Consultants (Qld) Pty Ltd in correspondence dated 12 November 2001, 19th December 2001 and 29th January 2002.

### STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1. The final land use must be for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.



## ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 19 PLAN : RP880216 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

Sch4 Pt4 (6)

A black rectangular redaction box covering the signature of the Delegate of Administering Authority.

Delegate of Administering Authority  
Environmental Protection Act 1994



Disclosure Log Release



Disclosure Log Release







Disclosure Log Release





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)**

Transaction ID: 50720055      EMR Site Id: 149      16 September 2021  
This response relates to a search request received for the site:  
Lot: 7      Plan: SL807308

**EMR RESULT**

The above site IS included on the Environmental Management Register.

Lot: 7      Plan: SL807308  
Address: 26 CAIRNS STREET  
KANGAROO POINT 4169

The site has been subject to the following Notifiable Activity or Hazardous Contaminant.  
**METAL TREATMENT OR COATING** - treating or coating metal including, for example, anodising, galvanising, pickling, electroplating, heat treatment using cyanide compounds and spray painting using more than 5 L of paint per week (other than spray painting within a fully enclosed booth).

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that this site is suitable for the following uses, providing the site is used and managed according to the site management plan:

The final land use must be for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

Following the date of effect of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

**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)

## Administering Authority



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### ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 7 PLAN : SL807308 FILE REF : 900622 PRINTED: 16/09/2021

DATE OF EFFECT : 22/02/2002

#### 1.0 INTRODUCTION

This Site Management Plan (SMP) only applies to the hatched area shown on Drawing No. SMP 'A' for Lot 7 on SL807308 and Lot 19 on RP880216. The balance of Lot 7 on SL807308 has not been subject to a contaminated land investigation. No activity or use is permitted on the balance of Lot 7 SL807308 without the prior approval of the administering authority (EPA). Further investigation work is required to obtain this approval.

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

#### 2.0 SUMMARY OF CONTAMINATION

The site lies within an area formerly occupied by operations associated with the Kangaroo Point 'Dry-Dock'. Site investigations carried out in November - December 2001 identified that ground conditions over the site comprise shallow depths of fill (average 0.6m deep) overlying weathered rock (tuff). Analysis indicated isolated occurrences of heavy metals (Cu, Pb, Zn and Sn) and TPH at levels exceeding the Environmental Investigation Levels (EIL's). However these concentrations were less than Health Based Investigation Levels for standard residential use (HBIL A). Two locations encountered levels of Lead and PAH exceeding the HBIL A levels (refer to Drawing No. SMP 5).

#### 3.0 OBJECTIVES OF THE PLAN

The objective of the plan is to manage the contamination remaining on the site during the construction phase and post development to protect human health and the environment.

The objective will be achieved by:

- Establishment and maintenance of barriers between users of the site and the contamination (eg. site capping);



- Application of controls on site excavations works;
- The application of maintenance and monitoring programs; and
- Restrict the use on balance of Lot 7 SL807308 until further investigation work enables the administering authority to issue a suitability statement for this land.

#### **4.0 ACHIEVEMENT AND MANAGEMENT OF OBJECTIVES**

To ensure the plans objectives are achieved and maintained, the owner of the site is required to comply with the following conditions unless otherwise specified.

**4.1 Landuse.** The site (see hatched area on Drawing No. SMP 'A') must be used for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

**4.2 Development Design.** The development design is to ensure that environmental harm is prevented and public health maintained by planning, minimising and strictly controlling excavation into the areas of contamination (see Drawing Nos. SMP 'A' and SMP5).

**4.3 Supervision of Works.** All excavation works (including scraping for the profiling of soils) must be supervised by a member of a prescribed organisation with relevant qualifications and experience in accordance with Section 381 of the *Environmental Protection Act 1994*. The person shall be responsible for the development of suitable working plans; for stopping excavation works in the event of identified contaminants being exposed; for visual monitoring of the removal and replacement of soils over the site; and inspection and confirmation of the adequacy of the capping layers.

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The integrity of the capping must be maintained in good condition at all times to ensure that water does not infiltrate through the contaminated zone and prevent/minimise erosion of clay capping layers (where installed).

Approval from the Administering Authority must be obtained before the capping layer is penetrated for any reason.

**4.5 Landscaped Areas.** Areas to be capped (see Drawing No. SMP 5) and require landscaping are to be covered with at least 0.3m clean (imported) top soil (AS4419) on top of a minimum of 0.3m of compacted clay (or equivalent capping material). To minimise erosion of all other areas that are not covered by buildings or sealed with an impervious cover such as pavers, concrete or bitumen/asphalt, these must be overlain by a minimum 0.2m of topsoil with either garden beds or healthy grass cover, to a lawn turf standard.

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must provide a copy of the SMP to any lessee who intends to undertake site excavations.

**4.8 Workplace Health and Safety.** A Workplace Health and Safety Plan (WH&S Plan) which deals with contamination and conforms to the requirements of the *Workplace Health and Safety Act 1995* and subordinate legislation (or its equivalent) is to be developed for all site excavation works. The WH&S plan must specifically address measures to minimise dermal, ingestion and inhalation exposures to site contaminants of Lead and PAH. This WH&S plan shall be developed prior to the commencement of any construction works on-site.

**4.9 General Environmental Protection.** Site works relating to the excavation, removal and/or disposal of soil from the site must be conducted in a manner which ensures that the environment is protected. Environmental harm is to be prevented by:

- Ensuring that noxious or offensive odours are not released with water sprays and/or covered with plastic.
- Ensuring that contaminant spillages are cleaned up as quickly as practicable and are not hosed, swept or otherwise released to any stormwater system, roadside gutter or waters.
- Ensuring that all trucks exiting the site and carrying contaminated soil have watertight bodies and all loads are covered with appropriate covers.
- Ensuring that all trucks exiting the site have clean tyres, with the use of wheel wash-down bays.
- Suppressing dust emissions by use of a fine water spray whenever dust is generated.
- Establishing sediment traps throughout and around the site to capture sediment transported by stormwater or water used for dust control or wheel washdown purposes.
- Ensuring that rill and gully erosion and mobilisation and deposition of sediments offsite is prevented.

All contamination safety and excavation processes are to be documented and records kept which demonstrate SMP compliance.

**4.10 Unexpected or gross contamination.** It is a requirement of this SMP that excavation works are to immediately cease and the EPA notified and advised of appropriate remedial action in the event that monitoring reveals offensive or noxious odour at the work site and/or evidence of gross contamination not previously detected.

In the event that grossly contaminated soils in addition to those detected during site investigations are identified during the course of construction, work in that area is to cease and the contamination is to be delineated by a member of a prescribed organisation and contained on site at a standard satisfactory to the EPA.

## **5.0 MAINTENANCE AND MONITORING REQUIREMENTS**

### **Site Inspections**

**5.1** The following monitoring and reporting is to be undertaken by a suitably qualified person in accordance with Section 381 of the *Environmental Protection Act 1994* during excavations works.

- Notification to the Administering Authority within 24 hours of any problems associated with fulfilling the requirements of the SMP;
- Visual monitoring of the removal and replacement of soils over the site;
- Inspection and confirmation of the adequacy of the capping layers;
- Sampling and testing (including validation testing) of excavated soils where off-site disposal permits are required or where unexpected contamination is detected or suspected;
- Submission of a report, prepared in accordance with the 'Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland, May 1998', to the Administering Authority within 28 days from the completion of the final capping barriers across the site, documenting details of:



- The site barriers (capping) as constructed, including the surveyed thicknesses of the capping layers.
- Results of sampling undertaken
- Records of soil excavations and disposals (with associated material types and quantities); and
- SMP compliance.

5.2 An annual inspection of the development site area is to be undertaken by the owner to ensure that the capping layer and surface covers remain in good condition and that settlement of fill has not affected the integrity of the capping layer or building structures.

Records are to be kept of the inspections including review of soil excavations, soil disposal, safety records and site management plan compliance is to be undertaken. All records shall be kept by the owner and are to be made available to an authorised officer under the *Environmental Protection Act 1994* upon request.

The EPA may undertake regular site inspections to monitor the site in relation to the above conditions.

*The SMP has been developed to manage residual site contamination at the effective date. Subsequent uses of the site may result in the need to review the plan.*

*The SMP makes reference to plan attachments (SMP A and SMP 5) that are available from the EPA if required.*



22 February 2002

Site ID: 16934  
File Number: 900622  
Enquiries to: Contaminated Land Unit  
Telephone: (07) 3227 6870

ATT: Contaminated Land  
Pollution Prevention, Health & Safety  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

#### CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

This document provides written notification that, in accordance with the *Environmental Protection Act 1994 (EP Act)*, a site management plan has been approved for the parcel of land described below, which is recorded on the Environmental Management Register (EMR). A copy of the suitability statement and the site management plan is attached.

Lot: 19 Plan: RP880216  
BRISBANE CITY COUNCIL

"DOCKSIDE" KANGAROO POINT  
BRISBANE 4000

Section 417 of the *EP Act* states -

A local government must not, under an approval or other authority under the *Integrated Planning Act 1997* or any other Act, allow the use or development of, or an activity to be carried out on, land in a way that contravenes a site management plan for the land.

For further information regarding this notice please contact the Contaminated Land Unit, EPA on telephone (07) 322 58487.

Sch4Pt4s6

Delegate of Administering Authority  
Environmental Protection Act 1994



## SUITABILITY STATEMENT

DATE PRINTED: 22/02/2002

### OWNER

STENCRAFT PTY LTD  
C/- **Sch4Pt4s6** - PROPERTY AND LEASING MANAGER  
14TH FLOOR, 410 QUEEN STREET  
BRISBANE  
QLD 4000

DATE OF ISSUE : 22/02/2002

### PROPERTY DESCRIPTION

LOT : 19 PLAN : RP880216  
"DOCKSIDE" KANGAROO POINT  
BRISBANE 4000

BRISBANE CITY COUNCIL  
EMR Site ID: 16934 FILE REFERENCE: 900622

### STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Stage 1 Site Contamination Assessment Proposed Lagoon Apartments, Corner Cairns Street and Deakin Street, Kangaroo Point (Volume 1 and 2) prepared by Earthtech Consultants (Qld) Pty Ltd, dated October-November 2001 (Job No. ME2057).

Information provided by Earthtech Consultants (Qld) Pty Ltd in correspondence dated 12 November 2001, 19th December 2001 and 29th January 2002.

### STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1. The final land use must be for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.



## ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 19 PLAN : RP880216 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

Sch4Pt4s6

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Delegate of Administering Authority  
Environmental Protection Act 1994



## ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 19      PLAN : RP880216      FILE REF : 900622      PRINTED: 22/02/2002

DATE OF EFFECT : 22/02/2002

### 1.0 INTRODUCTION

This Site Management Plan (SMP) only applies to the hatched area shown on Drawing No. SMP 'A' for Lot 7 on SL807308 and Lot 19 on RP880216. The balance of Lot 7 on SL807308 has not been subject to a contaminated land investigation. No activity or use is permitted on the balance of Lot 7 SL807308 without the prior approval of the administering authority (EPA). Further investigation work is required to obtain this approval.

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

### 2.0 SUMMARY OF CONTAMINATION

The site lies within an area formerly occupied by operations associated with the Kangaroo Point 'Dry-Dock'. Site investigations carried out in November - December 2001 identified that ground conditions over the site comprise shallow depths of fill (average 0.6m deep) overlying weathered rock (tuff). Analysis indicated isolated occurrences of heavy metals (Cu, Pb, Zn and Sn) and TPH at levels exceeding the Environmental Investigation Levels (EIL's). However these concentrations were less than Health Based Investigation Levels for standard residential use (HBIL A). Two locations encountered levels of Lead and PAH exceeding the HBIL A levels (refer to Drawing No. SMP 5).

### 3.0 OBJECTIVES OF THE PLAN

The objective of the plan is to manage the contamination remaining on the site during the construction phase and post development to protect human health and the environment.

The objective will be achieved by:

- Establishment and maintenance of barriers between users of the site and the contamination (eg. site capping);
- Application of controls on site excavations works;
- The application of maintenance and monitoring programs; and
- Restrict the use on balance of Lot 7 SL807308 until further investigation work enables the administering authority to issue a suitability statement for this land.

### 4.0 ACHIEVEMENT AND MANAGEMENT OF OBJECTIVES

To ensure the plans objectives are achieved and maintained, the owner of the site is required to comply with the following conditions unless otherwise specified.

4.1 *Landuse.* The site (see hatched area on Drawing No. SMP 'A') must be used for high density residential with minimal opportunities for soil access; including high-rise apartments and flats. The



balance of Lot 7 on SL807308 is not suitable for any use until further investigation work enables the administering authority to issue a suitability statement for this land.

**4.2 Development Design.** The development design is to ensure that environmental harm is prevented and public health maintained by planning, minimising and strictly controlling excavation into the areas of contamination (see Drawing Nos. SMP 'A' and SMP5).

**4.3 Supervision of Works.** All excavation works (including scraping for the profiling of soils) must be supervised by a member of a prescribed organisation with relevant qualifications and experience in accordance with Section 381 of the *Environmental Protection Act 1994*. The person shall be responsible for the development of suitable working plans; for stopping excavation works in the event of identified contaminants being exposed; for visual monitoring of the removal and replacement of soils over the site; and inspection and confirmation of the adequacy of the capping layers.

**4.4 Site Capping.** A capping layer consisting of concrete slab, bitumen/asphalt paving over 150mm compacted roadbase, a minimum of 0.5m thick compacted medium plasticity clay soil with a permeability of at least  $1 \times 10^{-9}$  m/s or a synthetic liner such as HDPE or a geosynthetic clay liner (GCL) shall be installed over the areas around TP1 and TP5 (see Drawing No. SMP5) prior to the commencement of excavation works on the site. The synthetic liner may be required in areas (such as slopes) where the placement and compaction of a clay liner is not possible.

The integrity of the capping must be maintained in good condition at all times to ensure that water does not infiltrate through the contaminated zone and prevent/minimise erosion of clay capping layers (where installed).

Approval from the Administering Authority must be obtained before the capping layer is penetrated for any reason.

**4.5 Landscaped Areas.** Areas to be capped (see Drawing No. SMP 5) and require landscaping are to be covered with at least 0.3m clean (imported) top soil (AS4419) on top of a minimum of 0.3m of compacted clay (or equivalent capping material). To minimise erosion of all other areas that are not covered by buildings or sealed with an impervious cover such as pavers, concrete or bitumen/asphalt, these must be overlain by a minimum 0.2m of topsoil with either garden beds or healthy grass cover, to a lawn turf standard.

**4.6 Contaminated Soil Disposal.** Contaminated soil must not be excavated and removed from the site without adequate sampling and without prior approval of the Administering Authority under Section 424 of the *Environmental Protection Act 1994* (or equivalent).

**4.7 Advice to building designers, site workers and lessees.** The owner must provide all persons involved in building, design and planning, and all contractors conducting building and/or excavation works with a copy of the approved Site Management Plan (SMP) prior to commencement of works on-site. The owner must provide a copy of the SMP to any lessee who intends to undertake site excavations.

**4.8 Workplace Health and Safety.** A Workplace Health and Safety Plan (WH&S Plan) which deals with contamination and conforms to the requirements of the *Workplace Health and Safety Act 1995* and subordinate legislation (or its equivalent) is to be developed for all site excavation works. The WH&S plan must specifically address measures to minimise dermal, ingestion and inhalation exposures to site contaminants of Lead and PAH. This WH&S plan shall be developed prior to the commencement of any construction works on-site.

**4.9 General Environmental Protection.** Site works relating to the excavation, removal and/or disposal of soil from the site must be conducted in a manner which ensures that the environment is protected.



Environmental harm is to be prevented by:

- Ensuring that noxious or offensive odours are not released with water sprays and/or covered with plastic.
- Ensuring that contaminant spillages are cleaned up as quickly as practicable and are not hosed, swept or otherwise released to any stormwater system, roadside gutter or waters.
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All contamination safety and excavation processes are to be documented and records kept which demonstrate SMP compliance.

**4.10 Unexpected or gross contamination.** It is a requirement of this SMP that excavation works are to immediately cease and the EPA notified and advised of appropriate remedial action in the event that monitoring reveals offensive or noxious odour at the work site and/or evidence of gross contamination not previously detected.

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## **5.0 MAINTENANCE AND MONITORING REQUIREMENTS**

### **Site Inspections**

**5.1** The following monitoring and reporting is to be undertaken by a suitably qualified person in accordance with Section 381 of the *Environmental Protection Act 1994* during excavations works.

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  - The site barriers (capping) as constructed, including the surveyed thicknesses of the capping layers.
  - Results of sampling undertaken
  - Records of soil excavations and disposals (with associated material types and quantities); and
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**5.2** An annual inspection of the development site area is to be undertaken by the owner to ensure that the capping layer and surface covers remain in good condition and that settlement of fill has not affected the integrity of the capping layer or building structures.



Records are to be kept of the inspections including review of soil excavations, soil disposal, safety records and site management plan compliance is to be undertaken. All records shall be kept by the owner and are to be made available to an authorised officer under the *Environmental Protection Act 1994* upon request.

The EPA may undertake regular site inspections to monitor the site in relation to the above conditions.

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*The SMP makes reference to plan attachments (SMP A and SMP 5) that are available from the EPA if required.*



22 February 2002

Site ID: 149  
File Number: 900622  
Enquiries to: Contaminated Land Unit  
Telephone: (07) 3227 6870

ATT: Contaminated Land  
Pollution Prevention, Health & Safety  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

#### CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

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Lot: 7 Plan: SL807308  
BRISBANE CITY COUNCIL

26 CAIRNS STREET  
KANGAROO POINT 4169

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Sch4Pt4s6

Delegate of Administering Authority  
Environmental Protection Act 1994



## SUITABILITY STATEMENT

DATE PRINTED: 22/02/2002

### OWNER

STENCRAET PTY LTD

C/- Sch4Pt4s6 PROPERTY AND LEASING MANAGER  
14TH FLOOR, 410 QUEEN STREET  
BRISBANE  
QLD 4000

DATE OF ISSUE : 22/02/2002

### PROPERTY DESCRIPTION

LOT : 7      PLAN : SL807308  
26 CAIRNS STREET  
KANGAROO POINT      4169

BRISBANE CITY COUNCIL  
EMR Site ID: 149      FILE REFERENCE: 900622

### STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Stage 1 Site Contamination Assessment Proposed Lagoon Apartments, Corner Cairns Street and Deakin Street, Kangaroo Point (Volume 1 and 2) prepared by Earthtech Consultants (Qld) Pty Ltd dated October-November 2001 (Job No. ME2057).

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### STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

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## **ENVIRONMENTAL MANAGEMENT REGISTER**

LOT : 7 PLAN : SL807308 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

Delegate of Administering Authority  
Environmental Protection Act 1994



## ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 7      PLAN : SL807308      FILE REF : 900622      PRINTED: 22/02/2002

DATE OF EFFECT : 22/02/2002

### 1.0 INTRODUCTION

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The site lies within an area formerly occupied by operations associated with the Kangaroo Point 'Dry-Dock'. Site investigations carried out in November - December 2001 identified that ground conditions over the site comprise shallow depths of fill (average 0.6m deep) overlying weathered rock (tuff). Analysis indicated isolated occurrences of heavy metals (Cu, Pb, Zn and Sn) and TPH at levels exceeding the Environmental Investigation Levels (EIL's). However these concentrations were less than Health Based Investigation Levels for standard residential use (HBIL A). Two locations encountered levels of Lead and PAH exceeding the HBIL A levels (refer to Drawing No. SMP 5).

### 3.0 OBJECTIVES OF THE PLAN

The objective of the plan is to manage the contamination remaining on the site during the construction phase and post development to protect human health and the environment.

The objective will be achieved by:

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- Application of controls on site excavations works;
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- Restrict the use on balance of Lot 7 SL807308 until further investigation work enables the administering authority to issue a suitability statement for this land.

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  - The site barriers (capping) as constructed, including the surveyed thicknesses of the capping layers.
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  - SMP compliance.

**5.2** An annual inspection of the development site area is to be undertaken by the owner to ensure that the capping layer and surface covers remain in good condition and that settlement of fill has not affected the integrity of the capping layer or building structures.



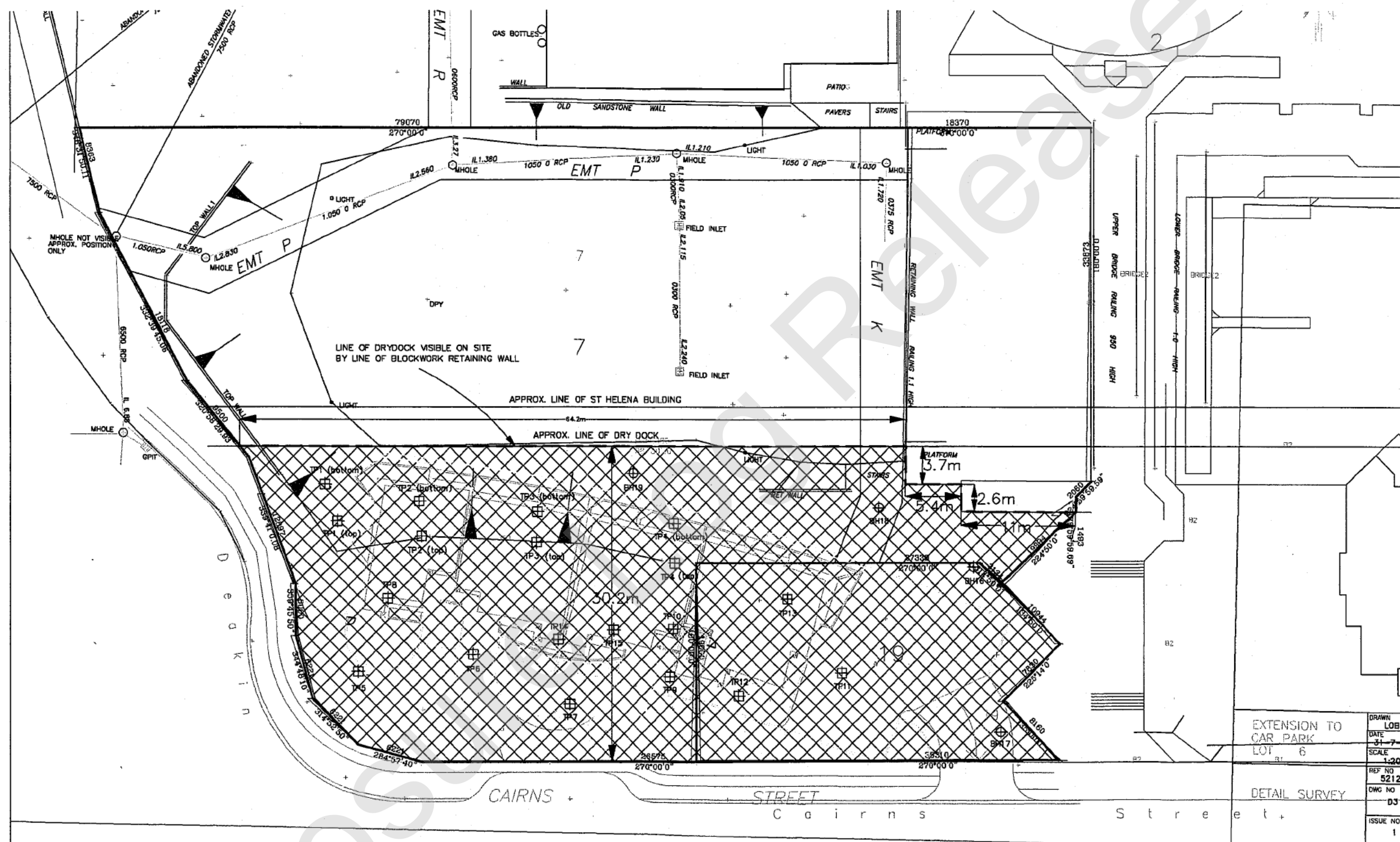
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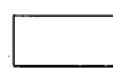
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*The SMP makes reference to plan attachments (SMP A and SMP 5) that are available from the EPA if required.*





-  AREAS TO BE MANAGED ACCORDING TO SMP (PART OF LOT 7 ON PLAN SL807308 AND LOT 19 ON RP880216)
-  REMAINDER AREA OF LOT 7 ON PLAN SL807308 TO BE SECURED AND NOT TO BE USED FOR ANY PURPOSES


**EARTHTECH CONSULTANTS**  
 Geotechnical & Environmental Engineering

DRAWN: **Sch4Pt4s6**  
 DATE: 18/12/01  
 JOB NO: ME2057

STENCRAFT c/- CCN  
 CAIRNS STREET, KANGAROO POINT  
 SITE CONTAMINATION ASSESSMENT  
 SHOWING LOT BOUNDARIES AND APPROXIMATE TEST POINT LOCATIONS

SCALE: FULL SIZE A3  
 1:400

DRAWING NO. SMPA

EXTENSION TO CAR PARK LOT 6  
 REF NO 5212  
 DWG NO D3  
 ISSUE NO 1




SEE MEETS & BOUNDS SURVEY (DWG NO. SMP A)  
SHOWING EXTENTS OF DEVELOPMENT SITE

CONTAMINATED AREAS WITH  
CONCENTRATIONS ABOVE HBIL(A)  
LEVELS - TO BE LEFT IN PLACE  
AND CAPPED WITH CONCRETE

ANALYSIS		EIT	HBIL(A)
Copper	Cu	60	1000
Lead	Pb	300	300
Tin	Sn	50	-
Zinc	Zn	200	7000
Benzo(a)pyrene	B(a)p	1	1
TOTAL PAH	PAH	20	20
HYDROCARBONS	TPH	100	100

SITE CONTAMINATION ASSESSMENT RESULTS  
INDICATE EXCEEDENCES OF THE EPA'S  
ENVIRONMENTAL THRESHOLD/LIMIT (EIT)  
(ALL CONCENTRATIONS IN mg/kg)

 <b>EARTHTECH CONSULTANTS</b> Geotechnical & Environmental Engineering		STENCRAFT c/-CCN CAIRNS STREET, KANGAROO POINT SITE CONTAMINATION ASSESSMENT, SHOWING AREAS TO BE CAPPED WITH CONCRETE	
DRAWN Sch4Pt4s6 DATE 12 / 12 / 01	JOB NO ME2057	SCALE: FULL SIZE A3 1 : 200	DRAWING NO. SMP5





Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002  
Telephone (07) 227 7111 • Facsimile (07) 227 6534

Enquiries to Contaminated Land Unit  
Telephone (07) 227 7369/227 7370  
Reference: 900622

Your reference  
Our reference

The Town Clerk  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

24 May 1994

NOTIFICATION UNDER THE CONTAMINATED LAND ACT 1991

In accordance with the requirements of Section 23 of the Contaminated Land Act 1991 please note that the parcel of land described in the Schedule below has been classified as a PROBABLE site and its particulars recorded in the Contaminated Sites Register.

SCHEDULE

LOT 7 ON PLAN SL807308  
LOCATION 26 CAIRNS STREET  
KANGAROO POINT  
4169  
OWNER DEPARTMENT OF LANDS  
REGIONAL DIRECTOR  
LAND ADMINISTRATION BUILDING  
130-148 GEORGE STREET  
BRISBANE  
4000

**PRESCRIBED PURPOSE: METAL SPRAYERS**

Yours sincerely

Sch4Pt4s6

Director, Waste Management Branch  
Division of Environment



BRISBANE CITY COUNCIL  
PAPER FOR REGISTRATION OR ATTACHMENT

Tick applicable box/es thus: ☐

MEMORANDUM: Central Records

☒ Register

☒ Attach to any relevant P/P's

☒ Forward file to:

1. Officer Code ADCL Floor 5 MLC

2. Officer Code \_\_\_\_\_ Floor \_\_\_\_\_

3. Officer Code \_\_\_\_\_ Floor \_\_\_\_\_

☐ File

Signature

*[Signature]*

10/5/94

Officer Code: ADCL

CHECK LIST - Contaminated Land System

Owner:

Stencraft Pty Ltd



Address:

26 Cairns St



Langaroo Point P.C. 4169

Lot No:

7



RP No:

5L807308



CLS:

582



Remediation:



Investigation:



CLL:



Contacts:



Land Use:



BiMap:



Hazardous:



DEH:



DEH:



Interested Pty:



Contaminants:



Results Categories:



Update Details:

Checking Officer:

*[Signature]* 10/5/94



# Contaminated Site Summary Report

4264/47/1-PL13/26  
13 MAY 1994  
PL179 PL175 PL230  
RECORDS MANAGEMENT  
PL710 KS

## Site Data

Site Ref. Number: 000582 Rotherham/deakin/darrah/goodwin/cairns

Address: Rotherham/deakin/dar  
Kangaroo Point 4169 Phone:

Owner:

Lot: 7 Plan: SL807308 Zone: UPRN:

Lease#: Expires: / /

## Site Status

Class:

Status:

Date: / /

Comments:

## General Details

Manual File#:

Data Accuracy: Aerial Photo?

Comments:

Kangaroo Point (pro)

## Remediation

Status:

Date: / /

Consultant:

Comments:

## Investigation

Result:

Date: / /

Comments:

## Land Use

Eff. Date	Exp. Date	Land Use	Comments
01/07/93	/ /	910-VACANT URBAN LAND	

## DEH

Sequence #	Notify Date	Resp. Date	Notification Code	Comments
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## Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • North Quay Qld 4002 • Telephone (07) 227 7111 • Facsimile (07) 227 6534

Enquiries to  
Telephone  
Your reference  
Our reference

Contaminated Land Unit  
(07) 227 7369/227 7370  
Reference: 900622  
08 MAR 1993

The Town Clerk  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

### NOTIFICATION UNDER THE CONTAMINATED LAND ACT 1991

In accordance with the requirements of Section 23 of the Contaminated Land Act 1991 please note that the parcel of land described in the Schedule below has been classified as a PROBABLE site and its particulars recorded in the Contaminated Sites Register.

---

#### SCHEDULE

LOT 7 ON PLAN SL807308  
LOCATION ROTHERDAM/DEAKIN/DARRAH/GOODWIN/CAI  
RNS STS  
KANGAROO POINT  
4169  
OWNER DEPARTMENT OF LANDS  
REGIONAL DIRECTOR  
LAND ADMINISTRATION BUILDING  
130-148 GEORGE STREET  
BRISBANE  
4000

Yours sincerely

Sch4 Pt4 (6)

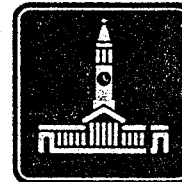
David N. Miles  
Director  
Waste Management

910

recorded



Contact name: Mr Peter Stevens  
Telephone: 225 4710  
Fax (direct): 225 5230  
Your ref.:  
Our ref.: PJS:SJ



**Brisbane City**

**Brisbane City Council**  
69 Ann Street  
Brisbane  
Queensland  
GPO Box 1434  
Brisbane  
Australia 4001  
Facsimile 229 1168

12 May 1994

Mr D N Miles  
Director, Waste Management Branch  
Department of Environment and Heritage  
PO Box 155  
NORTH QUAY 4002

**Notification Under the Contaminated Land Act 1991**

Dear Sir

I refer to your notification for L7 SL807308 for premises situated at Rotherdam/Deakin/Darrah/Goodwin/Cairns Sts, Kangaroo Point.

Perusal of Councils records reveals that the Real Property Description has been recorded incorrectly. The property description should be L7 SL807308, 26 Cairns St, Kangaroo Point.

It would be appreciated if you would amend your records accordingly.

Yours faithfully

*for*   
Peter Stevens

SENIOR PROJECT OFFICER CONTAMINATED LAND  
DEPARTMENT OF RECREATION AND HEALTH





## Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • North Quay Qld 4002 • Telephone (07) 227 7111 • Facsimile (07) 227 6534

Enquiries to Contaminated Land Unit  
Telephone (07) 227 7369/227 7370  
Your reference Reference: 900622  
Our reference 08 MAR 1993

The Town Clerk  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

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#### SCHEDULE

26 EAIRNS  
LOT 7 ON PLAN SL807308  
LOCATION ROTHERDAM/DEAKIN/DARRAH/GOODWIN/CAI  
RNS STS  
KANGAROO POINT  
4169  
OWNER DEPARTMENT OF LANDS  
REGIONAL DIRECTOR  
LAND ADMINISTRATION BUILDING  
130-148 GEORGE STREET  
BRISBANE  
4000

Yours sincerely

Sch4 Pt4 (6)

David N. Miles  
Director  
Waste Management

910  
recorded