



23 September 2020

Site ID: 209783
File Number: 101/34808
Enquiries to: emr.clr.registry@des.qld.gov.au

SWORD PROPERTY INVESTMENTS PTY LTD
PO BOX 1030
STAFFORD QLD 4053

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: 11 Plan: SP124908
Brisbane City Council

36 INDUSTRIAL AVENUE
WACOL QLD 4076

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 Contamination Report:

The report titled *Contamination Assessment Industrial Development, 36 Industrial Avenue, Wacol*, prepared by Butler Partners, dated 10 August 2020 (Ref: 019-190A) (the Report) was submitted in support of notification.

The report indicated that soil contamination was due to historical uncontrolled filling of the site, waste from previous activities at the site (abrasive blasting, ilmenite sand), railway line construction along the eastern boundary and the trench infrastructure towards the centre of the site.

The following **contaminants in soil** were reported at concentrations exceeding levels as reported under the *National Environmental Protection (Assessment of Site Contamination) Measures 1999 (as varied) (NEPM)*.

- Chrysotile asbestos
- Total PAH up to 1,890 mg/kg (>300 mg/kg NEPM HIL(A))
- Benzo(a)pyrene TEQ up to 75.4 mg/kg (>3 mg/kg NEPM HIL(A))
- Zinc up to 31,100 mg/kg (>7,400 mg/kg NEPM HIL(A))
- Total Chromium up to 277 mg/kg (>100 mg/kg NEPM HIL(A))
- Total Petroleum Hydrocarbons (TPH)
- TPH fraction >C10-C16 up to 510 mg/kg (>120 mg/kg NEPM ESLs)
- TPH fraction >C16-C34 up to 13,300 mg/kg (>300 mg/kg NEPM ESLs)

RADIOACTIVE CONTAMINANT - This site has been affected by radioactive material. Please contact the Queensland Department of Health - Radiation Health on telephone (07) 3328 9310 or radiation_health@health.qld.gov.au for details.

The report titled: *Radiological Site Visit: 36 INDUSTRIAL AVENUE WACOL QLD*, prepared by Health Support Qld, dated 10 December 2019 (Ref: 19PX167) (the Radiological report) was submitted in support of notification.

The Radiological report indicates that during demolition and excavation work on the site, black mineral sand was discovered buried to depths greater than 1m. The presence of material of radioactivity concentration above background levels was identified during a surface gamma radiation survey. Sample analysis via high resolution gamma spectrometry confirmed the presence of material with enhanced concentrations of natural radionuclides as follows

Elevated gamma radiation, max concentrations:

- U238: 350 ±30 Bq/kg
- Th232: 2000 ±200 Bq/kg
- K40: 180 ±30.

Facts and Circumstances

The facts are based on the information provided in the Report, Radiological report and a duty to notify of environmental harm form completed by Sword Property Investments Pty Ltd.

If an investigation of the land has been conducted and DES holds a copy of a report prepared about the investigation, a copy of the report is attached.

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.

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

sch4p4(6) Personal information

Sally Thomas

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