

BCC

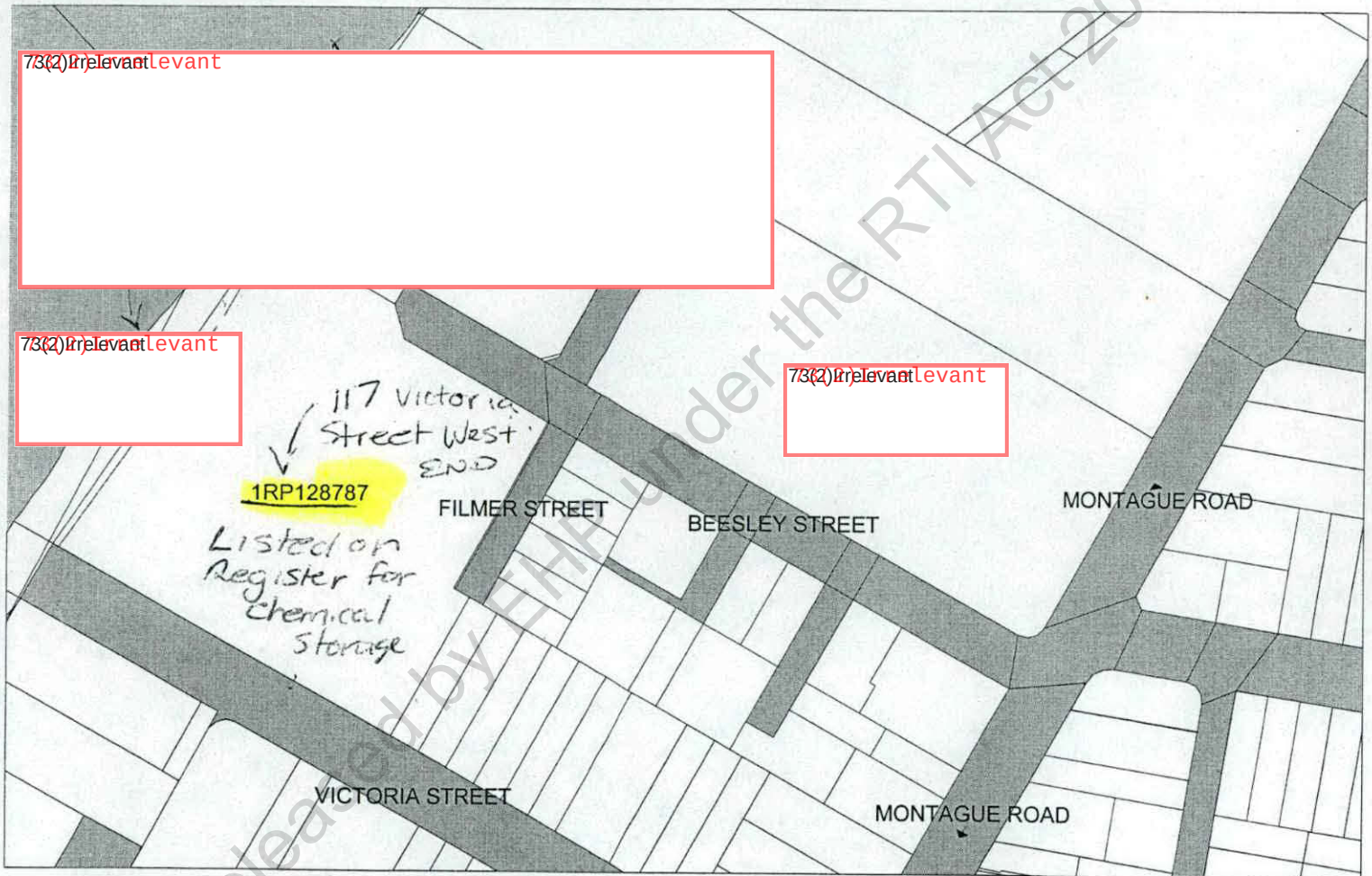
✓ called Council (BCC) 15/9/03 3:5pm → will call back → left message

73(2) Irrelevant Levant

73(2) Irrelevant Levant

73(2) Irrelevant Levant

73(2) Irrelevant Levant



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.

CTIP 149

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

CTIP 149-2 Sch 4 CS

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)
- ☐ 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

CTIP 149-SC

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 CTPI Sch 4n (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).

CTPI 49 Sch 4n 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 conc response with condit as per your recommendations + pls give advice as per GAB 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, <sup>ash</sup> and associated waste products from the manufacture of gas from coal.

There is a potential for <sup>volatile</sup> hydrocarbons <sup>gases</sup> to accumulate in building spaces when construction occurs over such ~~areas of~~ deposition. waste disposal area.

~~There~~ There is insufficient evidence available to the EPA to determine the state of the <sup>health</sup> ~~land~~ <sup>or any risks associated with waste deposited</sup> ~~underlying~~ the existing structures.

It is recommended that the following actions are taken. ~~Identify any~~ <sup>should</sup>

- 1) A survey <sup>should</sup> 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 <sup>fully</sup> should be ~~mechanically~~ ventilated <sup>with ~~an~~ a turnover rate which will</sup> to prevent the accumulation of volatile hydrocarbon gases.

as a minimum



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



Facsimile 07 3403 5379

CTIP1 Sch 4h 4

Multispan Australia Pty Ltd  
32 Precision Street  
SALISBURY QLD 4107

Dear CTIP1 Sch 4h 4

**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,

CTIP1 Sch 4h 4 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:**

CTIP1 Sch 4

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:

CTIP1 Sch 4

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 1999 whether or not further information is required.


**MULTI SPAN**

AUSTRALIA PTY LTD

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

 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: CTIP Sch 4

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

CTIP 49-Sch 4 Signature
CTIP Sch 4

Archit



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

CIP1 Sch 4

Company name If applicable

MULTI SPAN AUSTRALIA PTY LTD

Postal address

CIP1 Sch 4

Phone no.

32744209

Fax no.

38751012

Email

CIP1 Sch 4

@multispan.com.au

Signature and date

CIP1 Sch 4 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

RP/GTP/BUP/CP no.

1

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

CIP1 Sch 4

Postal address

CIP1 Sch 4

Signature Company seal or ACN and date

CIP1 Sch 4 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                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Carrying out plumbing or drainage work      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Carrying out operational work               | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Making a material change of use of premises | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Reconfiguring a lot                         | <input type="checkbox"/>            | <input type="checkbox"/>            |

**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



Brisbane City

## 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 ☒

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/m<sup>2</sup>

## 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 - m<sup>2</sup>

New

Existing

TOTAL

**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

m<sup>2</sup>**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 ☐ TypeSeptic 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 ☐

Released by EHP under the Privacy Act 2009

## EMR

|               |                                     |      |           |          |                     |                |                       |              |         |
|---------------|-------------------------------------|------|-----------|----------|---------------------|----------------|-----------------------|--------------|---------|
| Lot           | 1                                   | Plan | RP128787  | Category | NOTIFIABLE ACTIVITY | Record Type    | BP                    | ID           | 289     |
|               |                                     |      |           |          |                     |                |                       | Hist ID      | 140-932 |
| 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 |      |           |          |                     |                |                       |              |         |
| Owner         | FOR THE HUSSEIN PROPERTY TRUST      |      |           |          |                     |                |                       |              |         |
| Address       | GPO BOX 563                         |      |           |          |                     |                |                       |              |         |
|               | BRISBANE                            |      |           |          |                     |                |                       |              |         |
|               |                                     |      |           |          |                     |                |                       |              |         |
|               |                                     |      |           |          | Post code           | 4101           |                       |              |         |
| Parcel Status | <input checked="" type="checkbox"/> |      | Area      | 12505    |                     | m <sup>2</sup> | 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

CTIP1 Sch4 4

**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

CTIP1 49-Sch4 Signature

Ariane Milinovich  
Acting Registrar  
Contaminated Sites Section

Am - update ENR (comments only)  
+ file - Am 3/6/99.

amended 9/6/99

CTIP1 49-Sch4

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

**Facsimile**To Contaminated Land Dept  
Company Environment Protection  
Agency

Facsimile 07 32277677

Total Pages 6

From CTRP Section 4

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

Facsimile

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

CTIP:49-Sch4-Signature

A rectangular box with a red border, used to redact the signature of the Business Manager.

CTIP:Sch4n 4

**Business Manager**

## CONTAMINATED SITE REGISTER - Data Entry

Ins

10:00:00

LGA : BRISBANE CITY  
Site Name: 15 PRODUCTION ST WACOL  
Location : 15 PRODUCTION ST  
WACOL 4076  
Lot : 736 on Plan: SL8536  
Volume : Folio: 0  
OwnerName: CTPI Schdn 4  
OwnerAddr: 4053

Area : 0 sq. metres  
Current Use: 1414 Past Use: 910

Comments : LUC 1419. PAST USE UNKNOWN. CHEMICAL BLENDING AND FORMULATION, STORAGE.

## 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.



**With Compliments**

Level 2 Reserve Bank Building  
King George Square  
Brisbane

GPO Box 563  
Brisbane  
Queensland 4001

**Telephone (07) 229 5100**  
International +617 229 5100  
Facsimile (07) 221 6027

Department of Environment  
and Heritage  
160 Ann Street  
Brisbane. Qld 4000.

**Cranstoun & Hussein**  
Chartered Accountants



## 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

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 founders  
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:** CTP Section 4 **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

Cont'd /2

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 *Lot 1 RP128 787*  
West End 4101

2. 73(2) Relevant Levant

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

CIP 149-Sch 4 Signature

CIP 149-Sch 4

Queensland State Manager  
Chemicals Group

21/contam.rlw