

BCC

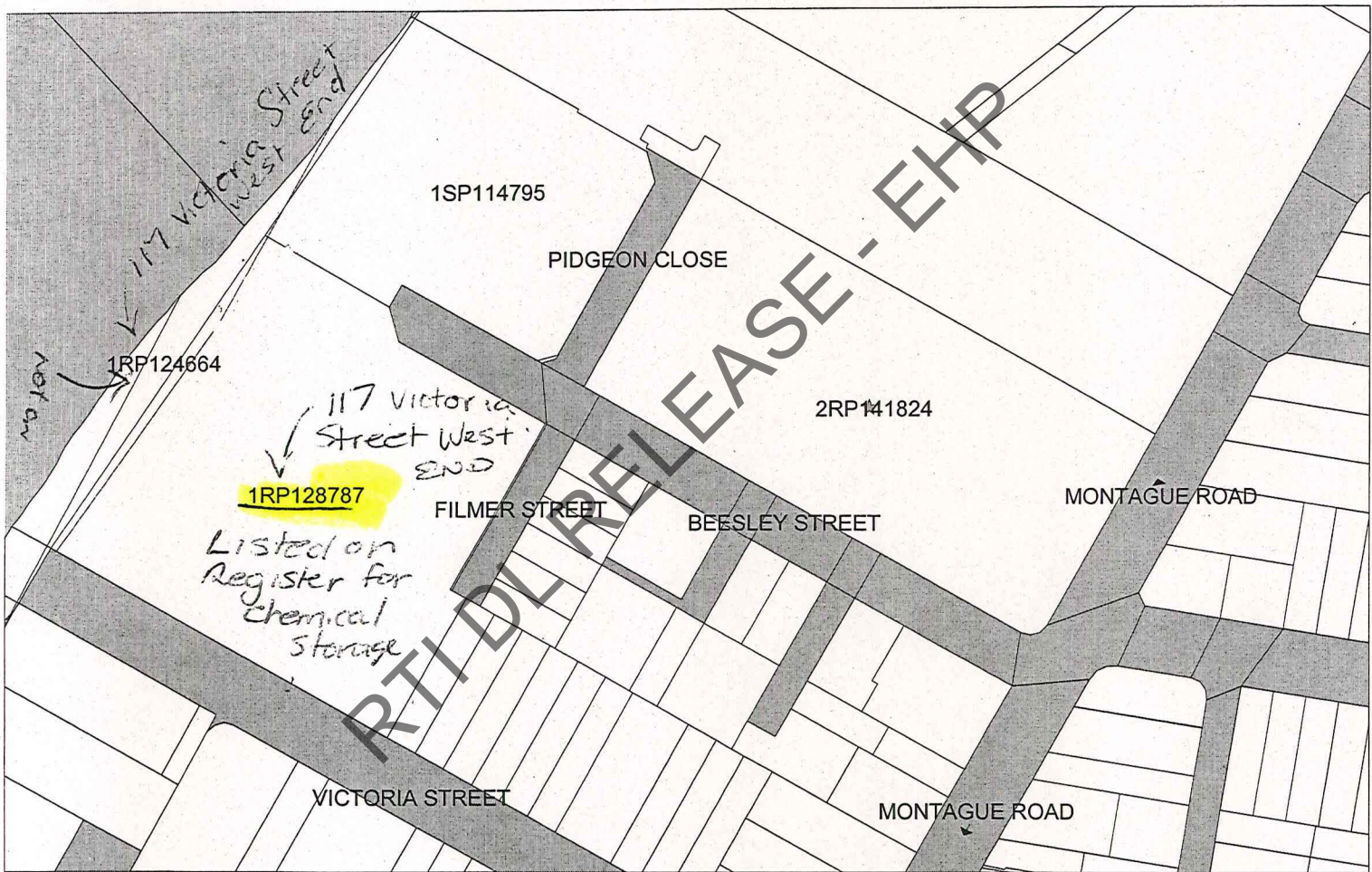
✓ called Council (BCC) 15/9/03 3:5pm → will call back → left message

• Tyson called back 15/9/03 3:20pm regarding

Lot 1/RP124664.

✓ Tyson advised Lot 1/RP124664 not been flagged.
No Contamination. Will send email confirming this
15/9/03.

✓ original pub with Greg



Rayna,
Please update EMR
and file.
Thanks, Louise.

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone 3227 6422 • Facsimile 3227 7677 • www.env.qld.gov.au

Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference
Our reference 900770 Appln No: 289

EMR Updated 15/11/99

Lot 1 RP128787

B.C.C.

sch4-Signature

8 November 1999

Ian Donald Carter
Multispan Australia Pty Ltd
32 Precision Court
SALISBURY QLD 4107

Dear Mr Carter

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

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

Application information:

Concurrence agency office: Contaminated Land Unit

Responsible officer: Karen Hopper

Postal address: PO Box 155, BRISBANE ALBERT STREET QLD 4002

Telephone: 3227 7983 Fax: 3227 7677 E-mail: Karen.Hopper@env.qld.gov.au

EPA no.: 289

Application no.: DRS/USE-681915

Street address of subject land: 117 Victoria Street

Suburb/locality: West End Lot no.: 1 Registered Plan no.: RP128787

Signed

sch4-Signature

Greg O'Brien
Chief Scientific Advisor (Contaminated Land Unit)

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone 3227 6422 • Facsimile 3227 7677 • www.env.qld.gov.au

Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference
Our reference 900770 Appln No: 289

8 November 1999

Richard Hurl
Development Assessment Team South
Development & Regulatory Services
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Dear Mr Hurl

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

- ☐ Information request (C-1)
- ☐ Notification of information request (C-2)
- ☐ Notification of receipt of applicant's response to information request (C-3)
- ☐ Extension of information request/assessment period (C-4)
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Application information:

Concurrence agency office: Contaminated Land Unit

Responsible officer: Karen Hopper

Postal address: PO Box 155, BRISBANE ALBERT STREET QLD 4002

Telephone: 3227 7983 Fax: 3227 7677 E-mail: Karen.Hopper@env.qld.gov.au

EPA no.: 289

Application no.: DRS/USE-681915

Street address of subject land: 117 Victoria Street

Suburb/locality: West End Lot no.: 1 Registered Plan no.: RP128787

Signed

sch4-Signature

Greg O'Brien
Chief Scientific Advisor (Contaminated Land Unit)

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

EPA No.: 289
Applicant: Ian Carter
Multispan Australia Pty Ltd
Application no.: DRS/USE-681915
Date received by EPA: 25 October 1999
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence

Description: Material Change of Use
117 Victoria Street, West End
(Lot 1 on RP128787)

1 Type of development

- ☒ Material change of use
☐ Reconfiguration of a Lot

where:

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

2 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

3 Condition(s)

The following concurrence agency conditions are to be attached to any development approval:

- a) The removal of any contaminated soil requires prior approval from the Environmental Protection Agency (EPA) Contaminated Land Unit (CLU) under S118ZZF of the Environmental Protection Act 1994 (EP Act).
- b) It is a requirement of the EP Act that if the owner or occupier of this site becomes aware a Notifiable Activity (as defined under Schedule 3 of the EP Act) is being carried out on this land they must, within 30 days after becoming aware the activity is being carried out, give notice to the EPA. A list of Notifiable Activities is attached for your information.

4 Reasons for including condition(s) or refusal

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

- a) To mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

5 Additional comments or advice

It is suspected that the site has been used for the deposition of coal tars, ash and associated waste products from the manufacture of gas from coal. There is a potential for volatile hydrocarbon gases to accumulate in building spaces when construction occurs over such waste disposal areas. There is insufficient evidence available to the EPA to determine the state of the land or any other health issues associated with any waste deposited under the existing structures.

It is recommended that the following actions be taken.

1. A survey should be conducted to assess the soil under the existing structure for the presence of contamination and to identify any health risks.
2. Enclosed areas of the refurbished building should, as a minimum, be fully ventilated with a turnover rate which will prevent the accumulation of volatile hydrocarbon gases.

6 Additional information

This concurrence response under the *Environmental Protection Act 1994* does not remove the need to obtain any further approval for this development which might be required by other State and/or Commonwealth legislation. Applicants are advised to check with all relevant statutory authorities. Applicants also should comply with all relevant legislation.

Other Environmental Protection Agency approvals, licences and/or sanctions (for example, *Harbours Act 1955*, *Beach Protection Act 1968*, *Marine Parks Act 1982*, *Queensland Heritage Act 1992*, *Nature Conservation Act 1992*) that are required by this development or works are listed below. This response does not infer that the other necessary approvals, licences and/or sanctions will be granted.

****End of Response****

IPA APPLICATION - 117 VICTORIA STREET, WEST END

Lot 1 on RP128787

IPA App'n No: 289
File: 900770

-IT Environmental submitted a small summary report with the Notification which indicates that the "current site facility was constructed on fill material that had been sourced from a former coal gas works within the area". Soil testing not undertaken.

"The site is now mostly sealed with concrete and pavement, with only small lawn and garden bed areas unsealed."

Existing: warehouse and transport premises

Proposal = 'service industry'; refurbishment of buildings for use as printing works, warehouse and office.

08.11.99

Spoke to Ian Carter (applicant) who advised that the proposed additions are small extensions to the existing building for a reception area. All of that area is currently paved.

RECOMMENDATIONS:

- Condition re disposal permit for any contaminated soil removed during construction activities.
- As site mostly covered with concrete/pavers and use of site is not changing, do not believe that a SS/SMP is necessary.

condition that owner sends us notification of land for printing works (if meets N/Activity criteria).

sch4-Signature

8/11/99

*8/11/99 - Site insp - as per plan - majority of site sealed
- bldg + carpark. Only minor works proposed.*

Louise

pls prepare work response with condit as per your recommendations + pls give advice as per GOB notes. Pls save advice also under std clauses, so that we may refer again in future.

*Thanks
Karen D.*

- It is suspected that the site has been used for the deposition of coal tars, ^{ash} and associated waste products from the manufacture of gas from coal.

There is a potential for ^{volatile} hydrocarbons, ^{gases} to accumulate in building spaces when construction occurs over ~~such areas of~~ ^{waste disposal area}.

~~There~~ There is insufficient evidence available to the EPA to determine the state of the ^{health} ~~land~~ ^{or any risks associated with waste deposited} ~~underlying~~ the existing structures.

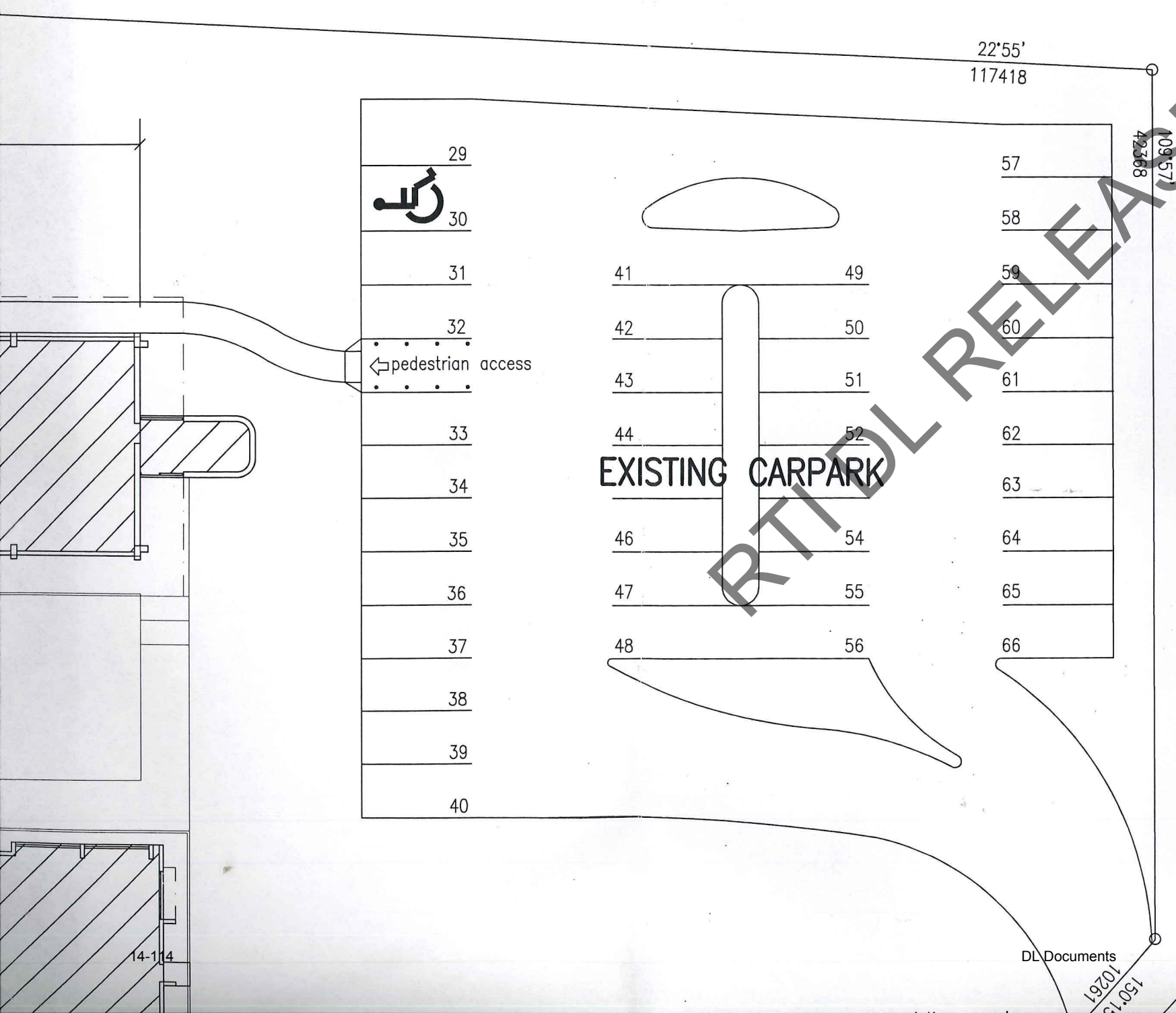
It is recommended that the following actions are taken. ~~Identify any~~ ^{should}

1) A survey ^{should} be conducted to assess the soil under the existing structure for the presence of contamination and to identify any health risks.

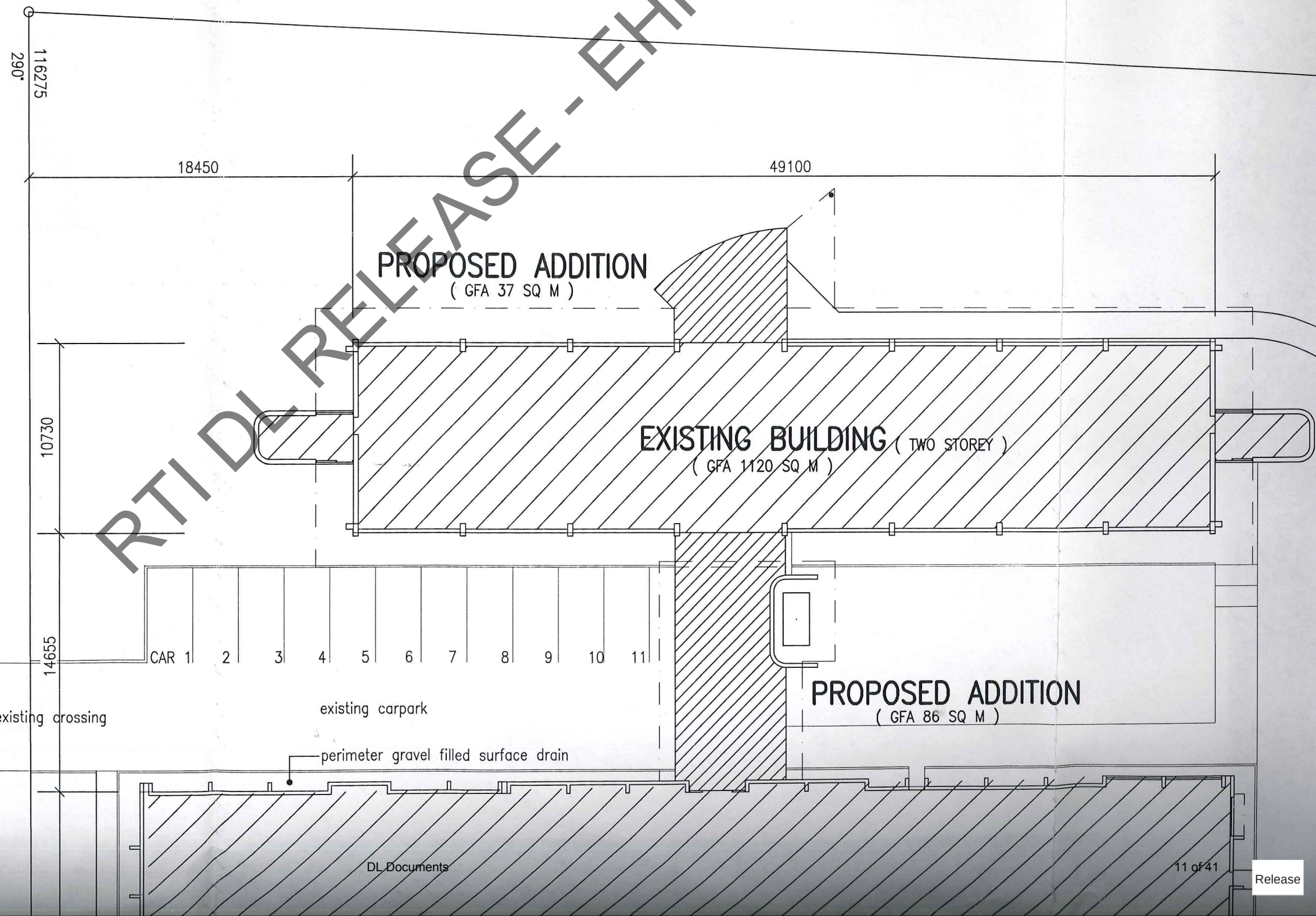
2) ~~If any refurbishment of the existing building,~~ ^{all}

Enclosed areas of the refurbished building ^{with a} ~~should~~ ^{fully} be mechanically ventilated, ^{to} ~~prevent the~~ ^{which will} accumulation of volatile hydrocarbon gases.

as a minimum

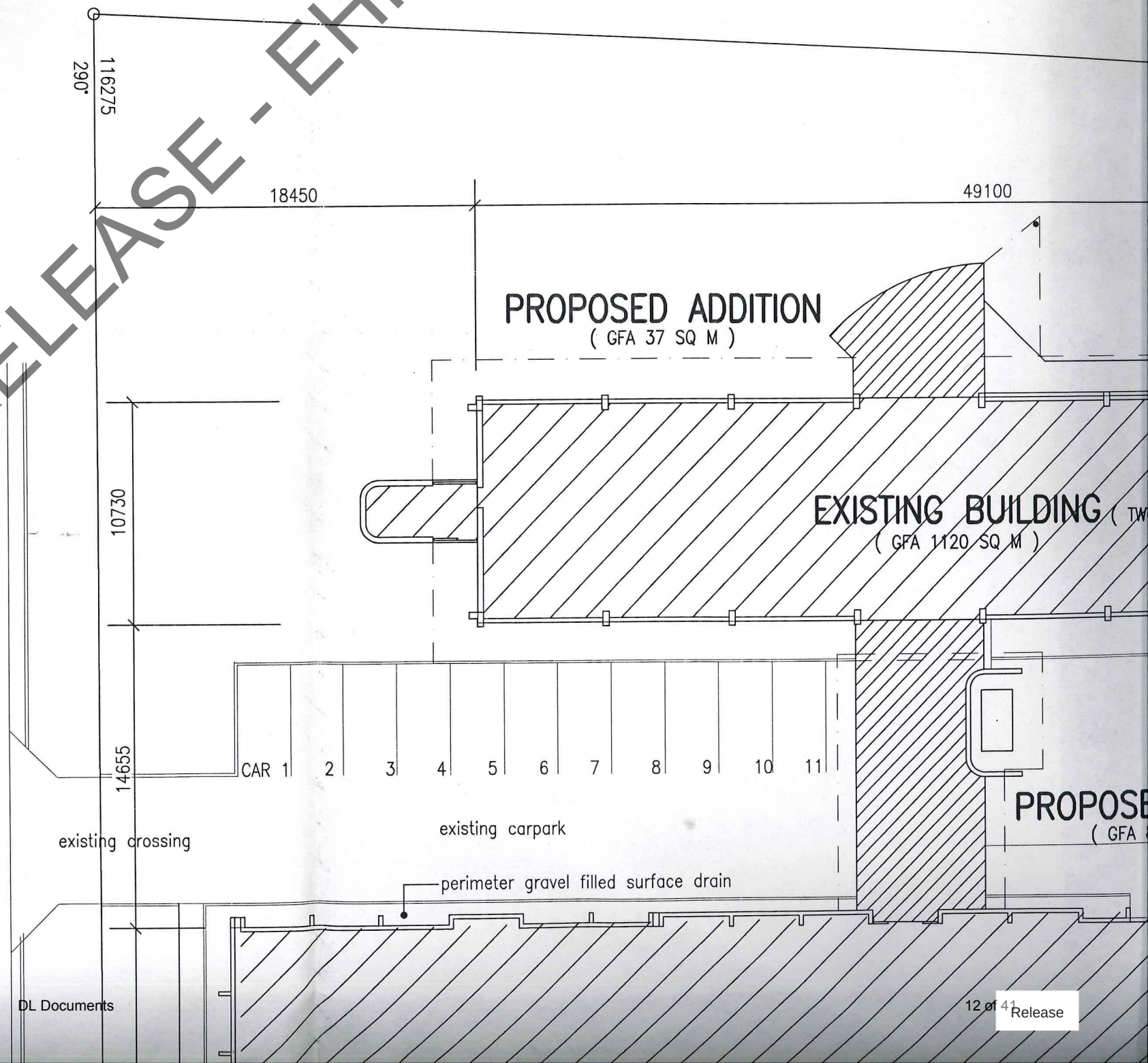


S T R E E T



RTI DL RELEASE - EHP

S T R E E T



RTI DL RELEASE - EHP

S T R E E T

C T O R I A

10730

14655

64200

PROPOSED ADDITION
(GFA 37 SQ M)

EXISTING BUILDING (TWO STOREY)
(GFA 1120 SQ M)

PROPOSED ADD
(GFA 86 SQ M)

CAR 1 2 3 4 5 6 7 8 9 10 11

existing crossing

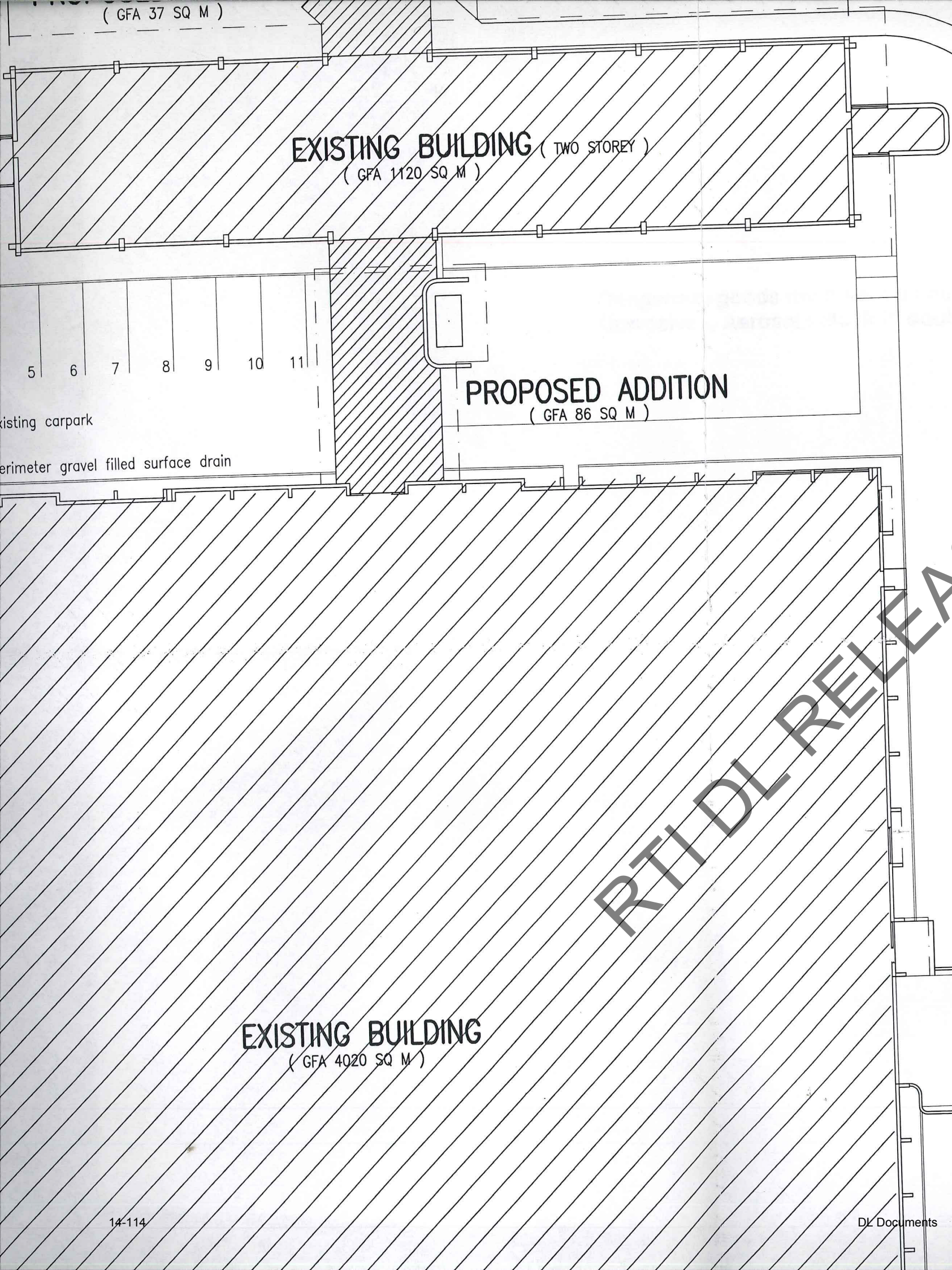
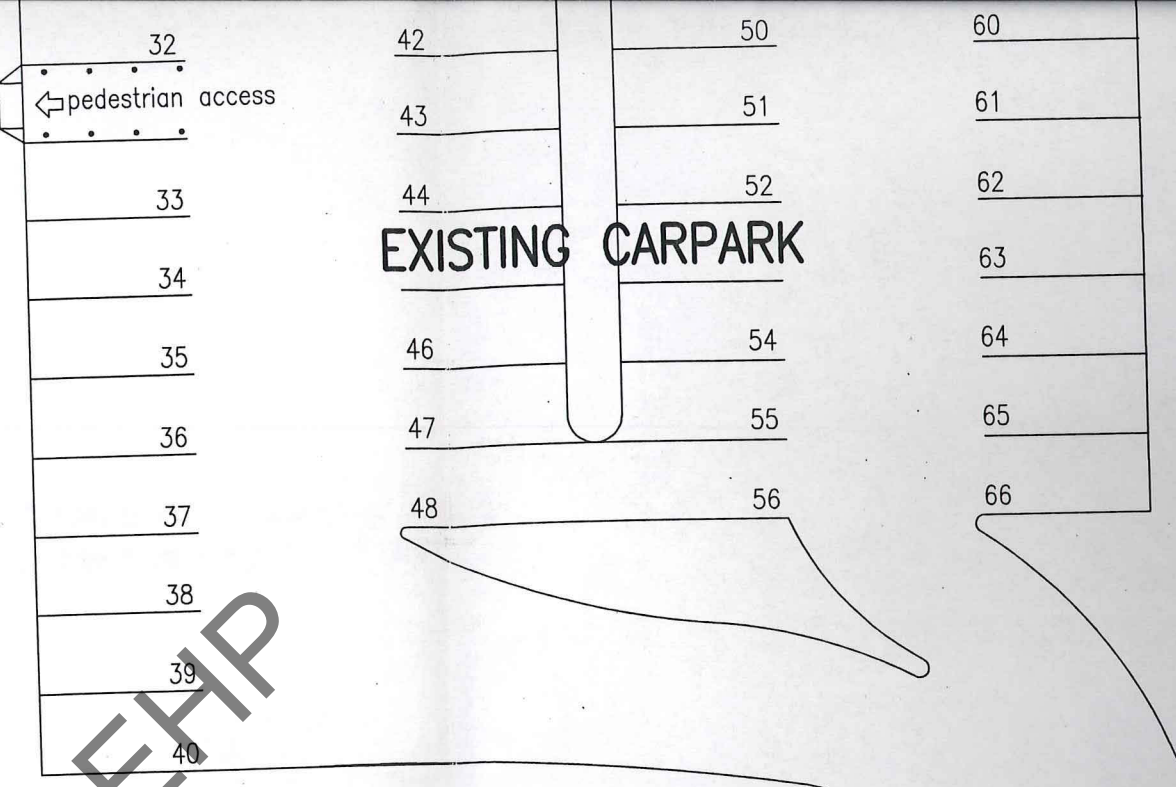
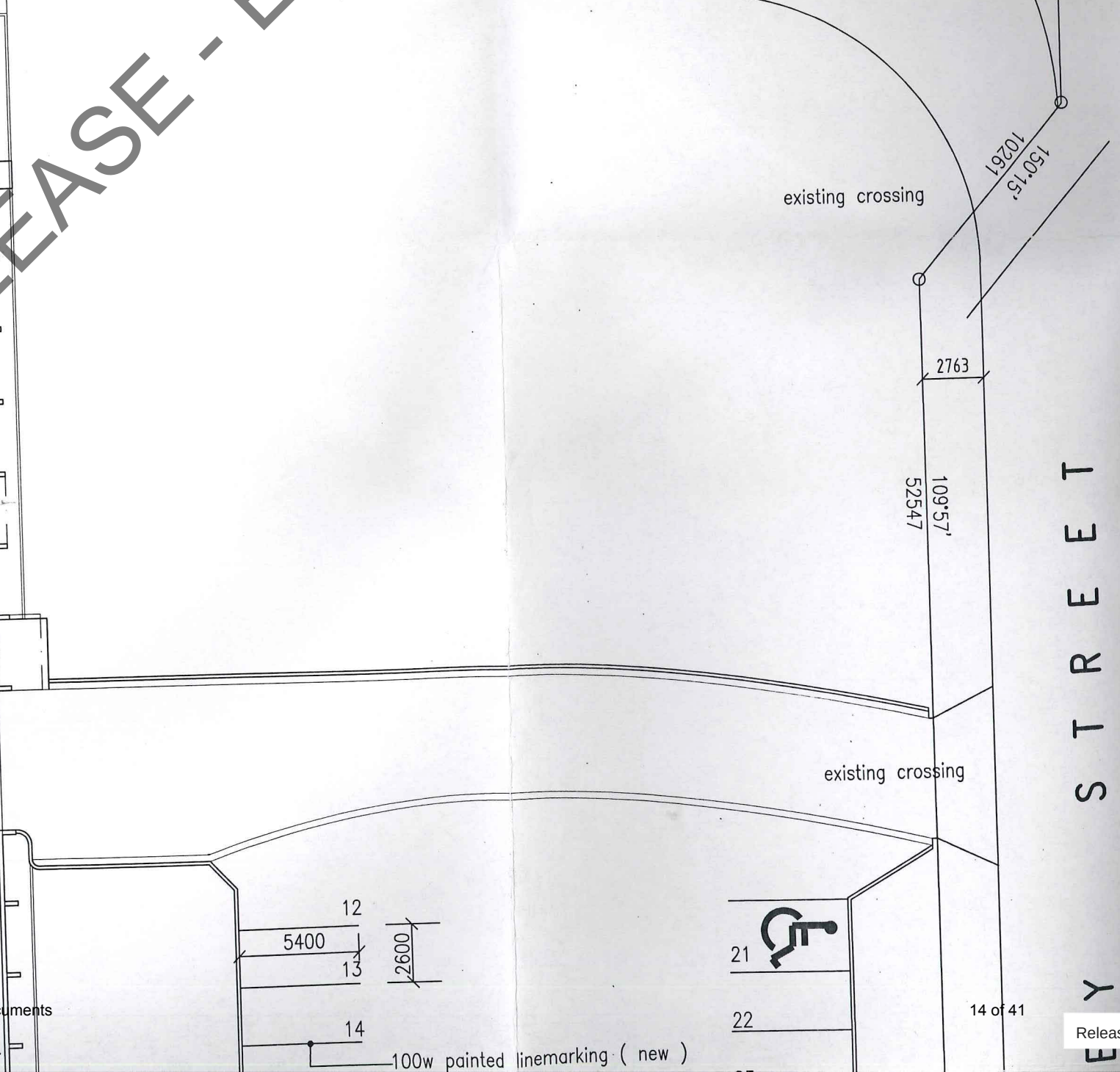
existing carpark

perimeter gravel filled surface drain

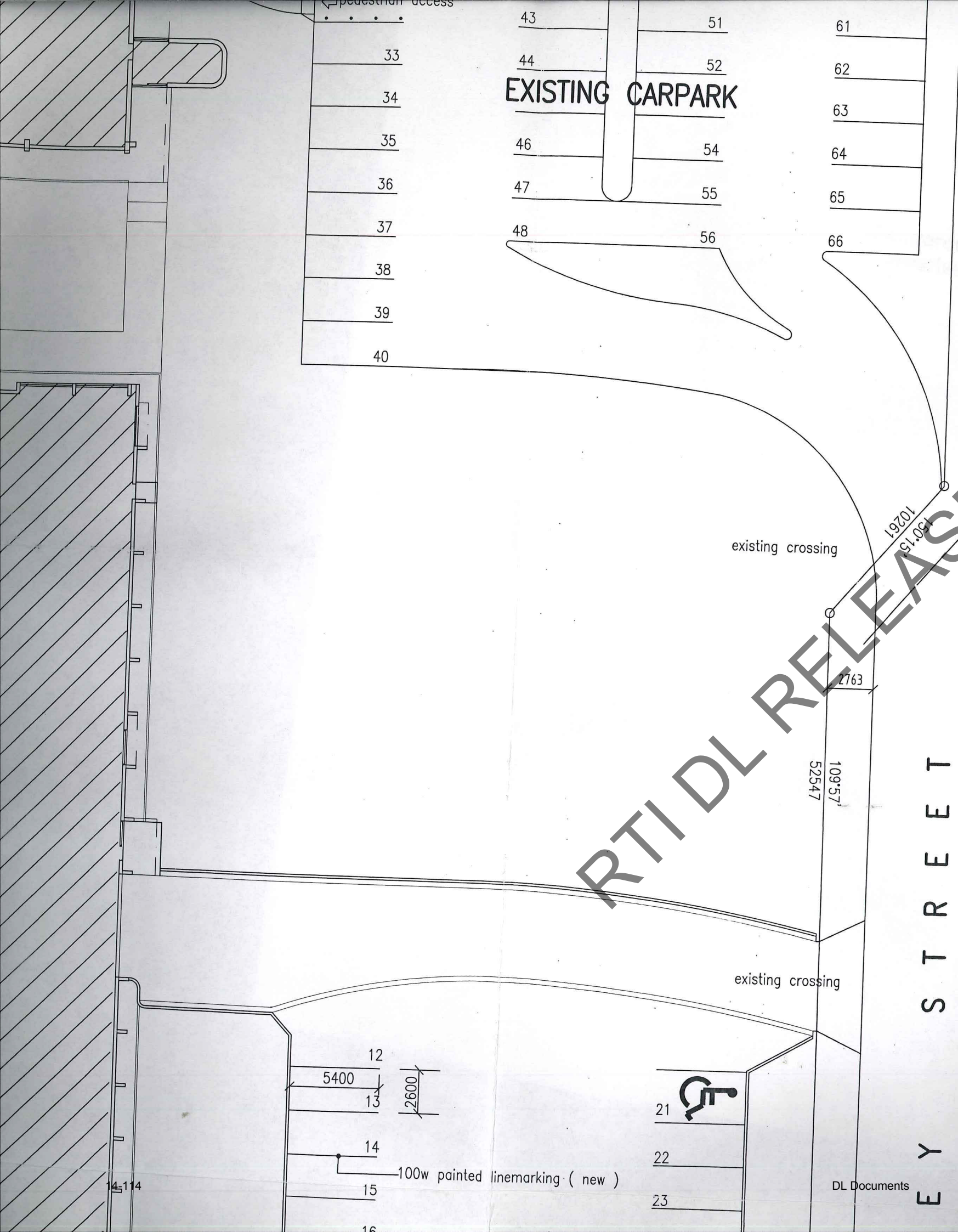
existing crossing

EXISTING BUILDING
(GFA 4020 SQ M)

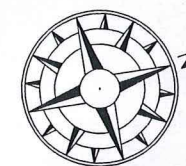
DL Documents



STREET



DATE	REV No	DESCRIPTION
------	--------	-------------



Real Property Description

LOT 1 ON RP 128787
PARISH OF SOUTH BRISBANE
COUNTY OF STANLEY

Client

QM INDUSTRIES PTY LTD

Project

REFURBISHMENT

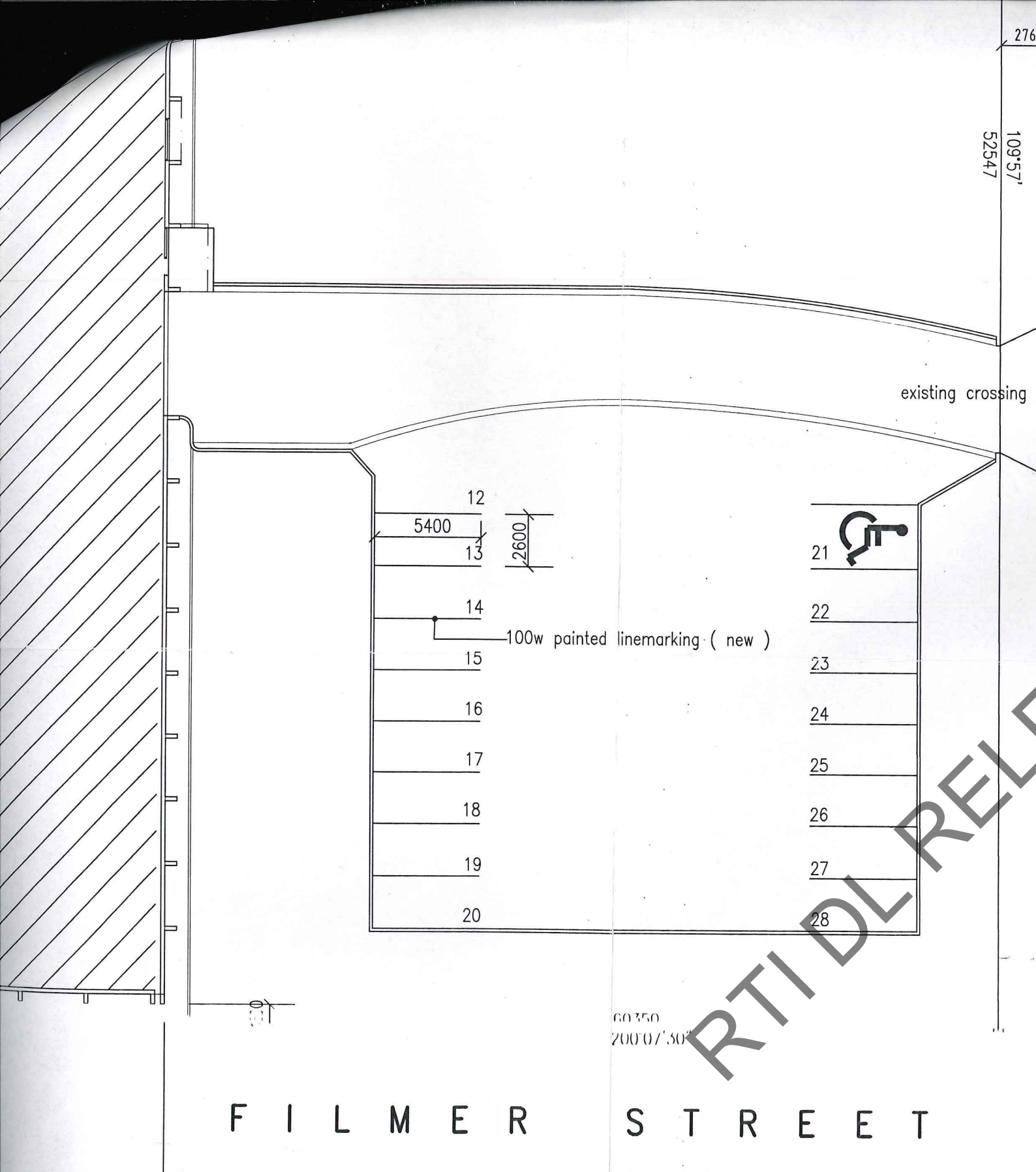
Site Address

**117 VICTORIA STREET
WEST END**

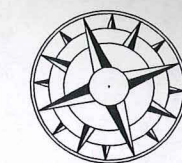
Drawing

SITE PLAN

Architect



DATE	REV No	DESCRIPTION
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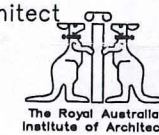
Real Property Description
 LOT 1 ON RP 128787
 PARISH OF SOUTH BRISBANE
 COUNTY OF STANLEY

Client
QM INDUSTRIES PTY LTD

Project
REFURBISHMENT

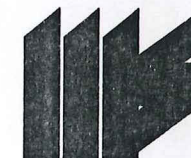
Site Address
**117 VICTORIA STREET
 WEST END**

Drawing
SITE PLAN

Architect
 Ian D. Carter Dip. Arch. A.R.A.I.A.

Engineer
Darryl J. Hood
B.T. (Eng.) M.I.E. (Aust.)
R.P.E.Q. No. 1151
C.P. Eng.

Approved



MULTI SPAN
 AUSTRALIA PTY LTD

Established 1964 Engineering Design Consultants
 Commercial/Industrial/Residential Developments
 Construction Management
 Structural Steel Fabrication

A.C.N. 065 483 918 42 Proctor Street
 SALISBURY Q. 4107
 Telephone (07) 32744209
 Fax. (07) 38751012
 Email: info@multispan.com.au

Date	20/8/99	Drawn	IC	Checked
Scale	1:250	Approved		
A1	Project Number 2196	Dwg. Number SK02	Rev. Number	

V I C T O R I A

64200

existing crossing

EXISTING BUILDING
(GFA 4020 SQ M)

RTI DL RELEASE - EHP

5400

36
57

50373
200°07'30"

6100 600

62345

F I L M

RTI DL RELEASE - EHP
DIRECTOR I A

existing crossing

64200

EXISTING BUILDING
(GFA 4020 SQ M)

6100

600

62345



Brisbane City

Application No: DRS/USE-681915
Project No: DRS/PRO-25079
Contact: Richard Hurl
Telephone: (07)3403-4392

Brisbane City Council

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

19 October 1999

Mr Ian Carter
Multispan Australia Pty Ltd
32 Precision Street
SALISBURY QLD 4107



Facsimile 07 3403 5379

Dear Mr Carter,

**Acknowledgment notice under section 3.2.3 of the *Integrated Planning Act 1997*:
Development Application for Service Industry on land at 117 Victoria St, West
End Qld 4101 and described as Lot 1 on RP128787, Parish of Sth Brisbane.**

I refer to the above application that the Council received on 14 October 1999 and advise that I have been appointed as the Council's Assessment Manager for the 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 prior to the 11 November 1999.

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)3403-4392.

Yours faithfully,

sch4-Signature

Richard Hurl
Assessment Manager
Development Assessment Team South
Development and Regulatory Services
Customer and Community Services

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

APPLICANT DETAILS:

Mr Ian Carter
Multispan Australia Pty Ltd
32 Precision Street
SALISBURY QLD 4107

SITE:

Address of Site:

117 Victoria St, West End Qld 4101

Real Property Description:

Lot 1 on RP128787, Parish of Sth Brisbane

Existing Zone:

Warehouse And Transport

Name of Owner:

Mr Neville Morgan & Mr Frank Smyth Youngleson

Name of Ward:

Dutton Park

APPLICATION:

Aspects of development and development approvals sought:

Carrying out Building Work - Preliminary Approval

Material Change of Use - Development Permit

Please note that the Council has amended your application to the aspects listed above. The amendment has been made because plumbing and drainage work is not assessable at this stage.

Description of Proposal:

Service Industry

Council file reference:

DRS/USE-681915

Lodgement date:

14 October 1999

CODE OR IMPACT ASSESSMENT:

Brisbane City has a transitional planning scheme under the *Integrated Planning Act 1997*. The transitional provisions of the Act require that development be assessed using the criteria in the *Local Government (Planning and Environment) Act 1990* following either a 'code assessment' or 'impact assessment' process. In this instance the application will be assessed using **impact** assessment procedures. (The provisions of section 6.1.28 require that a development that would have required public notification under the *repealed Local Government (Planning and Environment) Act* be processed using impact assessment procedures.)

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.

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

Environmental Protection Agency
Hazardous Waste and Contaminated Site Section
PO BOX 155
BRISBANE
Albert Street QLD 4002
Attention: Adele Cooper
Telephone 3224 8143
32251827

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.

INFORMATION REQUEST:

The council may make an 'information request' under section 3.3.6 of the *Integrated Planning Act 1997*. We will notify you by 11 November 199 whether or not further information is required.



MULTI SPAN

A U S T R A L I A P T Y L T D

Architectural & Engineering Design Consultants
Commercial/Industrial/Residential Developments
Construction Management
Structural Steel Fabrication & Erection

C/SITES



A.C.N. 065 483 918
(Inc. in Qld)
32 Precision St
Salisbury Q 4107
Phone: (07) 3274 4209
Fax: (07) 3875 1012

App'n No: 289
File No: 900770

21 October 1999

Environmental Protection Agency
Hazardous Waste and Contaminated Site Section
PO BOX 155
BRISBANE
Albert Street Qld 4002

Attention: Adele Cooper

Dear Madam,

Re: Development Application for Service Industry on land at 117 Victoria Street West End
described as Lot 1 on RP 128787 Parish of South Brisbane

Please find enclosed copy of IDAS application together with Acknowledgement Notice from Brisbane City Council and copy of site plan as required. Should you require further information please contact Ian Carter on telephone number 3274 4209.

Yours Faithfully
MULTI SPAN AUSTRALIA PTY LTD

sch4-Signature

Ian Carter, Architect



99 / 17186

App No 289
File 900770
Due 8 NOV

Form 1A - IDAS Development Application

Integrated Planning Act 1997 (IPA) s 3.2.1

This form MUST be used for all development applications under the IPA, including those involving assessment under the Building Act 1975 and under the Environmental Protection Act 1994. It may also be used for plumbing and drainage work under Sewerage and Water Supply Act 1949.

Mandatory information items 1 - 13 Refer to the Explanatory Notes before completing

1 Applicant's Details

Name In full

IAN DONALD CARTER

Company name If applicable

MULTI SPAN AUSTRALIA PTY LTD

Postal address

32 PRECISION STREET
SAUGERBY Postcode 4107

Phone no.

32744209

Fax no.

38751012

Email

ianc@multispan.com.au

Signature and date

sch4-Signature

5/10/99

2 Property Description

Street address Include no., street, suburb and postcode

117 VICTORIA STREET
WEST END Postcode

Shop/tenancy no. If applicable Level If applicable

— —

Lot

1

RP/GTP/BUP/CP no.

125787

If plan not sealed supply previous

Lot

—

RP/GTP/BUP/CP no.

—

3 Owner's Consent If applicant is not the owner

Name In full

NEVILLE MORSE AND FRANK
YOUNGLOSON

Postal address

375 MONTAGUE RD
WEST END Postcode 4101

Signature, Company seal or ACN and date

sch4-Signature

5/10/99

4 Application and Approval Type

What do you consider describes the aspect/s of development applied for and the approval/s sought?

	Development Permit	Preliminary Approval
Carrying out building work	☐	☒
Carrying out plumbing or drainage work	☐	☒
Carrying out operational work	☐	☐
Making a material change of use of premises	☒	☐
Reconfiguring a lot	☐	☐

5 Superseded Planning Scheme

Only applicable if assessment of the application is required under a planning scheme. Tick 'no' if not applicable.

Do you wish the application to be assessed under a superseded planning scheme?

No ☒ Go to 6

Yes ☐ Provide details which will identify the superseded planning scheme under which assessment is sought or development is proposed

Planning scheme

Date adoption notified in Gazette



6 Copyright Consent

Is copyright consent applicable to this application?

No ☒ **Go to 7**

Now not required.

IPA Amendment (12/10/1998)

7 Existing Use of Premises and Description of Proposed Development, e.g. addition to house, new shops to replace service station

Refer Explanatory Notes

If insufficient room attach additional information.

1) EXISTING WAREHOUSE WITH
ANCILLARY OFFICES
2) RECONFIGURATION OF ABOVE
BUILDINGS FOR USE AS
PRINTING WORKS, WAREHOUSE,
OFFICE (ANCILLARY TO USE)

8 Referral Trigger

Refer Explanatory Notes

Do you consider this application triggers referral coordination of information requests?

No ☒

Yes ☐

Do you consider this application triggers referral to a referral agency?

No ☒ **Go to 9**

Yes ☒ Specify each trigger, e.g. ERA, special fire services.

Specify each referral agency indicating whether a concurrence or advice agency, e.g. Dept of Environment (concurrence), Qld Fire & Rescue Authority (advice).

If a referral response has already been received from a referral agency, indicate the agency and attach the response.

9 Plans and Supporting Information

Plans and supporting information are important to illustrate the intent of the proposal.

Are plans and supporting information attached?

No ☐

Yes ☒

14-114

If plans and supporting information are attached, do they include any plans or supporting information recommended by the referral agency?

No ☒

Yes ☐

No supporting information recommended ☐

NOTE:

- For building work that is to be assessed under the Building Act, plans and supporting information must be submitted that comply with schedule 1 of this form.
- If the Queensland Fire and Rescue Authority is a referral agency for the application, and plans and supporting information are supplied that comply with schedule 1, applicants should answer 'yes' to the second part of the question, as schedule 1 includes the Authority's requirements.

10 Reconfiguring a Lot

Is this application for reconfiguring a lot?

No ☒ **Go to 11**

Yes ☐ Specify the total area of land involved in this application.

ha/m²

11 Building Work

Is this an application for building work requiring assessment under the Building Act?

No ☒ **Go to 12**

Yes ☐ Complete the following

New work ☐ Alterations ☐ Demolition ☐

What is the total value of the building work? Estimated value including all labour and materials.

\$

Construction details

External walls

Double brick ☐ ₁₁

Brick veneer ☐ ₁₂

Stone, concrete ☐ ₂₀

Fibro cement ☐ ₃₀

Timber ☐ ₄₀

Curtain glass ☐ ₅₀

Steel ☐ ₆₀

Aluminium ☐ ₇₀

Other ☐ ₈₀

Frame

Timber ☐ ₄₀

Steel ☐ ₆₀

Aluminium ☐ ₇₀

Other ☐ ₈₀

Floor

Timber ☐ ₄₀

Concrete ☐ ₂₀

Other ☐ ₈₀

Roof covering

Tiles ☐ ₁₀

Slate Concrete ☐ ₂₀

Fibre cement ☐ ₃₀

Steel ☐ ₆₀

Aluminium ☐ ₇₀

Other ☐ ₈₀

No. of storeys

Floor area - m²

New

Existing

TOTAL

24 of 41

Complete for residential work only

What best describes the dwelling type?

- ☐ Single detached house
☐ Kit house
☐ Transportable/relocatable house
☐ Attached housing *includes row, terrace, townhouse*
☐ Semi-attached housing *duplexes, dual occupancies*
☐ Apartment building/unit where units are layered one above another
☐ Apartment, unit or flat attached to an existing house

No. of existing dwelling units

No. of dwelling units to be demolished

No. of new/additional self contained dwelling units

If dwelling unit, gross area of site

 m²

Release of building work information

Some local governments provide summary information of approvals, including the owner's name and address, for use by industry in marketing products.

Does the owner agree to the release of owner details and the street number of the site for marketing purposes?

No ☐

Yes ☐

Office use only

Census district no.

QBSA insurance receipt no.

Owner/builder

Approval no.

☐ No ☐ Yes

12 Plumbing and Drainage Work

Is this an application for plumbing or drainage work requiring assessment under the Sewerage and Water Supply Act?

No ☒ **Go to 13**

Yes ☐ Complete the following

Water supply plumbing

Is this application for a new water service?

No ☐

Yes ☐ Include a site plan with the application showing the location of proposed driveways.

Purpose of water service

Domestic ☐ Commercial ☐ Industrial ☐

Fire ☐

Other

Nature of work

New ☐

Repair ☐

Alteration ☐

Disconnect existing service ☐

Other

Size of water service required

 mm

Type and class of pipe to be used on premises

Type of backflow prevention device *If applicable*

Attach list if necessary.

Sanitary plumbing and drainage

Nature of work

Alter an existing installation ☐

New/additional sewer connection required ☐

Disconnect existing service ☐

Other

On-site sewerage facility

On-site sewage treatment plant ☐ Type

Septic tank ☐ Method of sullage disposal

Plumbing/drainage plan

Do you want the Council to prepare design?

No ☐

Yes ☐

Is the design submitted for approval?

No ☐

Yes ☐

Office use only

Drainage Plan no.

Number of new fixtures to be installed

Sinks

Basins

Laundry tubs

Showers

Baths

W.C.s

Urinals

Other

Total number of new fixtures

13 Fire Fighting Facilities

Refer Explanatory Notes

Is this an application for building work requiring fire safety installations or special fire services?

No ☒ **Submit application**

Yes ☐ Indicate which safety installations or special fire services are required.

Special fire services

Fire mains ☐

Fire hydrants ☐

Sprinklers (including wall-wetting sprinklers) ☐

Special automatic fire suppression systems (including foam, deluge and gas flooding systems) ☐

Fire detection and alarm systems (other than stand alone smoke alarms not required to be inter connected or connected to a fire indicator panel) ☐

Fire control centres ☐

Stairwell pressurisation systems ☐

Air-handling systems used for smoke control ☐

Smoke and heat venting systems ☐

Smoke exhaust systems ☐

Emergency warning and intercommunication systems ☐

Emergency lifts ☐

Vehicular access for large isolated buildings ☐

Services provided under conditions imposed under Standard Building Regulation section 71 ☐

Services required under clause E1.10 of the Building Code of Australia ☐

Fire safety installations (other than special fire services)

Structural features

Access panels through fire-rated construction ☐ Penetrations through fire-rated construction ☐

Fire dampers ☐ Fire curtains ☐

Fire windows ☐ Structural fire protection ☐

Fire shutters and doors ☐

Fire protection systems

Air handling systems ☐

Fire fighting equipment

Fire extinguishers (portable) ☐ Fire hose reels ☐

Fire hydrants (including hydrant boosters) ☐

Occupant safety features

Exit door hardware ☐ Emergency lighting ☐

Emergency power supply ☐ Fire doors ☐

Solid core doors ☐ Smoke proof doors ☐

Exit signs ☐

EMR

[illegible]

LGA	BRISBANE CITY COUNCIL	Region	SE	AMA	
Site Name	CHEMICAL STORAGE WEST END	Notified By	DATA CONV	Notif Rec'd	
Street	117 VICTORIA STREET	Entry Date	27/06/1998	Last Altered	
Suburb	WEST END	Post code	4101	Ext Ref	
Owner	C&H PROPERTIES (QLD) P/L AS TRUSTEE	Haz Cont			
Owner Address	FOR THE HUSSEIN PROPERTY TRUST				
	GPO BOX 563				
	BRISBANE				
		Post code	4101		
Parcel Status	C	Area	12505	m²	
		File	0	Officer	NIL
		Offsite Disposal Date			

Notifiable Activities

CHEMICAL STORAGE

Comments

Registered Site ID 289

Date	User ID	Corr No	Officer Name	Finalised	How Finalised
04/06/1999	BIGNELT				

FAX FROM OWNER 17/5/99 WITH ATTACHED REPORT PREPARED BY IT ENVIRONMENTAL 19/4/99 (REF: J-20-07575C-L01) ADVISES THAT FILL MATERIAL SOURCED FROM A FORMER COAL GAS WORKS WITHIN THE AREA WAS PLACED ON THIS SITE. FILL MATERIAL IS BELIEVED TO CONSIST PREDOMINANTLY OF ASH, COKE AND COAL TAR THAT WAS PRODUCED AT THE GAS WORKS AS A BY-PRODUCT. DISCUSSIONS WITH SITE PERSONNEL INDICATED THAT BEFORE THE ENTIRE SITE WAS PAVED OVER, FUMES WOULD EMANATE FROM THE BARE GROUND ON HOT DAYS. THE FUMES WERE DESCRIBED AS HAVING A HYDROCARBON ODOUR.

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquiries Ariane Milinovich
Telephone (07) 3225 1974 Facsimile: (07) 3227 7677
Your reference
Our reference ID289

3 June 1999

Orica Warehousing and Distribution
PO Box 141
CHESTER HILL NSW 2162

Dear Mr Greaves

Re: Lot 1 RP128787 - 117 Victoria Street, West End

I refer to your letter of 17 May 1999 regarding potential land contamination on the above property.

I can advise you that the property is already listed on the Environmental Management Register for the notifiable activity of chemical storage over 10 tonnes. A notice was sent to the current owners at the time of listing on the old Contaminated Sites Register on 24 June 1993. The site was then legislatively transferred to the new Environmental Management Register on 6 July 1998 in line with the commencement of new provisions for the management of contaminated land in the *Environmental Protection Act 1994*.

The information you provided in the IT Environmental (Australia) Pty Ltd report, concerning ash fill from a former coal gas works, has been noted in our records.

There is no requirement to prepare a Site Management Plan while the current use continues. However a development application for a subdivision or a material change of use would trigger the need for a contaminated site investigation, and appropriate remediation or management of the site, depending on the results of the investigation and the intended land use.

Thank you for the information you provided. If you require anything further, please contact me on the above number.

Yours sincerely

sch4-Signature

Ariane Milinovich
Acting Registrar
Contaminated Sites Section

sch4-Signature

HAZARDOUS WASTES AND
CONTAMINATED SITES SECTION

17 MAY 1999

Orica Australia Pty Ltd

ACN 004 117 828

127 Orchard Road, Chester Hill

PO Box 141 Chester Hill New South Wales 2162 Australia

Tel 61 2 9794 8499

Direct Tel 61 2 9794 8499 Fax 61 2 9794 8491

FacsimileTo Contaminated Land Dept
Company Environment Protection

Facsimile 07 32277677

Total Pages 6

From ^{Agency}
Simon Creane

Date 17/5/99

Subject See attached

CONFIDENTIALITY NOTICE

This document and any following pages are intended solely for the individual(s) and entity(s) named. They are confidential and may contain legally privileged information. The use, copying or distribution of them or any information they contain, by anyone other than the addressee, is prohibited. If you have received this document in error, please let us know by telephone or fax so we can arrange for its return. Thank you.

Original of letter posted 17/5/99



Orica Australia Pty Ltd
ACN 004 117 828

17 May 1999

127 Orchard Road Chester Hill NSW 2162
PO Box 141 Chester Hill NSW 2162 Australia
Tel 61 2 9794 8499
Direct Tel 61 2 9794 8499 Fax 61 2 9794 8491
email XXXX@orica.com.au
http://www.orica.com.au

The Contaminated Land Department
Environment Protection Agency
PO Box 155
Brisbane Albert Street
Queensland 4002

Facsimilie

No. of Pages - 5

Fax 07 3227 7677

Dear Sir/Madam

Orica Warehousing & Distribution Services, 117 Victoria Street, West End

Orica has been, for a number of years, a tenant of this property.

Orica proposes to vacate the property on 30 August 1999. Under standard Orica SH&E procedures, a report on the site has been prepared by IT Environmental (Australia) Pty Ltd and I enclose a copy of this report which is dated 19 April 1999.

From this report, Orica cannot determine whether or not the land is "contaminated land" such as to impose an obligation upon Orica to give notification under Section 118E of the Environmental Protection Act 1994.

However, as there does seem to be some doubt about the matter, Orica has taken the position that it should, as a precaution, let you have a copy of the report.

If there is any further information I can provide, please do not hesitate to contact me.

Yours faithfully

sch4-Signature


Simon Greaves
Business Manager

IT ENVIRONMENTAL BNE

IT Environmental (Australia) Pty Ltd
ACN 008 981 057 (Formerly Fluor Daniel GTI)12 Stratton Street Newstead QLD 4006
PO Box 9320 Fort Valley MAC QLD 4006
Tel: 61 7 3252 5711
Fax: 61 7 3252 5712
Email: briadmin@fdgti.com.au

A Member of The IT Group



19 April 1999

Mallesons Stephen Jaques
Level 60
Governor Phillip Tower
1 Farrer Place
Sydney NSW 2000

Project Ref: J-20-07575C-L01

Attention: Mr David O'Donnell

Dear Mr O'Donnell

RE: ORICA WAREHOUSING AND DISTRIBUTION SERVICES - 117 VICTORIA STREET, WEST END, BRISBANE (LOT 1 ON RP128787)

Thank you for the request to undertake this summary report of information regarding the potential fill material located on the above site. Please note that information provided on the possible contaminants within the potential fill material is based on IT Environmental's experience with gas works fill material encountered on other sites around Australia. No intrusive investigations have been undertaken to characterise the materials under the concrete surface of 117 Victoria Street, West End.

Anecdotal evidence from site personnel (comments by recent staff members based on discussions with former employees) indicated the current site facility was constructed on fill material that had been sourced from a former coal gas works within the area. The fill material is believed to predominantly consist of ash, coke and coal tar that was produced at the gas works as a by product. Discussions with site personnel indicated that before the entire site was paved over, fumes would emanate from the bare ground on hot days. The fumes were described as having a hydrocarbon odour.

Review of available aerial photographs covering the site indicated that possible commencement of importation of dark coloured fill material had commenced between 1946 and 1960 and had ceased between 1960 and 1974.

Not 1 RP128787 - already on EMR (10289)
Entry to CSR 24/6/93 for 'chemical storage'.
Since no samples taken - recommend info. in
report noted in comments reply to auro. .
nb - ref. p3 of report Smp required - ???

sch4-Signature 4/15/99.

J-20-07575C-L01.doc

Page 1 of 4

11/6/99 Discussed with advisor
Mack Dryden - no requirement
for SAMP while warrant use
continues - when bigger order
10AS - none.

3/6/99 Made pls check letter
② Kim D - update comments
19 April 1999
+ file - Thanks.

sch4-Signature

21529626 2 19

MALLESONS STEPHEN JAMES - 297948491

22/04/99 12:30 31 of 41

IT ENVIRONMENTAL BNE



Based on our experience with ash, coke and coal tars located on other sites within Australia, potential contaminants include:

- Polycyclic Aromatic Hydrocarbons (PAH) (including Benzo (a) Pyrene);
- Total Petroleum Hydrocarbons (TPH);
- Phenols;
- Heavy Metals (arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), nickel (Ni), zinc (Zn) and mercury (Hg); and
- Cyanide.

Other contaminants identified within gas works wastes encountered on sites within Australia but are less likely include:

- Benzene, Toluene, Ethylbenzene and Xylenes (BTEX); and
- Organochlorine (OC) Pesticides.

The draft Department of Environment and Heritage (DEH) (1998) Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland, provides the following investigation levels for the above mentioned contaminants.

Contaminant	Unit	Environmental Investigation Threshold	Health Based Investigation Levels for Commercial / Industrial (Exposure Setting F)
PAH	mg/kg	NE	100
Benzo (a) Pyrene	mg/kg	NE	5
TPH	mg/kg	NE	NE
Phenols	mg/kg	NE	42,500
As	mg/kg	20	500
Cd	mg/kg	3	100
Cr	mg/kg	50	60%
Cu	mg/kg	60	5000
Pb	mg/kg	300	1500
Ni	mg/kg	60	3000
Zn	mg/kg	200	35000
Hg	mg/kg	1	75
Benzene	mg/kg	1	NE
Aldrin + Dieldrin	mg/kg	0.5	50
Chlordane	mg/kg	NE	250
DDT and derivatives	mg/kg	0.2	1000
Heptachlor	mg/kg	NE	50
Cyanide	mg/kg	NE	2500

Note NE = not established

From our experience on other sites containing ash, coke and coal tars within Australia we have found a high potential for at least some of the recommended guidelines to be exceeded.

Coal tars are the element of the fill that is of most concern. Coal tars are a dense liquid that normally contain levels of contaminants above the DEH recommended guidelines and produces odorous emissions. Coal tars are a dense non-aqueous liquid that is heavier than water, causing it to sink through the groundwater table to an impervious layer. Due to the dense non-aqueous nature of the coal tars the migration of the material does not mirror groundwater movement, but rather depends on the geology of the underlying material.

Ash and coke commonly contains elevated TPH, PAH and metal concentrations. In most settings the TPH and PAH and metal concentrations are not readily leachable, being chemically bound within the ash and coke. Migration of contaminants away from ash and coke sources is therefore usually limited.

The anecdotal evidence referred to earlier in this report regarding possible fill material on 117 Victoria Street, West End suggests that fill material from a gas works site is present. This type of fill commonly contains coal tars which are most likely to be hazardous material. No information regarding intrusive investigations and analysis of the site is held by IT Environmental and therefore no definite conclusions can be reached as to the presence of any fill or the hazardous nature of fill material underlying the site. The site is now mostly sealed with concrete and pavement, with only small lawn and garden bed areas unsealed.

Please note that for the purposes of Part 9B of the Environmental Protection Act 1994 (contaminated land) "contaminated land" is land affected by a "hazardous contaminant" whereby "material environmental harm" or "serious environmental harm" is caused by that contaminant in relation to the "environmental values" pertaining to the subject land. Accordingly a valid determination as the existence of "contaminated land" is based on environmental impact assessment of a "hazardous contaminant" in or on the subject land rather than on the mere presence of such a contaminant.

In order to determine whether hazardous materials underlie the site, the following investigative works would be required:

- Drilling of three or four soil borings by hand auger or drill rig, depending on ground conditions;
- Geological description of the soil profile encountered;
- Collection of soil samples, preferably two per location, one from fill and one from underlying natural soil;
- Laboratory analysis of selected soil samples (preferably eight) for total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), phenols, total cyanide, metals (arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), mercury (Hg), nickel (Ni), lead (Pb) and zinc (Zn).
- Comparison of results to relevant regulatory criteria and reporting.

The estimated cost to undertake the above scope of work is in the order of \$5,000. A lesser scope of work could be undertaken but would reduce the likelihood of identifying localised areas of fill.

If the presence of hazardous materials is confirmed, the site should be placed on the Environmental Management Register (EMR). Removal of the site from the EMR would require complete site remediation. Retention of the site on the EMR would require development of a Site Management Plan (SMP) tailored to the intended ongoing land use. A SMP for ongoing commercial/industrial use would typically include:

IT ENVIRONMENTAL BNE

the **ig** group**IT Environmental**
A Member of The IT Group

- Brief outline of the site setting and contaminant characteristics;
- Stated objectives;
- Stated measures to achieve objectives:
 - Excavation controls
 - Workplace health and safety considerations
 - Placement of barriers, capping etc
- Maintenance program;
- Provisions for monitoring and reporting compliance with the plan.

Should you have any queries regarding the above summary of the available information on fill material underlying the Orica West End site please do not hesitate to contact Matthew Chenery, Tracy Berger or Michael Tisdall on (07) 3252 5711.

Yours sincerely

IT ENVIRONMENTAL (AUSTRALIA) PTY LTD

sch4-Signature

Matthew Chenery
Environmental Scientist

sch4-Signature

Michael Tisdall
Manager - Queensland and
Northern Territory

HAZARDOUS WASTES AND
CONTAMINATED SITES SECTION

21 MAY 1999

Cont Sites

17 May 1999

Orica Australia Pty Ltd

ACN 004 117 828

127 Orchard Road Chester Hill NSW 2162

PO Box 141 Chester Hill NSW 2162 Australia

Tel 61 2 9794 8499

Direct Tel 61 2 9794 8499 Fax 61 2 9794 8491

email XXXX@orica.com.au

http://www.orica.com.au

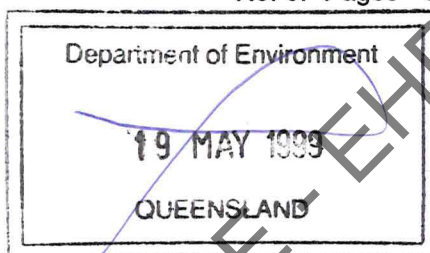
The Contaminated Land Department
Environment Protection Agency
PO Box 155
Brisbane Albert Street
Queensland 4002

Facsimile

No. of Pages - 5

Fax 07 3227 7677

99/00038



Dear Sir/Madam

Orica Warehousing & Distribution Services, 117 Victoria Street, West End

Orica has been, for a number of years, a tenant of this property.

Orica proposes to vacate the property on 30 August 1999. Under standard Orica SH&E procedures, a report on the site has been prepared by IT Enviromental (Australia) Pty Ltd and I enclose a copy of this report which is dated 19 April 1999.

From this report, Orica cannot determine whether or not the land is "contaminated land" such as to impose an obligation upon Orica to give notification under Section 118E of the Environmental Protection Act 1994.

However, as there does seem to be some doubt about the matter, Orica has taken the position that it should, as a precaution, let you have a copy of the report.

If there is any further information I can provide, please do not hesitate to contact me.

Yours faithfully

sch4-Signature

Simon Greaves
Business Manager

s.73 irrelevant information

CONTAMINATED SITE REGISTER - Data Entry

Ins

10:00:00

LGA : BRISBANE CITY
Site Name: 117 VICTORIA ST WEST END
Location : 117 VICTORIA ST
WEST END 4101
Lot : 1 on Plan: RP128787
Volume : Folio: 0
OwnerName: C&H PROPERTIES (QLD) P/L AS TRUSTEE
OwnerAddr: FOR THE HUSSEIN PROPERTY TRUST
GPO BOX 563 BRISBANE 4001

Area : 12505 sq. metres
Current Use: 3516 Past Use: 910

Comments : PAST USE UNKNOWN. STORAGE OF CHEMICALS.



Queensland Department of Environment and Heritage

160 Ann Street, Brisbane QLD 4000 • PO Box 155 • BRISBANE ALBERT STREET QLD 4002

Dear landowner/occupier,

Since European settlement industry, farming, building and recreation activities have affected our land, our streams and our underground water.

We know little about how much contamination has resulted nor how serious the problem is for us. Publicised incidents such as the dumping of toxic waste at Kingston, south of Brisbane, have increased community concerns. Increasingly, there is also rejuvenation of previous industrial sites for new uses such as housing or commerce. Past practices have sometimes resulted in contamination of the ground by potentially hazardous chemicals.

To help authorities, landowners and prospective land buyers a Register of sites classes 'contaminated' is being compiled. Common sense and the need to protect our health, our lifestyle and our environment suggest that these sites be examined and assessed before any rezoning, development, subdivision or changed use.

Those activities thought most likely to contaminate a site are listed on the back of this sheet. Any local authority knowing of land that has been used for one of these activities has been required under the provisions of the Contaminated Land Act to notify the Queensland Department of Environment and Heritage so that the site can be entered onto the Register. Your council has advised this Department that the land identified on the attached form has been, or is being, used for one of the listed activities.

As the land details are possibly incomplete or inaccurate, would you please take time to check them **before** the land is considered for listing on the register. Any initial queries you have should be made to your local authority who may have some historical information on the land use that is not known to you. Incorrect or omitted items should be noted on this form for return to the Queensland Department of Environment and Heritage by 27 August 1993.

If you feel the property should not be listed on the register, please state your reasons in the space provided below and return it so Department officers can make further checks.

If the form is not returned, we will assume the information is correct and the property will be added to the Contaminated Sites Register. Should the entry be proved incorrect in future, changes can still be made at anytime.

Please return this information to: Reply Paid 13
Registrar, Contaminated Land
Waste Management Branch
Department of Environment and Heritage
PO Box 155
BRISBANE ALBERT STREET QLD 4002

sch4-Signature

Lot number 1

Plan number RP128787

Street address 117 VICTORIA STREET
WEST END

Owner's name C & H PROPERTIES (QLD) PTY LTD AS TRUSTEE

Reasons for property not to be listed on the Contaminated Sites Register

ICI Limited being an international company has storage facilities in Brisbane
and complies with the following regulations:

1. Workplace Health and Safety Act
2. Brisbane City Council regulations
3. Company's own safety health and environment regulations including
bunding provisions.

Prescribed purposes

Agricultural fertiliser manufacture
Asbestos production and manufacture
Battery manufacture and recycling
Chemical manufacture and formulation
Chemical storage in excess of a total of 10 tonnes
Commercial waste storage or treatment of chemicals
Defence establishments and training areas
Drum reconditioning wastes
Dry cleaning establishments
Electroplating
Explosives production and storage
Fuel depots and storage areas
Galvanisers
Gas works
Gun, pistol and rifle clubs
Hazardous waste landfills
Industrial cleaners
Lime burners
Metal foundries
Metal sprayers
Metal treaters and picklers
Mining and extractive industries
Paint manufacture and formulation
Pest controllers being areas where pest control
Pesticide manufacture and formulation chemicals are stored
or vehicles and tanks used in connection with pest control are washed
Petroleum and petrochemical industries
Pharmaceutical manufacture and formulation
Printers
Railway yards
Sanitary landfill sites
Scrap yards
Service stations
Smelting and refining
Tannery or fellmongery or hide curing works
Wood treatment and preservation sites
Stock dips and spray yards
Wool scours
Grit or sand blasting
Ship and boat yards

Notification of Contaminated Site

The following information should be supplied by people providing notification to the CHEM Unit of contaminated land or land used for a prescribed purpose under the *Contaminated Land Act 1991* and the *Contaminated Land Regulation 1991*.

Essential Information

Local Authority Area:- BRISBANE CITY COUNCIL

Information provided by:-

Name: REX L WICKES Contact Telephone No: 867 5444

Organisation: ICI AUSTRALIA OPERATIONS PTY LTD

Address: 117 VICTORIA STREET

WEST END Postcode 4101

Name by which the property is known locally: N/A

Location:-

Street Address 117 VICTORIA STREET

Town/Suburb WEST END Postcode 4101

Lot-on-Plan Description of each parcel of land (*individual parcels of land which make up the property should be included. Please make a separate attachment if there is more than one parcel*).

LOT 1 REGISTERED, PLAN NO 128787

Land Titles Register Volume and Folio Number for each parcel (*see also above remarks in brackets concerning multiple land parcels*).

VOLUME 5467 FOLIO 46

Name and Postal Address of Owner:-

Name C & H PROPERTIES (QLD) PTY LTD AS TRUSTEE FOR
THE HUSSEIN PROPERTY TRUST, THE LHP PROPERTY TRUST AND
THE RIVERWAY TRUST

Address GPO BOX 563

BRISBANE QLD Postcode 4001

Description of the source of the suspected contamination or the prescribed purpose for which the land is or has been used (*a short description of the land use or cause of contamination will be sufficient. A separate attachment can be made if space is insufficient*).

WE HAVE NO CONTAMINATION TO REPORT. HOWEVER, THIS SITE IS USED FOR
THE STORAGE OF CHEMICALS.

Desirable and additional Information

Area of each parcel in square metres (*this information is useful as a cross-check on the land description details*):-

12505 SQUARE METRES

Current local authority zoning of the land:- COMMERCIAL/INDUSTRIAL

The processing of this information would be greatly assisted by the inclusion of a map or locality plan.

If further information is required please contact:

The Clerk (Contaminated Land),
~~CHEM Unit~~ DE+H
A Division of the Bureau of Emergency Services
~~G.P.O. Box 1425~~ PO Box 155
~~Brisbane Qld 4001~~ North Quay 4002
Telephone (07) 227 4144
Facsimile (07) 227 4466



Chemicals and Plastics

CONTAMINATED SITES

17 December 1992

Department of Environment
and Heritage

23 DEC 1992

QUEENSLAND

Industrial Chemicals

ICI Australia Operations Pty Ltd
A.C.N. 004 117 828

117 Victoria Street
West End Queensland 4101

GPO Box 337
Brisbane Queensland 4001

Telephone (07) 840 5444
Facsimile (07) 840 5495

The Clerk (Contaminated Land)
Department of Environment & Heritage
PO Box 155
NORTH QUAY 4002

Dear Sir

Re: Notification of Contaminated Sites

We submit details on two sites we currently lease as follows:

1. 117 Victoria Street
West End 4101

s.73 irrelevant information

The site at West End is used as a Sales Office and Warehouse and the Northgate site is strictly used for warehousing of chemicals.

To the best of our knowledge no contamination has occurred at these sites under our occupancy or prior to that time.

Should you require any further information, please contact the writer.

The appropriate forms as are attached herewith.

Yours faithfully

sch4-Signature

R L Wickes
Queensland State Manger
Chemicals Group

21/contam.rlw