

Assessment Report

Date of Assessment: 11 February 2010

Subject Site: Tuxedo Junction Development, Maudsland Road MAUDSLAND (Lot 99 on DP174230)

File No: BNE8833

Objectives of report:

The applicant seeks the removal of Tuxedo Junction Development, Maudsland Road MAUDSLAND (Lots 99 and 100 on SP174230) from the Environmental Management Register (EMR).

Site description and background:

- Pre-2000 – vacant land
- 2002– Site partially developed as golf course but never completed
- 2007 – SMP and draft RAP submitted and approved for site

COMMENT: The proposed Lot 99 is part of the eastern section of Lot 600 on SP170062 and part of the proposed Stage 4 – Tuxedo Junction development. The parent parcel of land (Lot 49 on CP607408) was listed on the EMR due to the existence of a cattle dip on the northern adjoining land (now a road reserve).

Surrounding land use:

North – road reserve and residential further north
East – currently vacant land but proposed for residential development
South – Undeveloped land
West – Undeveloped land

Land title:

The subject land is owned by Rosemede Pty Ltd
(16/68 Stanhill Drive, CHEVRON ISLAND 4217)

Groundwater:

No groundwater information provided in report. Northern half of Lot 99 is sloping gently from north to south. The eastern boundary of Lot 100 forms a natural drainage line. It would be logical that groundwater water flow follows a similar paths on each respective Lot.

Exceedences in Lot 99:

Sample location	contaminant	concentration
L99VS13	Arsenic	21 mg/kg

COMMENT: Sample L99VS13 exceedance is marginally above HIL-A criteria and, given its proximity to the adjacent road reserve, may possibly be attributed to CCA treated fence posts or other localised sources.

Recommendations:

Validation results indicate the level of contamination at the subject site poses only minor risk to any future development.

Based on the information provided, I agree with the conclusions of the report and recommend that Tuxedo Junction Development, Maudsland Road MAUDSLAND (Lot 99 on DP174230) should be removed from the EMR.

Assessment Officer: Wade Micke

Date submitted to Delegate: 11 February 2010

Sign:

sch4p4(6) Personal information

Peer Reviewer: Kim Barry

Date:

Sign:

RTI DL RELEASE - EHP

Assessment Report

Date of Assessment: 08 March 2010

Subject Site: Tuxedo Junction Development, Maudsland Road MAUDSLAND (Lot 100 on DP174230)

File No: BNE8833

Objectives of report:

The applicant seeks the management of Tuxedo Junction Development, Maudsland Road MAUDSLAND (Lot 100 on SP174230) under a Site Management Plan.

Proposed development:

The intended use for the subject site is a Rural Fire Brigade headquarters and open space recreational area.

Site description and background:

- Pre-2000 – vacant land
- 2002– Site partially developed as golf course but never completed
- 2007 – SMP and draft RAP submitted and approved for site

COMMENT: The proposed Lot 100 is part of the western section of Lot 600 on SP170062 and part of the proposed Stage 4 – Tuxedo Junction development. The parent parcel of land (Lot 49 on CP607408) was listed on the EMR due to the existence of a cattle dip on the northern adjoining land (now a road reserve).

COMMENT: Remedial works were conducted in 2007. Approx 18 500L of Arsenic-contaminated water was removed from the site. Pit excavation was backfilled in accordance with the SMP/RAP and pits were then covered with compacted clay cap of approx 500mm.

COMMENT: Validation sampling was conducted where contaminated soil was previously stockpiled and where Arsenic contamination may have occurred as a result of previous pit excavation.

Anecdotal information:

The Cardno Bowler report (dated 14 January 2010) suggests that Lot 100 was to be golf course which was started but never completed. There is no indication in the report as to the source of this information.

Surrounding land use:

North – road reserve and residential further north
East – currently vacant land but proposed for residential development
South – Undeveloped land
West – Undeveloped land

Land title:

The subject land is owned by Rosemede Pty Ltd
(16/68 Stanhill Drive, CHEVRON ISLAND 4217)

Groundwater:

The western boundary of Lot 100 forms a natural drainage line sloping gently from north to south. It would be logical that groundwater water flow follows this path.

Exceedences in Lot 100:

Sample location	contaminant	concentration/ depth (mBGL)
L100V1	Arsenic	67 mg/kg [0-0.1]
L100V2	Arsenic	110 mg/kg [0-0.1]
L100V3	Arsenic	120 mg/kg [0-0.1]
L100V4	Arsenic	160 mg/kg [0-0.1]
L100V6	Arsenic	67 mg/kg [0-0.1]

COMMENT: The exceedences are above EIL criteria but below HIL-E criteria.

Recommendations:

Validation results indicate the level of contamination at the subject site is below the HIL-E criteria and poses a relatively minor risk to the proposed future development (Rural Fire Brigade headquarters and open space recreational area).

Based on the information provided, I agree with the conclusions of the report and recommend that Tuxedo Junction Development, Maudsland Road MAUDSLAND (Lot 100 on DP174230) should be managed under an SMP; suitable for recreational open space and playing fields.

Assessment Officer: Wade Micke

Date submitted to Delegate: 08 March 2010

Sign:

sch4p4(6) Personal information

Peer Reviewer: Kim Barry

Date:

Sign: