



04 November 2022

Site ID: 218356
File Number: 101/0017908
Enquiries to: emr.clr.registry@des.qld.gov.au

METRO NORTH HOSPITAL AND HEALTH SERVICE
LEVEL 1, LOBBY 3
153 CAMPBELL STREET
BOWEN HILLS QLD 4006

SHOW CAUSE NOTICE TO OWNER OF LAND - PROPOSAL TO INCLUDE PARTICULARS OF LAND ON THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with section 375 of the *Environmental Protection Act 1994* (EP Act) notice is given that particulars of the parcel of land described below are proposed for inclusion on the Environmental Management Register (EMR).

Lot: 1545 Plan: SP326025
Brisbane City Council

86 BRAMSTON TERRACE
HERSTON QLD 4006

The Department of Environment and Science believes grounds exist for including particulars of the parcel of land on the EMR because notification has been received that the land has been contaminated by the following hazardous contaminants.

HAZARDOUS CONTAMINANT - This site has been subject to a hazardous contaminant. Refer to the summary given below:

Soil

- Lead: 848 mg/kg
- Friable asbestos: 0.0020% w/w
- Bonded asbestos containing material (ACM)

The department has become aware that a hazardous contaminant is present on the land. The land is described as Lot 1545 SP326025, located at 86 Bramston Terrace, Herston, QLD.

Facts and Circumstances

Contaminated Land

Soil assessment criteria for human health and ecological risk are described in "*National Environment Protection (Assessment of Site Contamination) Measure 1999 (as varied) (NEPM)*".

The Health Investigation Levels (HILs) listed in the NEPM are scientifically based, generic assessment criteria used in the first stage of an assessment of potential risks to human health from chronic exposure to contaminants.

HILs establish the concentration of a contaminant above which further appropriate health investigation and evaluation will be required. Levels slightly in excess of the HILs do not imply unacceptability or that a significant health risk is likely to be present. Exceeding a HIL means further investigation is required and not 'risk is present, clean-up required'. The HILs are referred to by regulators, auditors and consultants in the process of assessing soil contamination.

Health screening levels (HSLs) for asbestos in soil are listed in Table 7 of the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as varied) (NEPM)*. The levels are based on scenario-specific likely exposure levels and are adopted from the Western Australian Department of Health (WA DoH) guidelines (2009).

Contaminated land is defined under the *EP Act* as land contaminated with a hazardous contaminant.

Hazardous Contaminants

Following a review of the information provided by Mach1 Environmental, including the *Remediation Plan for the proposed childcare centre – 86 Bramston Terrace, Herston, prepared by Douglas Partners, dated June 2021*; and *Eurofins laboratory report 898372 for samples collected 16 June 2022 and results reported 21 June 2022*, the following hazardous contaminants have been identified:

- **Lead** - One sample (3 0.0-0.1) reported a concentration of lead (848 mg/kg) exceeding assessment criteria for HIL-A residential land use criteria (300 mg/kg).
- **Asbestos fines/Fibrous asbestos (AF/FA)** - detected at concentrations exceeding HSL-A for residential land use (0.001%) in four soil samples. Maximum concentration: 0.0020% (sample 25/2.5).
- **Bonded Asbestos Containing Material (ACM)** – presence of chrysotile asbestos or chrysotile and amosite asbestos detected in four fibre cement material samples.

Asbestos is widely understood to be a hazardous contaminant due to its carcinogenic effects to human health. Hazardous contaminants are present on the site due to presence of lead, bonded ACM and friable asbestos, exceeding relevant assessment criteria (NEPM HILs/HSLs) for residential land use.

The administering authority is satisfied that under section 371(b) of the *EP Act*, the land is contaminated land. To ensure that the area is appropriately managed for its current and future use, the particulars of the land will be included in the EMR for hazardous contaminants detailed above.

As particulars of the land are already recorded in the EMR, I have attached a search response showing the current particulars recorded on the register, which we are proposing to add to.

As the owner of the land, you may make a submission about why particulars of the land should not be included on the EMR. Submissions must be accompanied by a written declaration by the owner that the owner:

- (i) has not knowingly included any false or misleading information in the submission; and
- (ii) has given all relevant information to the authority.

Submissions must be received no later than 25 business days from the date of this notice.

After this date, if no submission has been received from the owner, particulars of the land will be recorded on the EMR. However, if you wish the particulars to be recorded earlier, you may advise in writing that you do not intend to make a submission.

With the issuing of this show cause notice under section 375, the following requirement applies under section 408 of the *EP Act*:

The owner must before agreeing to dispose of the land to someone else (the buyer), give written notice to the buyer stating that the land is the subject of a show cause notice under section 375.

Advice

About the land registers

Land contamination can occur as a result of poor environmental management and waste disposal practices or accidental spills in industrial, agricultural or mining activities. In some cases, land was contaminated in the past by activities now known to be hazardous. Often these cases involve chemicals which have since been banned or are now subject to stricter controls.

The Environmental Management Register (EMR) and the Contaminated Land Register (CLR) are public registers which contain information about contaminated land in Queensland. The EMR also contains information of land which is, or could potentially be, contaminated because it is being used for an activity which may cause contamination.

About the EMR

Land is listed on the EMR if certain types of activities (known as [notifiable activities](#)) have been, or are being, carried out on the land, or if the land is contaminated land. Contaminated land is land which is affected by a hazardous contaminant. When land is listed on the EMR for a notifiable activity, it is an indication that the land is likely to be contaminated but it does not mean it needs to be cleaned up or is not suitable for its current land use. This will depend on the nature, extent and risks of any contamination on the land, which can be determined by [engaging a suitably qualified person](#) to carry out a site investigation. Where land is listed on the EMR because it is contaminated, details about the hazardous contaminant affecting the land will be included on the EMR as well as information about what land uses the land is suitable for. Where there is a site management plan in place to manage the contamination so it is suitable for a particular land use, the plan will also be attached to the EMR.

About the CLR

Contaminated land is moved from the EMR to the CLR where it is necessary to take action to remediate the land to prevent serious environmental harm and protect human health or other aspects of the environment.

What is listed on the EMR or CLR?

Land is listed on the EMR or CLR when we have been notified, or become aware, that [notifiable activities](#) are, or have been, carried out on the land or if the land is affected by a hazardous contaminant.

How is land listed on the EMR or CLR?

Land may be listed on the EMR or CLR following a [notification](#) by a person, such as the landowner, that the land has been, or is being, used for a [notifiable activity](#) or an event or change has occurred on the land which is likely to cause material or serious environmental harm due to contamination. For further information about when it is appropriate to list or remove land on the land registers refer to the [Guideline: Listing and removing land on the land registers \(PDF, 268KB\)](#). Alternatively, we may receive a complaint about contamination, or we may identify the contamination when we respond to a pollution incident or carry out a compliance action.

Managing contaminated land - General environmental duty

When dealing with land that is, or may be contaminated, you must meet the general environmental duty (GED) and obtain any permits that may be required to carry out development on the land or to remove contaminated soil. All persons have a GED under the *Environmental Protection Act 1994* (EP Act) to not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Essentially a duty of care, the GED applies to all persons undertaking activities (including notifiable activities) in Queensland or outside Queensland that may affect Queensland's environment. Landowners and occupiers of land, which is listed on the EMR or CLR, or suspected of being contaminated, must ensure that they meet their GED when using the land to ensure that any risks to human health and the environment are known and managed.

Where the nature and extent of the contamination and associated risks to human health and the environment are not reasonably well known, meeting the GED would include actively seeking information to understand risks and implement measures to prevent or minimise environmental harm. For example by engaging a suitably qualified person to investigate the site, prior to commencing an activity that may disturb contaminants.

The above information is freely available by following the below web link:

<https://www.qld.gov.au/environment/pollution/management/contaminated-land>

For further information about contaminated land matters visit www.qld.gov.au, and search for "contaminated land".

sch4p4(6) Person

Bronwyn Cruse
Department of Environment and Science
Delegate of the Administering Authority
Environmental Protection Act 1994

Registered Site - Show Site

Reg Site	Comments	Amend Log	Categ. Hist	New Parcels	Show Docs
Page 1	Page 2				
Lot: 1545	Plan: SP326025	Rec Type: BP	Id: 218356		
Category: NOTIFIABLE ACTIVITY		Region:	Hist. Id:		
LGA: BRISBANE CITY COUNCIL		AMA/AN:			
Site Name: PUBLIC HOSPITAL		Notified By: DATACONV	Notif Rec'd:		
Street: 86 BRAMSTON TERRACE		Entry Date: 25/01/2022	Last Altered Date: 06/02/2023		
Suburb: HERSTON QLD	Post Code: 4006				
Owner: METRO NORTH HOSPITAL AND HEALTH SERVICI		29 - PETROLEUM PRODUCT OR OIL STORAGE			
Owner Address: C/- SUSTAINABLE ASSETS & INFRASTRUCTURE		Notifiable Activities: 50 - HAZARDOUS CONTAMINANT			
METRO NORTH HEALTH					
LEVEL 6, 25 KING STREET		File: 101/17908	Officer: WILSON DARC		
BOWEN HILLS QLD		Offsite Disposal Date: 06/02/2023	IPA Date:		
	Post Code: 4006				
Parcel Status: D	Area: 169720 m ²				
Site Inspection (SMP) Date:		Ext Ref:			
SMP Compliance Y/N:					
		Soil: Copper, Lead, Zinc, TRH>C10-C16, TRH>C16 C34, Benzo(a)pyrene, Benzo(a)pyrene TEQ, PFHxS, PFOS, Friable			
Edit		Delete		Print	

Registered Site - Show Site

Reg Site	Comments	Amend Log	Categ. Hist	Show Docs
Page 1	Page 2			
Lot: 11	Plan: SP325211	Rec Type: NP	Id: 227922	
Category:		Region:	Hist. Id:	
LGA: BRISBANE CITY COUNCIL		AMA/AN:		
Site Name:		Notified By:	Notif Rec'd:	
Street:		Entry Date: 07/02/2023	Last Altered Date:	
Suburb:	Post Code:			
Owner:		Notifiable Activities:		
Owner Address:				
		File:	Officer:	
		Offsite Disposal Date:	IPA Date:	
Parcel Status: C	Area: m ²			
Site Inspection (SMP) Date:		Ext Ref:		
SMP Compliance Y/N:		Haz Cont:		
<div> <div>Edit</div> <div>Delete</div> <div>Print</div> </div>				



9 December 2022

Site ID: 218356
File Number: 101/17908
Enquiries to: emr.clr.registry@des.qld.gov.au

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

NOTICE OF LAND LISTED ON THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with section 378 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below has been listed on the Environmental Management Register (EMR).

Lot: 1545 Plan: SP326025
86 BRAMSTON TERRACE
HERSTON QLD 4006

The parcel of land has been recorded on the EMR as, after careful consideration of any submissions, it is decided that the land has been affected by a hazardous contaminant. Details of the listing are provided below.

HAZARDOUS CONTAMINANT - This site has been subject to a hazardous contaminant. Refer to the summary given below.

Soil:

- Lead: 848 mg/kg
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- Bonded asbestos containing material (ACM)

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HAZARDOUS CONTAMINANT - This site has been subject to a hazardous contaminant. Refer to the summary given below.

- Levels of Heavy Metals above thresholds

Maximum Concentration:

- Cooper: 13,800mg/kg
- Lead: 2,480mg/kg
- Zinc: 21,900mg/kg
- >C10-C16: 95,600mg/kg
- >C16-C34: 210,000mg/kg
- Benzo(a)pyrene: 12.8mg/kg
- Benzo(a)pyrene TEQ: 19.0mg/kg
- PFHxS: 0.025mg/kg
- PFOS: 0.754mg/kg

Maximum Concentration in Groundwater:

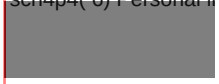
- Copper: 0.002µg/L
- Nickel: 0.01µg/L
- Zinc: 0.108µg/L
- PFOS: 0.98µg/L
- PFHxS: 1.20µg/L

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

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

For further information about contaminated land matters visit www.qld.gov.au, and search for "contaminated land".

sch4p4(6) Personal informat



Bronwyn Cruse

Department of Environment and Science

Delegate of the Administering Authority

Environmental Protection Act 1994



9 December 2022

Site ID: 218356
File Number: 101/17908
Enquiries to: emr.clr.registry@des.qld.gov.au

METRO NORTH HOSPITAL AND HEALTH SERVICE
C/- SUSTAINABLE ASSETS & INFRASTRUCTURE
METRO NORTH HEALTH
LEVEL 6, 25 KING STREET
BOWEN HILLS QLD 4006

NOTICE OF LAND LISTED ON THE ENVIRONMENTAL MANAGEMENT REGISTER

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Lot: 1545 Plan: SP326025
BRISBANE CITY COUNCIL

86 BRAMSTON TERRACE
HERSTON QLD 4006

The parcel of land has been recorded on the EMR as, after careful consideration of any submissions, it is decided that the land has been affected by a hazardous contaminant. Details of the listing are provided below.

HAZARDOUS CONTAMINANT - This site has been subject to a hazardous contaminant. Refer to the summary given below.

Soil:

- Lead: 848 mg/kg
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The above details have been added to the particulars of the land already recorded in the EMR which are listed below:

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- Benzo(a)pyrene: 12.8mg/kg
- Benzo(a)pyrene TEQ: 19.0mg/kg

- PFHxS: 0.025mg/kg
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Maximum Concentration in Groundwater:

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 - (ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or
 - (iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

The owner may apply for a review of the decision to record the land in the EMR within 10 business days after receipt of this notice, in accordance with section 521 of the EP Act.

A landowner dissatisfied with a review decision may appeal against the decision in accordance with section 531 of the EP Act.

The following requirements apply under section 408 of the EP Act for land listed on the EMR.

The owner must before agreeing to dispose of the land to someone else (the buyer), give written notice to the buyer stating that the particulars of the land have been recorded in the register and, if details of a site management plan for the land are recorded in the register, details of the plan.

For further information about contaminated land matters visit www.qld.gov.au, and search for "contaminated land".

sch4p4(6) Personal inform

Bronwyn Cruse
Department of Environment and Science
Delegate of the Administering Authority
Environmental Protection Act 1994

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51273926	Search Date:	24/11/2022 10:01
Date Title Created:	24/01/2022	Request No:	42926891
Previous Title:	51228172		

ESTATE AND LAND

Estate in Fee Simple

LOT 1545 SURVEY PLAN 326025
Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 721418506 18/01/2022
METRO NORTH HOSPITAL AND HEALTH SERVICE

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
Deed of Grant No. 40012294 (Lot 566 on CP SL10479)
Deed of Grant No. 40017391 (Lot 542 on CP 909194)
- LEASE No 703041077 02/12/1998 at 12:54
CORPORATE CAPITAL INVESTMENTS PTY LTD A.C.N. 076 338 764
OF PART THE LAND AS SHOWN IN SKETCH
- TRANSFER No 703173220 16/02/1999 at 14:12
LEASE: 703041077
INTERNATIONAL PARKING GROUP PTY LIMITED A.C.N. 081 080 266
- AMENDMENT No 704546333 22/01/2001 at 12:03
LEASE: 703041077
- AMENDMENT No 707626397 07/04/2004 at 11:12
LEASE: 703041077
- AMENDMENT OF LEASE No 709487283 03/04/2006 at 11:07
LEASE: 703041077
TERM: 12/09/1998 TO 11/09/2023 OPTION NIL
- MORTGAGE No 719679040 16/10/2019 at 12:25
CBA CORPORATE SERVICES (NSW) PTY LIMITED A.C.N. 072 765 434
over
LEASE: 703041077
- LEASE No 709487301 03/04/2006 at 11:09
INTERNATIONAL PARKING GROUP PTY LIMITED A.C.N. 081 060 266
OF LEASES CPB AND CPC ON SP179397
TERM: 13/01/2005 TO 11/09/2023 OPTION NIL
- MORTGAGE No 719679041 16/10/2019 at 12:25
CBA CORPORATE SERVICES (NSW) PTY LIMITED A.C.N. 072 765 434
over
LEASE: 709487301
- LEASE No 719897884 12/02/2020 at 15:15
HERSTON DEVELOPMENT COMPANY PTY LTD A.C.N. 617 139 009
OF LEASE DLD ON SP313009 AND LEASE DLE ON SP313010
TERM: 21/01/2020 TO 31/12/2023 OPTION NIL

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference: 51273926

EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

11. SUB LEASE No 719922756 26/02/2020 at 14:01
 LEASE: 719897884
 HERSTON NORTHERN CAR PARK COMPANY PTY LTD A.B.N. 86 617 371
 249
 OF LEASE DLD ON SP313009 AND LEASE DLE ON SP313010
 TERM: 21/01/2020 TO 30/12/2023 OPTION NIL
12. PAR/SURRENDER No 719981446 27/03/2020 at 15:30
 SUB LEASE: 719922756
 SO FAR AS RELATES TO LEASE DLE ON SP313010
13. AMENDMENT OF LEASE No 721821583 08/07/2022 at 08:42
 SUB LEASE: 719922756
 TERM: 21/01/2020 TO 29/06/2025 OPTION NIL
14. PAR/SURRENDER No 719981447 27/03/2020 at 15:30
 LEASE: 719897884
 SO FAR AS RELATES TO LEASE DLE ON SP313010
15. AMENDMENT OF LEASE No 721821584 08/07/2022 at 08:42
 LEASE: 719897884
 TERM: 21/01/2020 TO 30/06/2025 OPTION NIL
16. LEASE No 719981448 27/03/2020 at 15:30
 HERSTON DEVELOPMENT COMPANY PTY LTD A.C.N. 617 139 009
 OF LEASE DLE ON SP313010
 TERM: 11/03/2020 TO 31/12/2022 OPTION NIL
17. SUB LEASE No 719996022 06/04/2020 at 15:25
 LEASE: 719981448
 HERSTON HERITAGE DEVELOPMENT COMPANY PTY LTD A.C.N. 634 828
 130
 OF LEASE DLE ON SP313010
 TERM: 11/03/2020 TO 30/12/2022 OPTION NIL
18. PAR/SURRENDER No 720155513 15/07/2020 at 10:50
 SUB LEASE: 719996022
 SO FAR AS RELATES TO LEASE DSLA ON SP318179
19. PAR/SURRENDER No 720155514 15/07/2020 at 10:50
 LEASE: 719981448
 SO FAR AS RELATES TO LEASE DSLA ON SP318179
20. EASEMENT IN GROSS No 720060379 19/05/2020 at 11:32
 burdening the land
 ENERGEX LIMITED A.C.N. 078 849 055
 over
 EASEMENT AA ON SP318181
21. BUILDING MANAGEMENT STATEMENT No 720378524 06/11/2020 at 11:12
 benefiting and burdening the lot
22. EASEMENT No 720378593 06/11/2020 at 11:21
 burdening the land to
 LEASE 720378535 IN LOT 31 ON SP318630
 OVER EASEMENT CE ON SP318630
23. EASEMENT No 720378729 06/11/2020 at 11:38
 burdening the land to
 LOT 35 ON SP318631
 OVER EASEMENT CA ON SP318631
24. EASEMENT IN GROSS No 721878910 03/08/2022 at 13:22
 burdening the land
 ENERGEX LIMITED A.C.N. 078 849 055
 over
 EASEMENT AK ON SP328544

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51273926

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
703379648	HERITGE SITE QUEENSLAND HERITAGE ACT 1992	07/06/1999 10:22	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Published on DESI Disclosure Log
RTI Act 2009

Date : 3/11/2022 3:55:01 PM

From : "Bronwyn Cruse"

To : "Kathrin Sherman" Kathrin.Sherman@des.qld.gov.au

Cc : "EMR CLR Registry" EMR.CLR.Registry@des.qld.gov.au, "Malika Kirchner" Malika.Kirchner@des.qld.gov.au

Subject : ESR Alert: Metro North Hospital and Health Service Lot 1545 SP326025 - 86 Bramston Tce, Herston

Attachment : image001.png;image002.png;

Hi Kath,

Please see below for your information.

ALERT NAME:

- Proposal to list Lot 1545 SP326025 on the Environmental Management Register (EMR) for hazardous contaminants.

CUSTOMER DETAILS & LOCATION:

- Metro North Hospital and Health Service
- Lot 1545 SP326025, 86 Bramston Terrace, Herston

ISSUE/S

- The Department of Environment and Science (DES) Contaminated Land Assessment unit propose to list Lot 1545 SP326025 on the EMR for a hazardous contaminant – asbestos and lead.
- On 30 August 2022, the Contaminated Land Auditor engaged for the site notified DES of the presence of asbestos and lead in soils identified during investigation works at Lot 1545 SP326025.
- The site is currently listed on the EMR from being subdivided from Lot 545 SP289113 which is included on the EMR for hazardous contaminants in soil and Notifiable Activity 29 – petroleum product or oil storage.
- The site is proposed to be subdivided with the new lot removed from the EMR and redeveloped for use as a childcare centre.
- Investigation and remediation works are underway at the site.

PLANNED ACTIONS

- During the week beginning 31 October 2022, DES will issue a Show Cause Notice to the landowner (Metro North Hospital and Health Service). DES have been liaising with the land owner throughout the listing process.
- Under section 375 of the Environmental Protection Act 1994, Metro North Hospital and Health Service will be provided an opportunity to make a written submission to DES about why the land should not be listed.

CONTACT DETAILS:

- Name: Jackie McKeay, Executive Director, Enforcement Services
- Phone number: 0438 208 259
- Division: Environmental Services and Regulation

Thanks



Bronwyn Cruse

Team Leader

Contaminated Land and Waste Tracking Assessment

Waste and Enforcement Services

Department of Environment and Science

07 3330 5573

Date : 13/12/2022 11:38:24 AM

From : "EMR CLR Registry"

To : "Erik Dekker" Erik.Dekker@brisbane.qld.gov.au

Cc : "Mesta Cox" Mesta.Cox@brisbane.qld.gov.au, "EMR CLR Registry" EMR.CLR.Registry@des.qld.gov.au

Subject : Notice of Land Listing - Bramston Terrace, Herston

Attachment : CL 20221209 Lot1545 SP326025 Notice of Land Listing LGA Final.pdf;image001.png;image002.png;

Good morning Erik

Please find attached Notice of Land Listing for Lot 1545 SP326025 – 86 Bramston Terrace, Herston.

A hard copy will be issued in the post today.

Kind regards



Jackie Elia
Customer Service Officer - Registry
Waste and Enforcement Services | Contaminated Land Assessment
Department of Environment and Science

P: 07 3330 5644
GPO Box 2454, Brisbane QLD 4001

Published on DESI Disclosure Log
RTI Act 2009



9 December 2022

Site ID: 218356
File Number: 101/17908
Enquiries to: emr.clr.registry@des.qld.gov.au

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GPO Box 1434
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- (b) in above ground tanks with -
 - (i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or
 - (ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or
 - (iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

For further information about contaminated land matters visit www.qld.gov.au, and search for "contaminated land".

sch4p4(6) Personal info

Bronwyn Cruse

Department of Environment and Science

Delegate of the Administering Authority

Environmental Protection Act 1994

Date : 13/12/2022 11:37:49 AM

From : "EMR CLR Registry"

To : "Chris Setter" Chris.Setter@health.qld.gov.au

Cc : "Leah Davis" Leah.Davis2@health.qld.gov.au, "David Walker" David.Walker2@health.qld.gov.au, "Mark Reardon" Mark.Reardon@health.qld.gov.au, "Jane Hancock" jane.hancock@health.qld.gov.au, "EMR CLR Registry" EMR.CLR.Registry@des.qld.gov.au

Subject : Notice of Land Listing - Bramston Terrace, Herston

Attachment : CL 20221209 Lot1545 SP326025 Notice of Land Listing Owner Final.pdf;image001.png;image002.png;

Good morning Chris

Apologies for the delay in issuing the notice.

Please find attached Notice of Land Listing for Lot 1545 SP326025 – 86 Bramston Terrace, Herston.

A hard copy will be issued in the post today.

Kind regards



Jackie Elia

Customer Service Officer - Registry

Waste and Enforcement Services | Contaminated Land Assessment

Department of Environment and Science

P: 07 3330 5644

GPO Box 2454, Brisbane QLD 4001



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

9 December 2022

Site ID: 218356
File Number: 101/17908
Enquiries to: emr.clr.registry@des.qld.gov.au

METRO NORTH HOSPITAL AND HEALTH SERVICE
C/- SUSTAINABLE ASSETS & INFRASTRUCTURE
METRO NORTH HEALTH
LEVEL 6, 25 KING STREET
BOWEN HILLS QLD 4006

NOTICE OF LAND LISTED ON THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with section 378 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below has been listed on the Environmental Management Register (EMR).

Lot: 1545 Plan: SP326025
BRISBANE CITY COUNCIL

86 BRAMSTON TERRACE
HERSTON QLD 4006

The parcel of land has been recorded on the EMR as, after careful consideration of any submissions, it is decided that the land has been affected by a hazardous contaminant. Details of the listing are provided below.

HAZARDOUS CONTAMINANT - This site has been subject to a hazardous contaminant. Refer to the summary given below.

Soil:

- Lead: 848 mg/kg
- Friable asbestos: 0.0020%w/w
- Bonded asbestos containing material (ACM)

The above details have been added to the particulars of the land already recorded in the EMR which are listed below:

HAZARDOUS CONTAMINANT - This site has been subject to a hazardous contaminant. Refer to the summary given below.

- Levels of Heavy Metals above thresholds

Maximum Concentration:

- Cooper: 13,800mg/kg
- Lead: 2,480mg/kg
- Zinc: 21,900mg/kg
- >C10-C16: 95,600mg/kg
- >C16-C34: 210,000mg/kg
- Benzo(a)pyrene: 12.8mg/kg
- Benzo(a)pyrene TEQ: 19.0mg/kg

- PFHxS: 0.025mg/kg
- PFOS: 0.754mg/kg

Maximum Concentration in Groundwater:

- Copper: 0.002µg/L
- Nickel: 0.01µg/L
- Zinc: 0.108µg/L
- PFOS: 0.98µg/L
- PFHxS: 1.20µg/L

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

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

The owner may apply for a review of the decision to record the land in the EMR within 10 business days after receipt of this notice, in accordance with section 521 of the EP Act.

A landowner dissatisfied with a review decision may appeal against the decision in accordance with section 531 of the EP Act.

The following requirements apply under section 408 of the EP Act for land listed on the EMR.

The owner must before agreeing to dispose of the land to someone else (the buyer), give written notice to the buyer stating that the particulars of the land have been recorded in the register and, if details of a site management plan for the land are recorded in the register, details of the plan.

For further information about contaminated land matters visit www.qld.gov.au, and search for "contaminated land".

sch4p4(6) Personal inform



Bronwyn Cruse
Department of Environment and Science
Delegate of the Administering Authority
Environmental Protection Act 1994

Date : 6/12/2022 3:50:35 PM

From : "Chris Setter" Chris.Setter@health.qld.gov.au

To : "EMR CLR Registry" EMR.CLR.Registry@des.qld.gov.au

Cc : "Leah Davis" Leah.Davis2@health.qld.gov.au, sch4p4(6) Personal info@australianunity.com.au, "David Walker" David.Walker2@health.qld.gov.au, "Mark Reardon" Mark.Reardon@health.qld.gov.au, sch4p4(6) Personal info@australianunity.com.au, sch4p4(6) Perso@australianunity.com.au, sch4p4(6) Personal@australianunity.com.au, "Jane Hancock" jane.hancock@health.qld.gov.au

Subject : Re (File Number: 101/0017908) - Show Cause Notice to Owner of Land – Proposal to include particulars of Land on the Environmental Management Register - Lot 1545 on SP326025, Brisbane City Council (also referred to as 86 Bramston Terrace, HERSTON QLD 4006)

Attachment : Response to DES from Metro North Health-inclusion of Lot 1545 on SP326025 on the

EMR.pdf;image001.png;image002.png;image003.jpg;image004.jpg;image005.png;image006.jpg;image007.jpg;image008.jpg;image009.jpg;

Dear Ms Cruise

Please see **attached** letter from Metro North Health in response to your letter of 4 November 2022 (File Number: 101/0017908) (Show Cause Notice), in respect of Lot 1545 on SP326025 at 86 Bramston Terrace, Herston (Site ID: 218356).

Kind regards

Chris



Chris Setter, LLB, BHlth(Nsg), GradCertLegalPrac, GradDipPubHlth, GradCertIntnsCare, LPMC (He/His)

Acting Commercial Director

Sustainable Assets & Infrastructure

P 07 3542 6741 | M sch4p4(

E chris.setter@health.qld.gov.au

W metronorth.health.qld.gov.au

A Lobby 3, Level 1, Campbell Place

153 Campbell Street

Bowen Hills QLD 4006

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Chat with me on Microsoft Teams



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Bronwyn Cruse
Department of Environment and Science
Delegate of the Administering Authority
Environmental Protection Act 1994 (Qld)
GPO Box 2454
Brisbane QLD 4001

By email: emr.clr.registry@des.qld.gov.au

Dear Ms Cruse

Show Cause Notice to Owner of Land – Proposal to include particulars of Land on the Environmental Management Register – Lot 1545 on SP326025, Brisbane City Council (also referred to as 86 Bramston Terrace, HERSTON QLD 4006)

I refer to your letter of 4 November 2022 (File Number: 101/0017908) (**Show Cause Notice**) in respect of Lot 1545 on SP326025 at 86 Bramston Terrace, Herston (Site ID: 218356) (**Land**).

Metro North Health (**Owner**) has been provided with the information from Mach 1 Environmental of June 2021 and so has been made aware that the Land contains Lead, Friable Asbestos and Bonded Asbestos Containing Material in addition to the Hazardous Contaminants already noted in the Environmental Management Register (**EMR**).

The Owner accepts that there are grounds for recording particulars of the Land in the EMR on the basis of the above facts and, therefore, does not make a submission to the contrary.

For information purposes, the Owner wishes to advise that the Land is the subject of the [Herston Quarter Redevelopment Project](#) and is being developed by Herston Development Company Pty Ltd (**Developer**) under various development leases. The Developer is obliged to subdivide the area of the Land the subject of the Mach 1 report, decontaminate it and have that subdivided lot removed from the EMR in order for an early childhood education and care service to operate from the subdivided lot. The Developer is in the process of doing so and it is anticipated that this will have occurred by 30 June 2024.

The Developer is, or will in the future, develop the remainder of the Land, and is obliged to remediate any contamination on the Land as required by law as a condition to the achievement of practical completion on any future works.

The Owner will ensure, before agreeing to dispose of the Land to any other party, that written notice is given to that party stating that the land is the subject of a Show Cause Notice under section 375 of the *Environmental Protection Act 1994* (Qld). The Owner has also passed this notification obligation onto the Developer, should it arrange the disposal of the Land. The Owner has no specific concerns regarding the Developer's compliance with its environmental obligations and the Owner will also continue to comply with its environmental obligations.

While this letter does not comprise a submission, the Owner declares that it:

- (i) has not knowingly included any false or misleading information in this letter; and
- (ii) has given all relevant information to the Department of Environment and Science.

Should you have any questions regarding the above, please contact Mark Reardon (Technical Design Director) on sch4p4(6) Person or at mark.reardon@health.qld.gov.au.

Yours sincerely

sch4p4(6) Personal inform

David Walker

Executive Director

Sustainable Assets & Infrastructure

5 /12/ 2022

CC:

sch4p4(6) Personal inform Developer's Representative, Herston Development Company Pty Ltd
Adjunct Associate Professor Jane Hancock, Chief Operating Officer, Metro North Health

Date : 17/10/2022 6:42:08 PM
From : "Robin Wagland" robin@mach1environmental.com.au
To : "Malika Kirchner" Malika.Kirchner@des.qld.gov.au
Subject : RE: Duty to notify of environmental harm - Herston - Query regarding lot on plan
Attachment : image005.jpg;image001.jpg;image002.jpg;

Malika,

That is correct and thanks for the heads up, I was unaware the site had been reconfigured and this must have been very recently.

I will updated my Auditor Notification accordingly.

Please let me know if you require any additional information.

Kind regards,

Robin.

Robin Wagland
Principal
Auditor

MACH1 Environmental Pty Ltd
Tel + 61 (0)7 3366 7702
Fax + 61 (0)7 3366 7712
Mob + 61 0420 931 207
Email robin@mach1environmental.com.au
Web www.mach1environmental.com.au



Tel: +61 (0)7 3366 7702
Fax: +61 (0)7 3366 7712

PO Box 3028
Ashgrove East, QLD 4060
www.mach1environmental.com.au

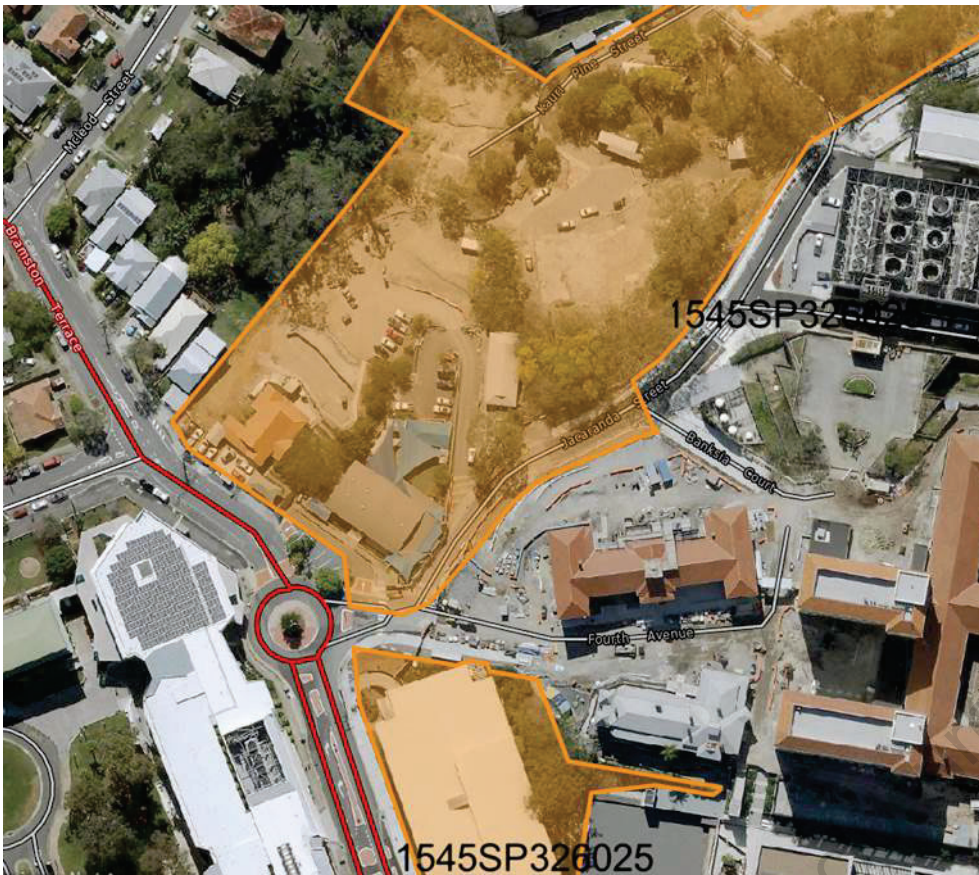
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From: Malika Kirchner <Malika.Kirchner@des.qld.gov.au>
Sent: Monday, 17 October 2022 3:45 pm
To: Robin Wagland <robin@mach1environmental.com.au>
Cc: EMR CLR Registry <EMR.CLR.Registry@des.qld.gov.au>
Subject: Duty to notify of environmental harm - Herston - Query regarding lot on plan

Hi Robin

I'm emailing in regard to your notification of asbestos in soil identified at 86 Bramston Terrace, Herston. The notification was submitted for Lot 1545 SP316602 – however this lot on plan doesn't exist anymore.

Can you please confirm if the area subject to the notification is **Lot 1545 SP326025** – see snip from Queensland Globe below.



Kind Regards,

Malika Kirchner

A/Team Leader

Waste and Enforcement Services | Contaminated Land Assessment

Department of Environment and Science

GPO Box 2454, Brisbane QLD 4001

I acknowledge that Aboriginal Peoples and Torres Strait Islander Peoples are the Traditional Owners of this country and they retain their relationship and connection to the land, sea and community.

I pay my respects to all Traditional Owners, and to the Elders past, present and the future for land and sea on which I work, live and walk.



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Date : 9/12/2022 3:08:30 PM

From : "Malika Kirchner"

To : "EMR CLR Registry" EMR.CLR.Registry@des.qld.gov.au

Cc : "Bromwyn Cruse" Bromwyn.Cruse@des.qld.gov.au

Subject : RE: Re (File Number: 101/0017908) - Show Cause Notice to Owner of Land – Proposal to include particulars of Land on the Environmental Management Register - Lot 1545 on SP326025, Brisbane City Council (also referred to as 86 Bramston Terrace, HERSTON QLD 4

Attachment : image011.jpg;image013.png;image015.png;image016.png;image017.jpg;image018.jpg;image019.png;image020.jpg;image021.jpg;image022.jpg;image023.jpg;image002.png;

Hey Jackie

Please put the following in the haz contam section of EMR.

Soil: Copper, Lead, Zinc, TRH>C10-C16, TRH>C16 C34, Benzo(a)pyrene, Benzo(a)pyrene TEQ, PFHxS, PFOS, Friable asbestos, Bonded asbestos containing material
Groundwater: Copper, Nickel, Zinc, PFOS, PFHxS

Please also copy paste what is already there (and additional haz contams we are listing today) into the comments section and make a note of what we've done/changed – so if it gets RTI or anyone doing an EMR search asks for more details – we have a record of the process.

I'll call to discuss!

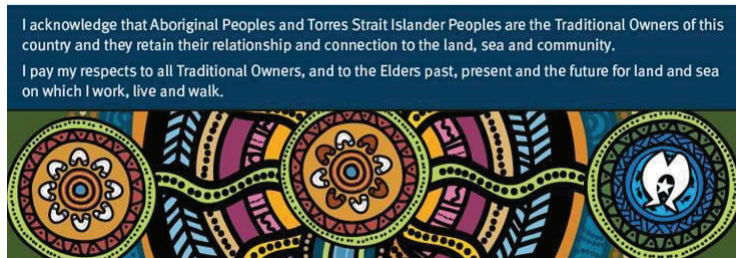
Malika Kirchner

A/Team Leader

Waste and Enforcement Services | Contaminated Land Assessment

Department of Environment and Science

GPO Box 2454, Brisbane QLD 4001



From: EMR CLR Registry <EMR.CLR.Registry@des.qld.gov.au>

Sent: Wednesday, 7 December 2022 12:40 PM

To: Malika Kirchner

Cc: EMR CLR Registry

Subject: FW: Re (File Number: 101/0017908) - Show Cause Notice to Owner of Land – Proposal to include particulars of Land on the Environmental Management Register - Lot 1545 on SP326025, Brisbane City Council (also referred to as 86 Bramston Terrace, HERSTON QLD 4

Importance: High

Hey Malika

We got confirmation from Metro North they have no objection to the additional haz contam and trying to add it on EMR and too many characters. We can only have 255 characters but if I include the new haz contam info it'll take it up to 333.

So existing haz contam listed on EMR:

- MaxSoilSamples:Copper:13,800,Lead:2480mgZinc:21,900,>C10-C16:95600,>C16 C34:210000,Benzo(a)pyrene:12.8Benzo(a)pyrene TEQ:19.0, PFHxS:0.025, FOS:0.754mg/kg.Max Groundwater Samples:Copper:0.002,Nickel:0.01ug/L,Zinc:0.108,PFOS:0.98,PFHxS:1.20ug/L;

This is what we're trying to add on EMR – are you able to shorten it or what should I put on EMR?

Soil:Lead:848mg/kg;Friable asbestos:0.0020%/w/w;Bonded asbestos containing material(ACM)

Kind regards



Jackie Elia

Customer Service Officer - Registry

Waste and Enforcement Services | Contaminated Land Assessment

Department of Environment and Science

P: 07 3330 5644

GPO Box 2454, Brisbane QLD 4001

From: Chris Setter <Chris.Setter@health.qld.gov.au>

Sent: Tuesday, 6 December 2022 3:51 PM

To: EMR CLR Registry

Cc: Leah Davis; [sch4n4(6)] David Walker; Mark Reardon; [sch4n4(6)] Personal information; Jane Hancock

Subject: Re (File Number: 101/0017908) - Show Cause Notice to Owner of Land – Proposal to include particulars of Land on the Environmental Management Register - Lot 1545 on SP326025, Brisbane City Council (also referred to as 86 Bramston Terrace, HERSTON QLD 4006)

Dear Ms Cruse

Please see **attached** letter from Metro North Health in response to your letter of 4 November 2022 (File Number: 101/0017908) (Show Cause Notice), in respect of Lot 1545 on SP326025 at 86 Bramston Terrace, Herston (Site ID: 218356).

Kind regards

Chris



Chris Setter, LLB, BHlth(Nsg), GradCertLegalPrac, GradDipPubHlth, GradCertIntnsCare, LPMC (H/His)

Acting Commercial Director
Sustainable Assets & Infrastructure

P 07 3542 6741 | M [sch4n4(6)]

E chris.setter@health.qld.gov.au

W metronorth.health.qld.gov.au

A Lobby 3, Level 1, Campbell Place

153 Campbell Street

Bowen Hills QLD 4006

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RTI Act 2009

Date : 7/12/2022 12:11:59 PM
From : "EMR CLR Registry"
To : "Chris Setter" Chris.Setter@health.qld.gov.au
Cc : "EMR CLR Registry" EMR.CLR.Registry@des.qld.gov.au
Subject : RE: Re (File Number: 101/0017908) - Show Cause Notice to Owner of Land – Proposal to include particulars of Land on the Environmental Management Register - Lot 1545 on SP326025, Brisbane City Council (also referred to as 86 Bramston Terrace, HERSTON QLD 4
Attachment : image010.png;image011.png;image013.png;image014.png;image015.jpg;image016.jpg;image017.png;image018.jpg;image019.jpg;image020.jpg;image021.jpg;image022.png;

Thanks Chris

Kind regards



Jackie Elia
Customer Service Officer - Registry
Waste and Enforcement Services | Contaminated Land Assessment
Department of Environment and Science
P: 07 3330 5644
GPO Box 2454, Brisbane QLD 4001

From: Chris Setter <Chris.Setter@health.qld.gov.au>
Sent: Wednesday, 7 December 2022 12:09 PM
To: EMR CLR Registry
Subject: RE: Re (File Number: 101/0017908) - Show Cause Notice to Owner of Land – Proposal to include particulars of Land on the Environmental Management Register - Lot 1545 on SP326025, Brisbane City Council (also referred to as 86 Bramston Terrace, HERSTON QLD 4

Dear Jackie

Thank you for your reply. Please post the hard copy to

Sustainable Assets & Infrastructure
Metro North Health
Level 6, 25 King Street
Bowen Hills QLD 4006

Kind regards

Chris



Chris Setter, LLB, BHLth(Nsg), GradCertLegalPrac, GradDipPubHlth, GradCertIntnsCare, LPMC (He/His)
Acting Commercial Director
Sustainable Assets & Infrastructure
P 07 3542 6741 | M [sch4p4(6)]
E chris.setter@health.qld.gov.au
W metronorth.health.qld.gov.au
A Level 6, 25 King Street
Bowen Hills QLD 4006
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From: EMR CLR Registry <EMR.CLR.Registry@des.qld.gov.au>
Sent: Wednesday, 7 December 2022 12:07 PM
To: Chris Setter <Chris.Setter@health.qld.gov.au>
Cc: Leah Davis <Leah.Davis2@health.qld.gov.au>; [sch4p4(6) Personal] <[sch4p4(6) Personal]@australianunity.com.au>; David Walker <David.Walker2@health.qld.gov.au>; Mark Reardon <Mark.Reardon@health.qld.gov.au>; [sch4p4(6)] <[sch4p4(6)]@australianunity.com.au>; [sch4p4(6) Personal] <[sch4p4(6) Personal]@australianunity.com.au>; Jane Hancock <jane.hancock@health.qld.gov.au>; EMR CLR Registry <EMR.CLR.Registry@des.qld.gov.au>
Subject: RE: Re (File Number: 101/0017908) - Show Cause Notice to Owner of Land – Proposal to include particulars of Land on the Environmental Management Register - Lot 1545 on SP326025, Brisbane City Council (also referred to as 86 Bramston Terrace, HERSTON QLD 4

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Good afternoon Chris

Thank you for your email.

We will list Lot 1545 SP326025 and issue Notice of Land Listing shortly.

Can you please confirm the correct postal address so we can also issue a hard copy? We posted a copy of the Show Cause Notice and received a 'Return to Sender' this week advising the postal address below is now closed.

Level 1, Lobby 3
153 Campbell Street
BOWEN HILLS QLD 4006

Kind regards



Jackie Elia
Customer Service Officer - Registry
Waste and Enforcement Services | Contaminated Land Assessment
Department of Environment and Science
P: 07 3330 5644
GPO Box 2454, Brisbane QLD 4001

From: Chris Setter <Chris.Setter@health.qld.gov.au>
Sent: Tuesday, 6 December 2022 3:51 PM
To: EMR CLR Registry
Cc: Leah Davis <Leah.Davis2@health.qld.gov.au>; David Walker; Mark Reardon; [sch4p4(6) Personal] <[sch4p4(6) Personal]@australianunity.com.au>; Jane Hancock
Subject: Re (File Number: 101/0017908) - Show Cause Notice to Owner of Land – Proposal to include particulars of Land on the Environmental Management Register - Lot 1545 on SP326025, Brisbane City Council (also referred to as 86 Bramston Terrace, HERSTON QLD 4006)

Dear Ms Cruise

Please see attached letter from Metro North Health in response to your letter of 4 November 2022 (File Number: 101/0017908) (Show Cause Notice), in respect of Lot 1545 on SP326025 at 86 Bramston Terrace, Herston (Site ID: 218356).

Kind regards

Chris

Chris Setter, LLB, BHLth(Nsg), GradCertLegalPrac, GradDipPubHlth, GradCertIntnsCare, LPMC (He/His)
Acting Commercial Director
Sustainable Assets & Infrastructure
P 07 3542 6741 | M [sch4p4(6)]
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W metronorth.health.qld.gov.au



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