BNE 8833
BNE 2007/6734

Queensland Government

Queensland **Fire and Rescue Service**

Marjory Butterfield
Email: mbutterfield@emergency.qld.gov.au
Ph: 07 3247 8303
Fax: 07 3109 5051
Our Ref: Gold Coast Headquarters
Your Ref:

24 May 2007

Ms Sandra Avendano
Senior Environmental Officer
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Dear Ms Avendano

RE: SITE MANAGEMENT PLAN – LOT 600 ON SP170062

I refer to your telephone conversation with Mrs Marjory Butterfield of 4 April 2007 regarding a consent letter for the property described as Lot 600 on SP17230, County of Ward, Parish of Barrow.

I have read and given consent to the attached Site Management Plan for this property. As requested, I have initialled and dated each page.

If you require further information or clarification please do not hesitate to contact me on (07) 3109 7786.

Yours sincerely

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Steve Rothwell AFSM
Assistant Commissioner Rural Operations

RECEIVED
28 MAY 2007
EPA SOUTHERN REGION

Facilities Management Branch

Emergency Services Complex
Kedron Brook Building
Gympie Road
Kedron Qld 4031

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Queensland 4001 Australia

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ABN 11 577 654 890

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Smoke alarms save lives

GOLD COAST RURAL FIRE BRIGADE GROUP

Group Officer: len Jeavons
Phone: 0755331294 (H)
M0429020947
Fax; 55331028

email;grfbg@bigpond.com

Admin Officer; PO Box 212Miami.Q 4220
Phone 0755353089
Fax: 0755355764

The Commissioner
Queensland Fire Service
Commissioner Lee Johnson

Dear Sir

The enclosed submission is to seek your approval and assistance in the development of a Headquarters for the Gold Coast Rural Fire Brigade Group.

The proposed headquarters have been mooted for some years , with a final decision as to siting made in 2003, along with an offer of donation of the site from a private developer.

The proposal meshes in firmly with your iZone strategies , and at the Ipswich District iZone workshop held at Logan , was identified as an important control centre in the area, filling a current void .

We request and would appreciate your approval of this proposal .

Your assistance in expediting the various processes would also be appreciated .

Yours faithfully

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.....
Eldon Bottcher
Dip. Arch. Cert. RFM RAIA MAIES
Project Co-Coordinator

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APPROVED .....
Commissioner QFRS

DATE 29/4/2004

As per recent discussion concerning use as a Fire Control Centre etc.

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Group Headquarters Project
c/- Eldon Bottcher
Ph 0755920082 PO Box 907 Surfers Paradise 4217
bushfires@eb-a.com.au

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SITE MANAGEMENT PLAN

RPD Lot 600 on SP 170062 **EPA FILE REF: BNE**
County of Ward
Parish of Barrow

DATE OF EFFECT

1.0 SUMMARY OF CONTAMINATION

The site covered by this SMP is described as Lot 600 on SP 17230. The site is on the EMR due to the presence of a former cattle dip to the north of the site on an adjacent road reserve.

Investigations have identified arsenic contamination at the north-western boundary of the site. Arsenic contamination to a maximum of 1080mg/kg appears to be concentrated within a small area of the northern boundary of the site and on the boundary of the road reserve.

2.0 OBJECTIVES OF THE SMP

The objectives to be achieved under this Site Management Plan (SMP) are to manage contamination on the site prior to and during site redevelopment in a manner which protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES OF SMP

3.1 Responsibility The owner of the land (as defined under the Environment Protection Act 1994) is to ensure that this Site Management Plan and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this Site Management Plan bind the owner, from time to time, to the land.

3.2 Site Use Lot 600 is to be subdivided into two lots (Figure 1 attached). The western lot, Lot 100, must be used as a rural fire fighting depot. The eastern lot, Lot 99, is to be used for park residential land use. Prior to any development, the site must be remediated in accordance with Appendix 1 Remediation Action Plan (RAP) for Lot 600 on SP 170062, attached to this document. Remediation must result in the development of a managed area, which is expected to be confined to the area of the proposed Lot 100. The managed area which must be capped is indicated on the attached plan.

3.3 Provision of SMP to Appropriate Persons. The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of this SMP prior to commencement of works. All persons occupying or working on the site must comply with the requirements of the SMP.

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3.4 Surface Capping and Protective Barriers. Capping layers and protective barriers are to be maintained in sound condition at all times.

3.5 Service Trenches. All underground services must be constructed in either uncontaminated material or in trenches in which the services are surrounded by a minimum of 0.3 m of uncontaminated fill for minor services (< 100 mm in diameter), and 0.5 m of uncontaminated fill for services greater than 100 mm in diameter.

3.6 Soil Excavation and Removal. Any material excavated on the site must be assessed for the contaminants of concern to determine if the material is contaminated and to identify appropriate management and disposal / re-use. Off-site disposal of soil must only be conducted after obtaining prior approval and from the Administering Authority under Section 424 of the Environmental Protection Act 1994 (EP Act) or equivalent.

A suitably qualified and experienced person in accordance with Section 381 of the EP Act must manage representative sampling and analysis of soil from excavations in contaminated areas.

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3.7 Unexpected Contamination. If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination or below ground infrastructure not previously observed are detected, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within two business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person and in accordance with Section 381 of the EP Act.

Administrative Authority approval is required before site works can re-commence in the area.

3.8 General Environmental Protection. All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material. Contaminated soil which is or has been excavated and temporarily stored on site must be managed such that environmental harm is prevented.

All excavation of contaminated soil is to be documented and records kept which demonstrate SMP compliance.

3.9 Workplace Health & Safety. A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the Workplace Health and Safety Act 1995 is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern and specify work methods and appropriate levels.

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4.0 Monitoring and Reporting. Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time. A biennial inspection is to be undertaken to ensure that capping and protective barriers remain in sound condition at all times in accordance with Section 3.5.

The biennial period is to commence from the effective date of this plan.

This SMP has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This SMP makes reference to plan attachments that are available from the Administering Authority if required.

This SMP makes reference to a Remediation Action Plan attachment that is available from the Administering Authority if required.

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APPENDIX 1
REMEDIATION ACTION PLAN

LOT 600 ON SP 170062 FILE REF

1.0 INTRODUCTION

This Remediation Action Plan (RAP) has been prepared for the subject site known as Lot 600 on SP 170062 at Maudsland Road, Maudsland (the Site). An historical cattle dip formerly existed on the road reserve to the immediate north of the site. Investigations have shown that elevated levels of arsenic contamination were found adjacent to and along the northern boundary of the site, specifically within a small section in the north-eastern corner of the proposed Lot 100 on SP17230. Contaminated soils have been excavated and stockpiled on site. Excavation of contaminated soils has resulted in the development of a small pit.

The excavated pit is proposed to be backfilled with the existing excavated soil. It is proposed that excess soil that cannot be backfilled must be spread and compacted over the northeastern corner of the site and covered with low permeability capping as part of carpark roadworks for the proposed Gold Coast Rural Fire Brigade Group headquarters.

This RAP has been prepared to ensure that all arsenic contaminated soil currently stockpiled on the site or which is identified from validation sampling and which exceeds the relevant remediation criteria, must be backfilled in the existing pit excavation and/or capped in a managed area.

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1.1 Purpose of the RAP

The purpose of the RAP is to provide an outline plan of objectives, activities and procedures to ensure the effective and controlled remediation and validation of the site.

It describes the methodologies and standards to be followed throughout the project to facilitate successful remediation and ensure protection of human health and the environment. The proposed area to be capped (up to approximately 150m^2) is shown on the attached Figure RAP 1.

1.2 Objectives

The primary objectives of the RAP are:

i) To make the site safe for future land uses, which in this case is intended to be for community services (zoned as Public Open Space) on the proposed Lot 100 and residential parkland living on proposed Lot 99;
ii) To prevent the release of any contaminated surface water or soils to adjoining land; and
iii) To ensure the protection of the local community and environment.

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This RAP summarises the current status of the site, and provides a strategy to manage contaminated soils being excavated during remediation works in a manner that protects human health and the environment and ensures that the site is suitable for the proposed land uses.

Contaminated soil must be stored on site, in accordance with this RAP.

2.0 BACKGROUND

2.1 Description of the Proposed Development

A Rural Fire Board depot facility will be established on the western part of Lot 600 on SP 170062, specifically on the proposed Lot 100 on SP 17230. A car park area must be developed over the arsenic contaminated soils. The eastern part of Lot 600, known as Lot 99 will be developed for parkland residential living. The RAP has been based on the following assessment reports:

- Environmental Site Assessment Report Lot 49 on CP 807908, 451, Maudsland Road, Maudsland, 2003 by Environmental Management Strategies.
- Further Contamination Investigation Report, Lot 600 on SP 170062, Maudsland Road, Maudsland, August 2006 by Bowler Geotechnical Pty Ltd.

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2.2 Site Location and Topography

The site is located at Tuxedo Junction on Maudsland Road, Maudsland (to the immediate east of Oxenford Coomera Gorge Road).

The site has a natural slope from north to south. Arsenic contaminated soils found on proposed Lot 100 have been excavated and stockpiled on the site. A fill platform ranging from 0.2m to approximately 2m deep had been placed on the northern section of the site, which extended over the road reserve to the north of the site on proposed Lot 100.

The site drains to a small farm dam to the south of Lot 600. Regionally drainage is to the northwest towards the Coomera River.

2.3 Geology/ Hydrogeology

Geological mapping (Department of Mines, 1:100,000) Beenleigh Sheet 9542, 1985) indicated that the expected subsurface material on the site should consist of sedimentary or metamorphosed sediments of the Palaeozoic Neranleigh Fernvale Beds which could include greywacke, argillite, quartzite, chert, shale and sandstone or greenstone.

No data existed on site with respect to groundwater occurrences or flow conditions.

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3.0 EXTENT OF CONTAMINATION

From the results of the previous assessments, contamination was detected in natural ground within an excavation of approximately $50m^2$ in the north western corner of the $10705m^2$ site. Contamination extended vertically to 3m below ground level. Contamination was also present in rainfall runoff waters in the excavation. Contamination in soil and water comprises arsenic at the following maximum concentrations:

Analyte	Maximum Concentration
Arsenic in soil	1080 mg/kg
Arsenic in water	857 µg/L

4.0 ENVIRONMENTAL GUIDELINES

The remedial activities which comprise backfilling an excavation which is known to contain elevated levels of arsenic in the walls (base not tested) with arsenic contaminated soil must be undertaken at the site in accordance with the following documents.

- Department of Environment (Queensland Environment Protection Agency) (May 1998) *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland*
- National Environment Protection Council (1999), *National Environment Protection (Assessment of Site Contamination) Measure Schedule B (2) Guideline on Data Collection, Sample Design and Reporting*
- Standards Association Australia (1997), *AS4482.1 Guide to the sampling and investigation of potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds*
- Standards Association Australia (1997),*AS4482.2 Guide to the Sampling and Investigation of Potentially Contamination Soil, Part 2: Volatile Substances*,

Any water discharges from the site must be undertaken in accordance with the following guidelines:

;

- Environmental Protection Agency, Queensland (1997) *Environmental Protection (Water) Policy*, and
- Australian and New Zealand Environment and Conservation Council/Agriculture and Resource Management Council of Australia and New Zealand (2000) *Australian and New Zealand Guidelines for Fresh and Marine Water Quality.*

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5.0 REMEDIATION GOALS AND STRATEGIES APPLIED

5.1 Remedial Goals

Remedial goals for soil are described in Table 1. These goals must ensure that the residual arsenic levels in surficial soils elsewhere on the site do not pose a risk to human health or the environment.

Table 1: Soil Remediation Goals

Allotment	Land Use	Trace Element	Remediation Goals (mg/kg)
Lot 99 (proposed)	Residential park living	Arsenic	100
Lot 100 (proposed)	Rural Fire Brigade Headquarters, Future designated land use Public Open Space	Arsenic	200

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The soil remediation goal for Lot 99 (proposed) of 100 mg/kg total Arsenic and the remedial strategy proposed in this RAP will apply whether the lot is to remain a managed site or if the site is removed from the EMR.

The soil remediation goal for Lot 100 (proposed) of 200 mg/kg total Arsenic will only apply if the lot remains a managed site. If, at some future time, it is desired that Lot 100 (proposed) be removed from the EMR, then the soil remediation goal will become 100 mg/kg total Arsenic. In this event all contaminated soil must be disposed off-site at a licensed landfill facility.

5.2 Suitably Qualified Person to Conduct / Supervise Works

A person qualified in accordance with Sections 381 and 395 of the Environmental Protection Act 1994 (EP Act) must conduct all investigations, supervise all remediation works and compile report/s required to remediate the site.

5.3 Strategies Applied

The proposed strategy must involve the establishment of a managed area by backfilling an existing pit on proposed Lot 100 and spreading, compaction and capping of excess contaminated soil that cannot be contained within the existing pit. The managed area is shown in Figure RAP 1. Contaminated soil includes soil previously excavated from the pit and stockpiled in bunded areas on proposed Lot 100. The intended use of the managed area is as a car park. Soil must be compacted to 95% minimum dry density ratio (based on AS1289.5.1.1 – Standard Compaction). Excess contaminated soil must

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be placed adjacent to the backfilled pit and spread and compacted on the ground surface in layers not exceeding 300mm thick to a maximum total thickness of 500mm. The design of the capping medium will depend on the final surface material used. Where a surface seal/capping layer of asphalt, concrete or similar is required, compacted soils must be overlain by plastic hazard indicator sheeting and a layer of sand or gravel no less than 150mm thick. Concrete pavement should have a minimum thickness of 150mm. If clay is used the clay layer should be a minimum of 500mm thick, placed in layers not exceeding 300mm, and compacted to achieve a minimum vertical permeability of 10^{-8} m/sec. The capping of the backfilled pit and any excess contaminated soil must be contiguous.

Water collected in the excavated pit from rainfall events is required to be removed off site via a licensed regulated waste contractor prior to backfilling the pit excavation.

The fill platform contains arsenic contaminated soils however concentrations are less than the soil remediation goal for (proposed) Lot 100 and consequently no remediation of these soils is proposed.

The remainder of Lot 600 must be validated to ensure that any surficial contaminated soil in exposed areas must be excavated, placed and compacted within the managed area of the site.

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6.0 REMEDIATION PROGRAM

6.1 Overview

Remediation of the site must take place in stages as follows:

- Pumping out arsenic contaminated water from the pit: Offsite disposal of contaminated water;
- Backfilling the excavation;
- Validation sampling to be undertaken on proposed Lot 99;
- Limited validation sampling on proposed Lot 100 in particular underneath excavated contaminated soil stockpiles and along site drainage lines down gradient of former stockpiles and the excavation;
- Spreading and compacting excess contaminated soils on cleared ground;
- Capping and sealing contaminated soil areas.

6.2 Remedial Works by the Placement of Contaminated Soil

The remediation program proposed for the site must include backfilling the existing pit with compacted arsenic contaminated soil stockpiled on the site and placement and compaction of excess contaminated soils in a managed area that must be used for car parking.

Apart from filling the area of the existing pit which lies on the road reserve, no other remedial works will be carried out on the road reserve as part of this plan.

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In the event of off-site disposal of contaminated soil, it must only be conducted after obtaining prior approval and from the Administering Authority under Section 424 of the Environmental Protection Act 1994 (EP Act) or equivalent.

6.2.1 Location of onsite burial and capping area

The proposed location of the on-site excavation/burial area is shown in the attached RAP Figure 1. The dimensions of this area are based on the existing pit excavation of 14m x 3.5m x 4.5m (deep) and include an allowance of 100m2 for potential excess contaminated soil that requires capping. The capping layer must be placed over and, if required, adjacent to the on-site burial area to the extent required to cap all contaminated soil that requires burial and capping.

6.2.2 Off-site disposal of Contaminated Water

Pit water will require off-site disposal via a licensed regulated waste contractor, prior to depositing soil in the pit excavation.

6.3 Imported Fill

In the event that imported fill is brought onto the site, material other than from a demonstrated clean source (ie licensed quarry) must be sampled and analysed at the rate of at least one sample per $50m^3$ to determine its suitability for the site. This material must meet the clean criteria identified in Section 4 – Environmental Guidelines and Section 5.1 – Remedial Goals and in particular must not contain any bonded or unbonded asbestos.

7.0 OPERATIONAL CONTROL

The remediation program must be conducted with all due regard to the environment and to statutory requirements. In particular, in addition to any statutory compliances required, the contractor must be responsible for conducting remediation works with all due care to ensure compliance with the following conditions:

- Minimal air-borne dust is to be generated from the site. In the event of a dust complaint, mitigation measures such as watering must be used;
- Water containing any suspended matter or contaminants must be managed within the site in such a manner to minimise pollution of adjacent sites and waterways;
- Vehicles must be controlled so that minimal mud, soil or water must fall or be deposited on any public or private roadway or adjacent areas; and
- Noise levels at the site boundary must comply with the required legislative requirements.
- The owner must ensure that the contractor's site manager/foreman is conversant with the contents of the RAP and Health and Safety (H&S) Plan. Additionally they must ensure that each employee or subcontractor involved with remediation is inducted into the requirements of the RAP and H&S Plan.

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7.1 Stormwater Management

The requirements for stormwater management outlined in Schedule B (9) of the NEPM must be complied with. This includes stockpiling excavated soil in a manner that must prevent contamination from being transported off-site by stormwater.

The contractor must control surface waters on and adjacent to the site as follows;

- Divert stormwater runoff outside the site so that it does not flow through the remedial work area;
- Control drainage on the site by interception and redirecting runoff in a controlled manner;
- Stormwater collected within the remedial work area must be appropriately managed; and
- Silt fences may be erected at locations where stormwater may flow from the site.

7.2 Control of Soil and Sediment

Sediment in surface water or runoff must be minimised by the use of sediment controls such as diversion drains, hay bales and silt fencing.

Any excavated soil must be stockpiled in a manner and location such that it is not easily spread by wind or rain action. If adverse weather conditions are anticipated, or if the stockpile is to remain on-site for an extended period, stockpiles must be covered. Stockpile records must be maintained to track the reuse of soil on the site.

Any plant or equipment that handles soils must be inspected prior to leaving the site, and cleaned as necessary.

The requirements for the management of sediment and soil detailed in Schedule B(9) of the NEPM (from which the above control measures are drawn) must be complied with during the remedial works.

7.3 Surface and Groundwater

Surface water collected in the pit must be pumped out for off-site disposal by a licensed contractor.

Groundwater was not encountered on-site. If groundwater is encountered at any stage of the development, samples must be taken and analysed appropriately. An appropriate groundwater remediation methodology must be submitted to the EPA for review as necessary.

The contractor must control groundwater (if encountered) by the following means:

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- No groundwater must be discharged to lands adjoining the site or into stormwater drains unless first subjecting these waters to analytical analysis and gaining approvals from the appropriate authority.

7.4 Noise Control

Noise levels must comply with Gold Coast City Council and EPA requirements. It is expected that the equipment that is to be used in the remedial program will not generate unacceptable levels of noise above these requirements. The contractor must keep noise levels to a minimum and levels must not exceed limits indicated in AS2436, 1981.

7.5 Dust Control

The generation of dust must be kept to a minimum. Water sprays may be used to ensure suppression of dust. Water used for dust suppression must not be allowed to escape off-site by the stormwater system, sewer, or any other means. This is as required in Schedule B (9) of the NEPM, which in addition to Gold Coast Council and EPA requirements, must be complied with.

7.6 Odour Control

The level of odour generated during remedial activities is not expected to be a concern. However, in the unlikely event that odorous compounds are encountered, the contractor, under the supervision of the person identified under Section 5.2 of the RAP, must take all precautions to ensure that no obnoxious odours migrate from the site boundaries.

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8.0 VALIDATION PROGRAM

The objective of the validation program for arsenic contamination is to ensure that:

- All soil contaminated above the Remedial Goals specified in Section 5.1 of this document has been safely deposited within the managed area; and
- The contaminant concentrations at the surface within the remainder of Lot 600 are below the Remedial Goals for arsenic concentrations in the soil.

A quality assurance/quality control (QA/QC) program must be implemented to verify the accuracy and reproducibility of the analyses performed for the validation program. The QA/QC program must be undertaken in accordance with the Australian Standard AS4482.1-1997 and the NEPM guidelines.

8.1 Validation Soil Sampling

The methodology for the validation sampling program must be in accordance with the protocols for the assessment of site contamination, which are provided in the draft Qld EPA guidelines, the Australian Standard AS4482.1-1997 and NEPM guidelines. The sample density must be appropriate to characterise any residual contamination, and must be acceptable to the EPA.

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Discrete samples must be taken by a suitably qualified person and dispatched to the laboratories in accordance with the soil sampling and handling procedures outlined in the Australian Standard AS4482.1-1997 and the NEPM guidelines.

Where contaminant concentrations in validation samples exceed the remediation goals, further excavation and validation sampling must be undertaken.

A validation report for the remainder of the site must be prepared by a suitably qualified person and provided to the EPA.

8.2 Sample Dispatch and Documentation

Samples must be collected in the appropriate containers and labeled to identify the origin of the sample. These must generally be dispatched to the laboratory for analysis within 24 hours of collection. Chain of Custody documentation and handling must be performed in accordance with the Australian Standard AS4482.1-1997 and the NEPM guidelines. Sample Receipt Advice documentation must be submitted in the validation report along with the Chain of Custody document.

8.3 Quality Assurance/Quality Control (QA/QC) Program

A field QA/QC program must be undertaken in accordance with the NEPM guidelines, Australian Standard AS4482.1-1997 and EPA recommendations, to measure the precision of the field/lab analyses and to determine the accuracy of the primary laboratory's analyses.

9.0 DECONTAMINATION PROCEDURES

Decontamination procedures for sampling equipment, personnel and the general site must be in accordance with the Australian Standard AS4482.1-1997 and the NEPM guidelines (Schedule B (9)).

10.0 ENVIRONMENTAL MANAGEMENT CONTROL

A suitably qualified person as per Section 381 of the EP Act must closely manage all site operations with respect to the proposed remediation works. The site is in a rural residential setting and site works could impact on immediate neighbours. The following environmental issues must be addressed during the earthworks:

- Stormwater control must be provided to ensure that the site does not discharge sediment laden or contaminated water directly off-site. This must be achieved by careful bunding and diversion of drainage from the active areas of the site, the erection of sediment fences and construction of a temporary stormwater and sediment retention basin if required;
- Odours have not been identified as an issue at this site, however if they do become an issue, then appropriate methods of addressing them must be provided;
- Dust suppression must be undertaken using fine water sprays if required; and

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- Noise must be addressed by working within the hours of work set by Gold Coast City Council for building sites (i.e. 6:30am to 6:30pm Monday to Saturday).

11.0 HEALTH AND SAFETY

A Health and Safety Plan needs to be prepared for the activities to be performed on the site where employees may be exposed to toxic or other hazardous compounds. Specific requirements relate to vehicle decontamination, protective clothing, equipment and appropriate safety controls that must be adopted on the site. Details on the procedures for the protection of the health and safety of personnel during the remedial works are provided in the Health and Safety Plan. All staff must be inducted prior to commencement of work.

12.0 REPORTING REQUIREMENTS

A report must be prepared documenting remediation and validation program activities, and an evaluation of the results against the remedial goals.

The report must also include the results of the QA/QC program, and copies of documentation validating the appropriate handling, disposal and treatment of contaminated soil and water in accordance with EPA requirements. The validation report must be submitted to the EPA for review in accordance with *the Environmental Protection Act 1994* and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland (1998).* Written confirmation must be provided by a suitably qualified person that the remedial goals have been met.

13.0 STATEMENT OF SUITABILITY

Prior to the commencement of the proposed new land use, a statement of suitability must be obtained from the EPA. The Statement of Suitability must specify that the site is suitable for the intended use(s) while remaining on the EMR and must be managed under a SMP.

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REFERENCES

Department of Environment (Queensland Environment Protection Agency) May 1998 *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland.*

National Environment Protection Council (1999), *National Environment Protection (Assessment of Site Contamination) Measure Schedule B (2) Guideline on Data Collection, Sample Design and Reporting.*

Standards Association Australia (2005), *AS4482.1 Guide to the sampling and investigation of potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds.*

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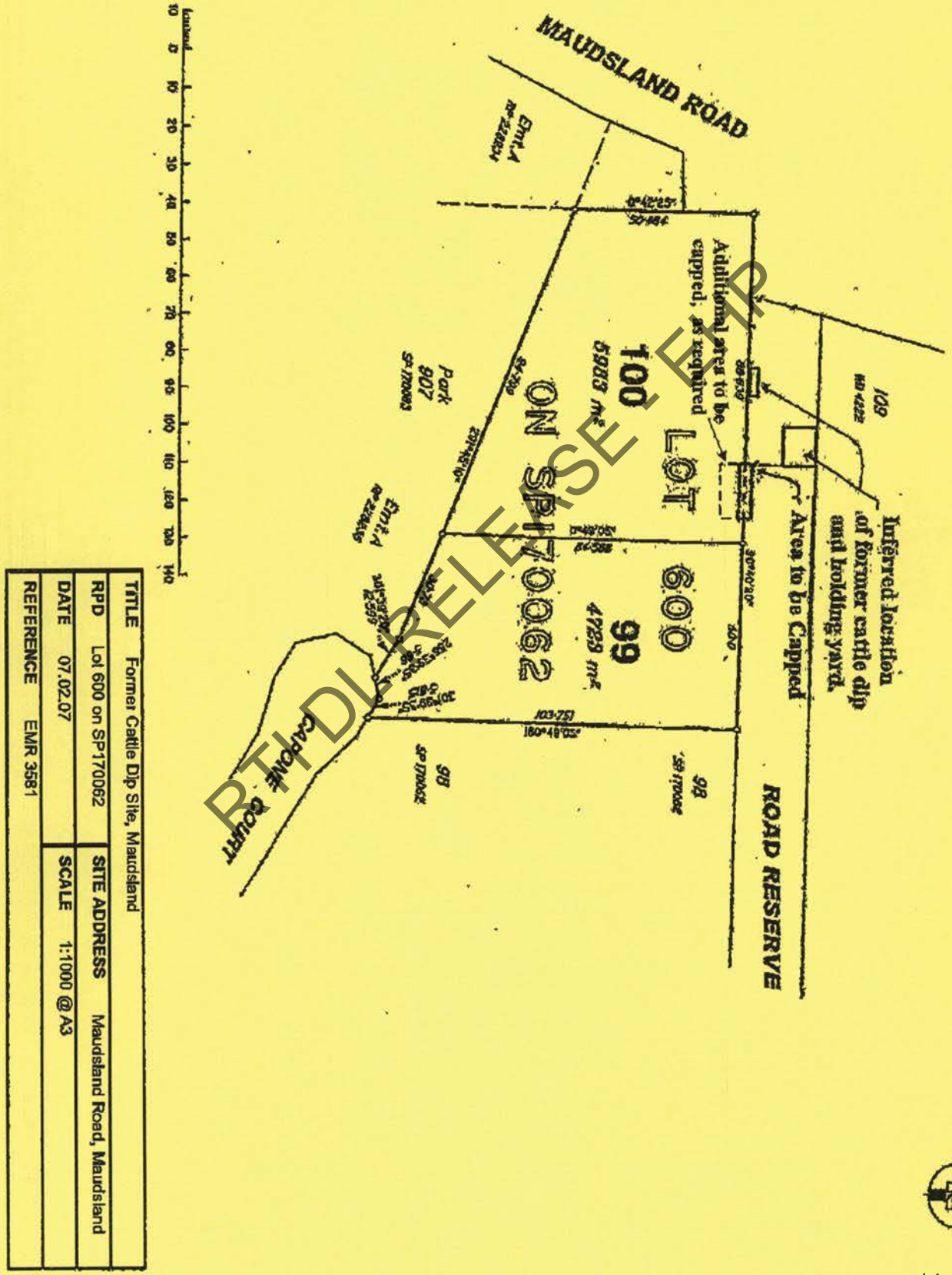
24/5/07



TITLE	Former Cattle Dip Site, Maudsland
RPD	Lot 600 on SP170062
SITE ADDRESS	Maudsland Road, Maudsland
DATE	07.02.07
SCALE	1:1000 @ A3
REFERENCE	EMR 3581

RTI DISCLOSURE FILE

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Queensland Government

Marjory Butterfield
Email: mbutterfield@emergency.qld.gov.au
Ph: 07 3247 8303
Fax: 07 3109 5051
Our Ref: Gold Coast Headquarters
Your Ref:

3 July 2007

Ms Sandra Avendano
Senior Environmental Officer
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Dear Ms Avendano,

RE: SITE MANAGEMENT PLAN – LOT 600 ON SP170062

I refer to previous correspondence regarding the site management plan for property described as Lot 600 on Sp170062.

As requested, I have arranged for the Assistant Commissioner, Rural Operations to initialled and date the enclosed page.

If you require further information or clarification please do not hesitate to contact me on (07) 3247 8303.

Yours sincerely

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Marjory Butterfield

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CONTAMINATED LAND SECTION
- 5 JUL 2007
RECEIVED
05 JUL 2007
EPA SOUTHERN REGION

Facilities Management Branch

Emergency Services Complex
Kedron Brook Building
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Website www.emergency.qld.gov.au

ABN 11 577 654 890

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TITLE	Former Cattle Dip Site, Maudsland
RPD Lot 600 on SP170062	**SITE ADDRESS** Maudsland Road, Maudsland
DATE 07.02.07	**SCALE** 1:1000 @ A3
REFERENCE EMR 3581	

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3 July 2007

RTI 13-349

File 4

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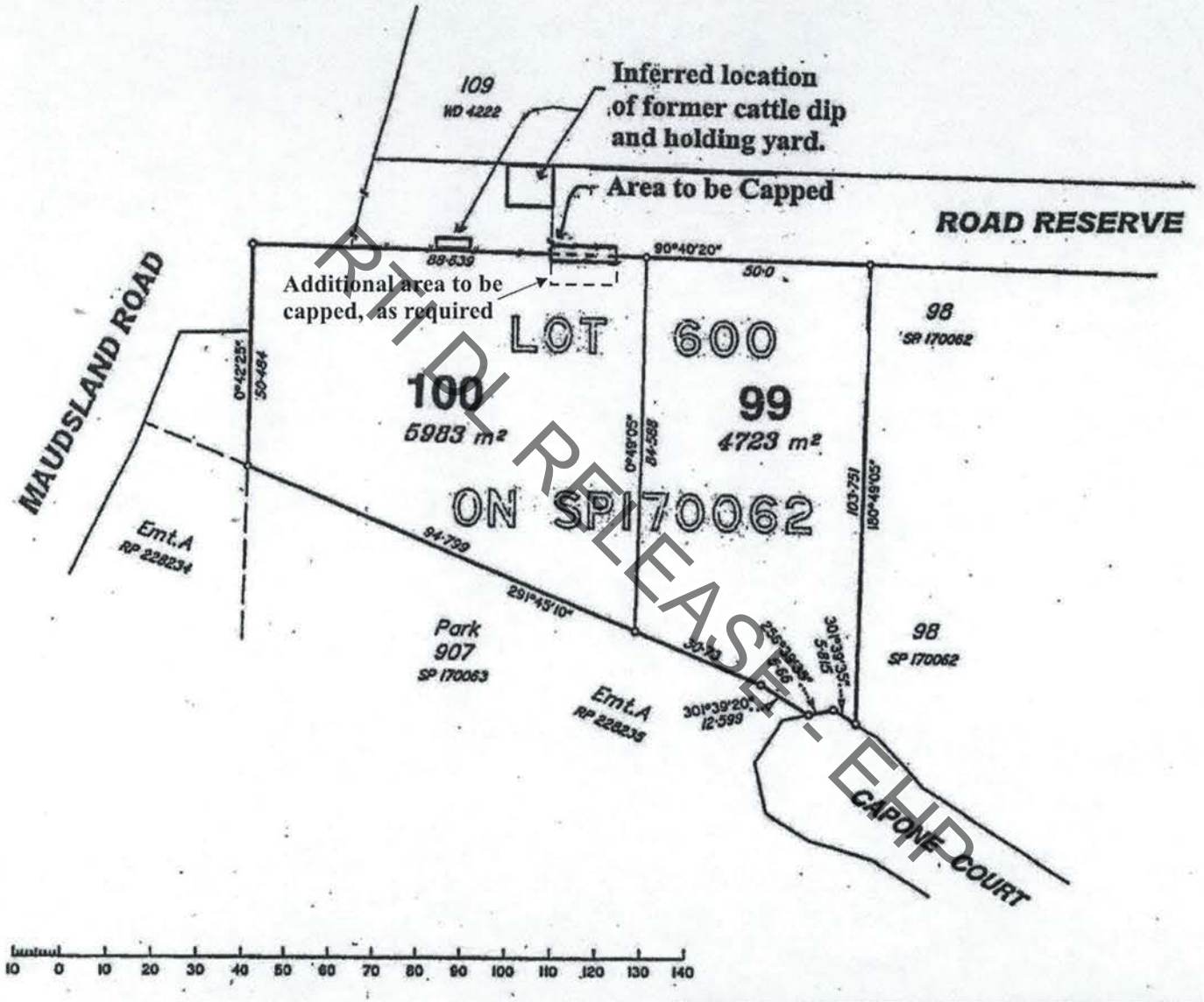
Release

copy of Final drawing.



RTI RELEASE - EHP

TITLE	Former Cattle Dip Site, Maudsland		
RPD	Lot 600 on SP170062	**SITE ADDRESS**	Maudsland Road, Maudsland
DATE	07.02.07	**SCALE**	1:1000 @ A3
REFERENCE	EMR 3581		

Sandra Avendano

From: Sandra Avendano
Sent: Tuesday, 26 June 2007 10:35 AM
To: 'mbutterfield@emergency.qld.gov.au'
Cc: 'jagrounds' s.44(6) Personal information
Subject: Site Management Plan - Fire Station - Mausland Rd

Importance: High

Attachments: EMR 3581 Former Cattle Dip Site, Maudsland 27 02 07.pdf

Dear Marjory,

As I explained to you over the phone, the Suitability Statement for lot 600 on SP17230 (proposed lots 100 and 99) is about to be issued. However, the figure of the Site Management Plan and Remediation Action plan that actually shows the area to be capped has not been signed (the last sheet of documents sent by you). The Figure signed by Mr Steve Rothwell does not show such area.

I have attached the correct figure that requires his signature. Could you please arrange this and sent to me via email (scan) or Fax asap, and send us the original?

Fax (3247 32278)

Postal Address: Waste and Contaminated Land Unit – GPO Box 2771, Brisbane QLD 4001.

Please give me a call on 3225 1077 if you wish to discuss any further.

EMR 3581 Former Cattle Dip Sit...

Sandra Avendano
Senior Environmental Officer
Contaminated Land Unit
Environmental Protection Agency

Ph: (07) 3225 1077
Fax: (07) 3247 3278
E-mail: sandra.avendano@epa.qld.gov.au
http://www.epa.qld.gov.au/environmental_management/land/contaminated_land/

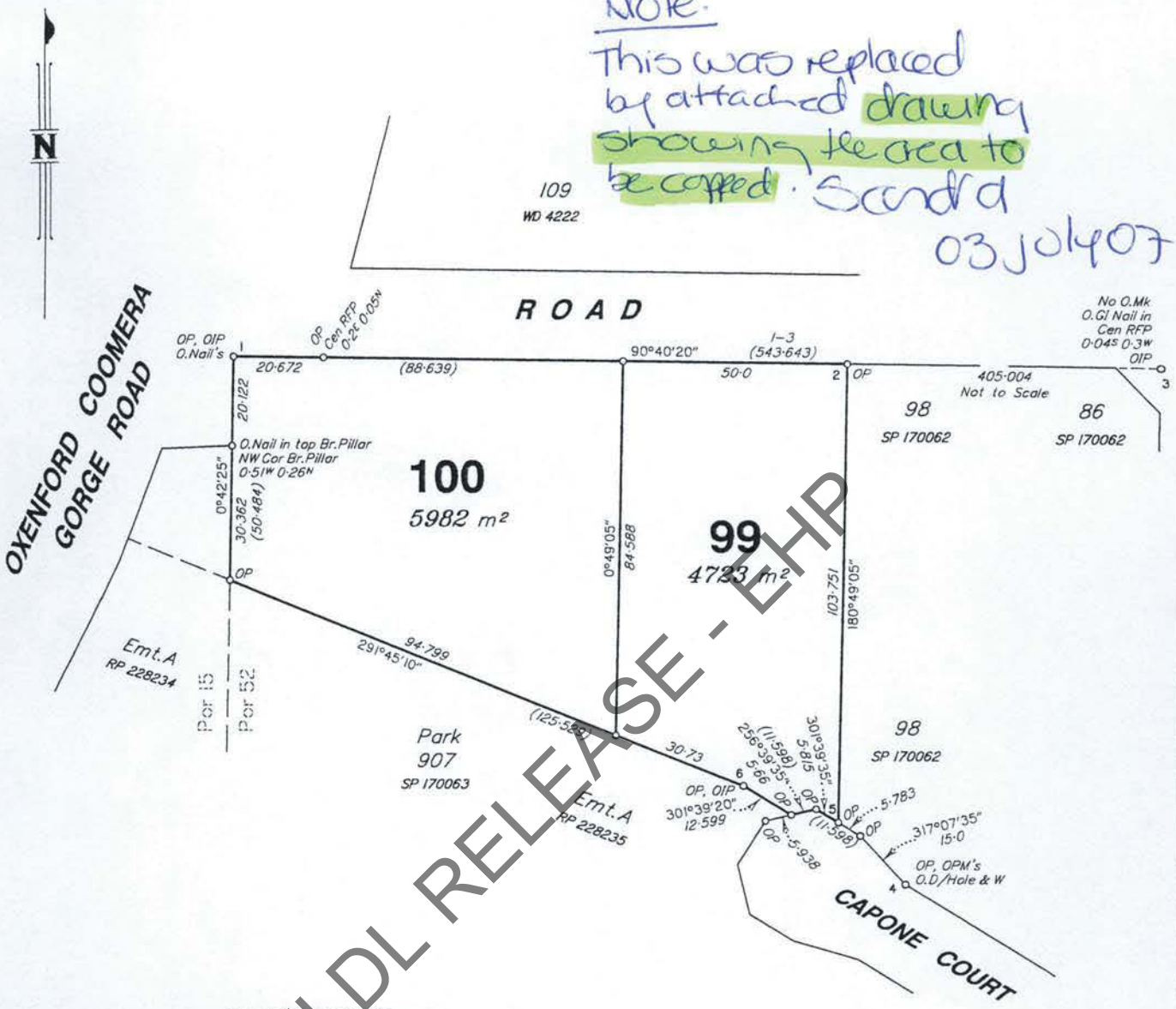
RTI DL RELEASE - EHP

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 1

Note:
This was replaced by attached drawing showing the area to be capped. Sandra 03/04/07



RTI DL RELEASE - EHP

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O.Nail in Bit D/Way	15/RP902402	28°42'30"	4·315
1	OIP	6/CP807908	201°03'	5·888
1	O.Nail in Bit.	14/SP153834	349°27'40"	13·351
3	OIP	9/CP807908	253°06'	3·016
4	O.D/Hole & W	32/SP170062	212°19'	6·787
6	OIP	4/RP228235	26°42'15"	1·0

50x50mm Peg placed at all new and original corners, unless otherwise stated.

PERMANENT MARKS — M.G.A. CO-ORDINATES

PM	ORIGIN	BEARING	DIST	STN	EASTING	NORTHING	ZONE	ORDER	CLASS	
4–OPM	25/SP170062	129°25'45"	97·269	158592	527 066·37	6 909 517·952	56	4	D	New Conn.
4–OPM	1/SP174212	181°09'10"	348·426	158583	526 940·466	6 909 247·852	56	4	D	New Conn.

Scale 1:1000 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

0 50 mm 100 mm 150 mm

State copyright reserved.

I, Brett Clifford CURREY hereby certify that James Colman DUCKETT has surveyed the land comprised in this plan and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 28–11–04.

Date ..... Cadastral Surveyor

Plan of Lots 99 and 100.

Cancelling Lot 600 on SP170062.

PARISH: BARROW COUNTY: Ward

Meridian: SP170062 F/N's: No

Scale: 1:1000

Format: STANDARD

SP174230

Plan Status:

sch4p4(6) Personal information

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

Registered

5. Lodged by

(include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

+/We ROSEMEDE PTY. LTD.
ACN 102 251 383

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~*as Lessees of this land agree to this plan.~~

Signature of *Registered Owners ~~*Lessees~~

* Rule out whichever is inapplicable

6.

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
	600	SP170062	99 & 100	———	———

2. Local Government Approval.

*

hereby approves this plan in accordance with the :

%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Local Government.
# Insert designation of signatory or delegation
% Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990

99 & 100	Por 52
Lots	Orig

7. Portion Allocation :

8. Map Reference :
9542–23341

9. Locality :
MAUDSLAND

10. Local Government :
GOLD COAST C. C.

11. Passed & Endorsed :
By : Brett Clifford CURREY
Date :
Signed :
Designation : Liaison Officer

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
* Part of the building shown on this plan encroaches onto adjoining * lots and road

..... Cadastral Surveyor * Date
* delete words not required

13. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

14. Insert Plan Number SP174230

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : B1832–4

RTI DL RELEASE - EHP

sch4p4(6) Personal information

Environmental Protection Agency
Queensland Parks and Wildlife Service

Level 16, 288 Edward St • Brisbane, Queensland • GPO Box 2771 • QLD 4001 •AUSTRALIA
Telephone (07) 32251827 • Facsimile (07) 3247 3278 • www.env.qld.gov.au/environment/business/contaminated

04 July 2007

Site ID: 64670
File Number: BNE8833
Enquiries to: Contaminated Land Unit
Telephone: (07) 322 58487

ROSEMEDE PTY LTD
16 / 68 STANHILL DRIVE
CHEVRON ISLAND QLD 4217

CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

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

Lot: 600 Plan: SP170062
GOLD COAST CITY COUNCIL

17 CAPONE CT
MAUDSLAND QLD 4210

The owner may apply to the Environmental Protection Agency (EPA) to amend the site management plan in accordance with section 418 of the *EP Act*.

Under section 434 of the *EP Act,* a person must not contravene a site management plan.

The owner may apply for a review of, and appeal against, the decision to approve the site management plan within 14 days after receipt of this notice in accordance with sections 521 and 531 of the *EP Act.*

In accordance with the land being recorded on the EMR, the following requirements apply under section 421 of the *EP Act*:

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer:
if the particulars of the land are recorded in the EMR - that the particulars are recorded in the register; and
if the land is subject to a site management plan, details of the plan.

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

sch4p4(6) Personal information

Delegate of Administering Authority
Environmental Protection Act 1994

RTI DL RELEASE - EHP