

Annemarie,

Please manage 7 SP179372.

Owner:

McGinty Property Group

73(2)Irrelevant

Applicant:

73(2)Irrelevant

Waste Solutions

PO Box 514

ASHGROVE QLD 4060

TPR

73(2)Irrelevant

Environmental & Earth Sciences

PO Box 174

TAIGUM QLD 4018

Studies:

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Preliminary Contamination Assessment Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated March 2000, (Doc No. 3586/71522_20).

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Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated November 2001, (Doc No. 3682/56253/15).

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Preliminary Groundwater Contamination Assessment Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated August 2000, (Doc No. 3582/71528_19).

\line\line

Monitoring Results for Bulimba 'A' Power Station site, Murarrie, prepared by PPK Environment & Infrastructure, dated 10 April 2002, (Doc 213805A-LT001jwb).

\line\line

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 28 November 2002, (Doc No. 2136218A-LT002Apd:rmg).

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Methane Assessment – Bulimba A Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 30 August 2002, (Doc No. 2136218A-LT001Csjh:rmg).

Task	Tick	Initial & Date
Check owner		
Check site address (QVAS)		
Check applicant		
Queue officer signed off on Stat dec.		
Update blue sheet		
Fill out SMP audit Folders		
Make green/blue copies		
Sign blue sheet		

\line\line

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland, prepared by Parsons Brinckerhoff International (Australia) Pty Limited, dated 28/November 2002, (Doc No. 2136218A-LT002Apd:rmg).

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Stage 1 and Stage 2 Environment Site Assessment, 35 Paringa Road, Murarrie, Queensland, prepared by Waste Solutions Australia Pty Ltd, dated August 2006, (Doc No. RN 06/A430).

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Third Party Review of the Stage 1 & Stage 2 Environmental Site Assessment Report and Draft Site Management Plan for Lot 7 on SP179372, 35 Paringa Road, Murarrie, Queensland (EPA Ref. 3112), prepared by Environmental & Earth Sciences QLD, dated 10 August 2006, (Doc No. 706020TPRreport.doc).

Thanks

73(2)Irrelevant

This document can be found at K:\Licensing\Contaminated Land\Studies\BNE3112\BNE3112 smp lot 5.doc.

Annemarie,

Please manage 1-5 SP179372.

Owner:

PI check rates – sale pending

Applicant:

73(2)Irrelevant

Waste Solutions

PO Box 514

ASHGROVE QLD 4060

TPR

73(2)Irrelevant

Environmental & Earth Sciences

PO Box 174

TAIGUM QLD 4018

Studies:

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Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated November 2001, (Doc No. 3682/56253/15).

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\line\line

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\line\line

Methane Assessment – Bulimba A Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 30 August 2002, (Doc No. 2136218A-LT001Csjh:rmg).

\line\line

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station,

Task	Tick	Initial & Date
Check owner		
Check site address (QVAS)		
Check applicant		
Queue officer signed off on Stat dec.		
Update blue sheet		
Fill out SMP audit Folders		
Make green/blue copies		
Sign blue sheet		

Murarrie, Queensland, prepared by Parsons Brinckerhoff International (Australia) Pty Limited, dated 28/November 2002, (Doc No. 2136218A-LT002Apd:rmg).

\line\line

Stage 2 Environment Site Assessment, 55 Paringa Road, Murarrie, Queensland, prepared by Waste Solutions Australia Pty Ltd, dated January 2006, (Doc No. RN 05/A399-1).

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Third Party Review of the Stage 2 Environmental Site Assessment Report and Draft Site Management Plan for Proposed Lots 1 to 5, 55 Paringa Road, Murarrie, Queensland (EPAREf. 3112), prepared by Environmental & Earth Sciences QLD, dated 2 February 2006, (Doc No. 705029TPRLetter3.doc).

Thanks

73(2)Irrelevant

This document can be found at F:\Licensing\Contaminated Land\Studies\BNE3112\bne3112.doc.

**DRAFT SITE MANAGEMENT PLAN (SMP)–
Environmental Protection Act 1994 (EP Act), Chapter 7 Part 8 Division 5**

DATE: 20 February 2006

RPD Lots 1-5, 55 Paringa Road, Murrarie EPA File: BNE3112

1.0 SUMMARY OF CONTAMINATION

- The site is the former Bulimba 'A' Power Station. Equipment/operations on the site that potentially cause contamination were:
 - plant maintenance and overhaul workshops;
 - chemical and materials testing laboratories;
 - small metal-melting furnace;
 - underground fuel storage;
 - abrasive blasting;
 - on-site disposal of chem-clean residues (acetic acid/ammonium solutions, with possibly some iron and copper);
 - on-site disposal of ash and coke
- The contaminants of concern are as follows
 - Copper (max 1830 mg/kg);
 - Lead (max 2680 mg/kg); and
 - Zinc (max 570 mg/kg).

Note: Contaminants were detected within the ash/coke fill layer beneath the site at depths ranging from near surface to 6.5 metres below ground level.

Note: Groundwater was identified at a minimum depth of 3m below ground level.

The entire subject site is underlain by the ash/coke fill. The surface of the site is partially grass-covered and some areas consist of a roadbase material cover, over the ash/coke fill.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

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

3.2 Site Use. The site may be used for industrial/commercial use, as described in the *National Environment Protection (Assessment of Site Contamination) Measure, December 1999, Table 5-A Health Investigation Levels Setting F*.

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 the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.4 *Surface capping and protective barriers.* The site shall be covered with a minimum of a 300 mm thick layer of grass-covered topsoil, buildings, or a low-permeability layer such as bitumen or concrete, to maintain a barrier between site users and heavy metals contaminated ash and to minimise the potential for heavy metals contaminated ash to enter the environment due to remobilisation by wind and surface water and leaching by infiltrating surface water.

No excavation or penetration of the approved capping may be carried out without written authorisation from the EPA.

3.5 *Soil excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated thereby allowing for the development and implementation of appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, 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 2 business days of detection and advised of appropriate remedial action.

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

3.7 *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.

Groundwater beneath the site has been found to contain elevated heavy metals, including copper, lead and zinc, ammonium and total phosphorus concentrations. In the event that future development of the site necessitates dewatering and/or the extraction of groundwater, a water management plan shall be prepared, prior to the extraction of groundwater. The water management plan shall detail the treatment or disposal measures that will be implemented to ensure that any contaminated groundwater extracted does not cause environmental harm.

3.8 *Workplace Health and 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.

4.0 MONITORING AND REPORTING

A site inspection is to be undertaken at biennial intervals to ensure that capping and protective barriers including vegetative covers remain in sound condition at all times in accordance with section 3.4.

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.

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

This Site Management Plan (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.

Published on DES Disclosure Log
RTI Act 2009

QLD ENVIRONMENTAL PROTECTION AGENCY
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 974463 EMR Site Id: 61851 04 September 2007
This response relates to a search request received for the site:
Lot: 2 Plan: SP179372

EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 2 Plan: SP179372
Address: 43 PARINGA ROAD
MURARRIE 4172

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.

WASTE STORAGE, TREATMENT OR DISPOSAL - storing, treating, reprocessing or disposing of regulated waste (other than at the place it is generated), including operating a nightsoil disposal site or sewage treatment plant where the site or plant has a design capacity that is more than the equivalent of 50,000 persons having sludge drying beds or on-site disposal facilities.

ABRASIVE BLASTING - carrying out abrasive blast cleaning (other than cleaning carried out in fully enclosed booths) or disposing of abrasive blasting material.

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that this site is suitable for the following uses, providing the site is used and managed according to the site management plan:
Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Following the date of effect of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

Note: Searches maybe conducted online through the State Government Website www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

If you have any queries in relation to this search please phone (07) 3227 7370.

Lindi Bowen

Registrar, Contaminated Land Unit

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 2 PLAN : SP179372 FILE REF : BNE3112 PRINTED: 04/09/2007

DATE OF EFFECT : 25/02/2006

1.0 SUMMARY OF CONTAMINATION

- ? The site is the former Bulimba 'A' Power Station. Equipment/operations on the site that potentially cause contamination were:
 - ? plant maintenance and overhaul workshops;
 - ? chemical and materials testing laboratories;
 - ? small metal-melting furnace;
 - ? underground fuel storage;
 - ? abrasive blasting;
 - ? on-site disposal of chem-clean residues (acetic acid/ammonium solutions, with possibly some iron and copper;
 - ? on-site disposal of ash and coke
- ? The contaminants of concern are as follows
 - ? Copper (max 1830 mg/kg);
 - ? Lead (max 2680 mg/kg); and
 - ? Zinc (max 570 mg/kg).

Note: Contaminants were detected within the ash/coke fill layer beneath the site at depths ranging from near surface to 6.5 metres below ground level.

Note: Groundwater was identified at a minimum depth of 3m below ground level.

The entire subject site is underlain by the ash/coke fill. The surface of the site is partially grass-covered and some areas consist of a roadbase material cover, over the ash/coke fill.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

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

<https://www.confirm.citec.com.au/weblogic/C2Dispatcher>

4/09/2007

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3.2 *Site Use.* The site may be used for industrial/commercial use, as described in the National Environment Protection (Assessment of Site Contamination) Measure, December 1999, Table 5-A Health Investigation Levels Setting F.

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 the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.4 *Surface capping and protective barriers.* The site shall be covered with a minimum of a 300 mm thick layer of grass-covered topsoil, buildings, or a low-permeability layer such as bitumen or concrete, to maintain a barrier between site users and heavy metals contaminated ash and to minimise the potential for heavy metals contaminated ash to enter the environment due to remobilisation by wind and surface water and leaching by infiltrating surface water.

No excavation or penetration of the approved capping may be carried out without written authorisation from the EPA.

3.5 *Soil excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated thereby allowing for the development and implementation of appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, 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 2 business days of detection and advised of appropriate remedial action.

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

3.7 *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.

Groundwater beneath the site has been found to contain elevated heavy metals, including copper, lead and zinc, ammonium and total phosphorus concentrations. In the event that future development of the site necessitates dewatering and/or the extraction of groundwater, a water management plan shall be prepared, prior to the extraction of groundwater. The water management plan shall detail the treatment or disposal measures that will be implemented to ensure that any contaminated groundwater extracted does not cause environmental harm.

3.8 *Workplace Health and 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.

4.0 MONITORING AND REPORTING

A site inspection is to be undertaken at biennial intervals to ensure that capping and protective barriers including vegetative covers remain in sound condition at all times in accordance with section 3.4.

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.

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

This Site Management Plan (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.

QLD ENVIRONMENTAL PROTECTION AGENCY**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 974465 EMR Site Id: 61852 04 September 2007
This response relates to a search request received for the site:
Lot: 3 Plan: SP179372

EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 3 Plan: SP179372
Address: 41A PARINGA ROAD
MURARRIE QLD 4172

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.

WASTE STORAGE, TREATMENT OR DISPOSAL - storing, treating, reprocessing or disposing of regulated waste (other than at the place it is generated), including operating a nightsoil disposal site or sewage treatment plant where the site or plant has a design capacity that is more than the equivalent of 50, 000 persons having sludge drying beds or on-site disposal facilities.

ABRASIVE BLASTING - carrying out abrasive blast cleaning (other than cleaning carried out in fully enclosed booths) or disposing of abrasive blasting material.

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that this site is suitable for the following uses, providing the site is used and managed according to the site management plan:

Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Following the date of effect of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

Note: Searches maybe conducted online through the State Government Website www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

<https://www.confirm.citec.com.au/weblogic/C2Dispatcher>

4/09/2007

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If you have any queries in relation to this search please phone (07) 3227 7370.

Lindi Bowen
Registrar, Contaminated Land Unit

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 3 PLAN : SP179372 FILE REF : BNE3112 PRINTED: 04/09/2007

DATE OF EFFECT : 25/02/2006

1.0 SUMMARY OF CONTAMINATION

- ? The site is the former Bulimba 'A' Power Station. Equipment/operations on the site that potentially cause contamination were:
 - ? plant maintenance and overhaul workshops;
 - ? chemical and materials testing laboratories;
 - ? small metal-melting furnace;
 - ? underground fuel storage;
 - ? abrasive blasting;
 - ? on-site disposal of chem-clean residues (acetic acid/ammonium solutions, with possibly some iron and copper;
 - ? on-site disposal of ash and coke

? The contaminants of concern are as follows

- ? Copper (max 1830 mg/kg);
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Note: Contaminants were detected within the ash/coke fill layer beneath the site at depths ranging from near surface to 6.5 metres below ground level.

Note: Groundwater was identified at a minimum depth of 3m below ground level.

The entire subject site is underlain by the ash/coke fill. The surface of the site is partially grass-covered and some areas consist of a roadbase material cover, over the ash/coke fill.

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3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP

bind the owner, from time to time, of the land.

3.2 *Site Use.* The site may be used for industrial/commercial use, as described in the National Environment Protection (Assessment of Site Contamination) Measure, December 1999, Table 5-A Health Investigation Levels Setting F.

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 the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

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No excavation or penetration of the approved capping may be carried out without written authorisation from the EPA.

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Groundwater beneath the site has been found to contain elevated heavy metals, including copper, lead and zinc, ammonium and total phosphorus concentrations. In the event that future development of the site necessitates dewatering and/or the extraction of groundwater, a water management plan shall be prepared, prior to the extraction of groundwater. The water management plan shall detail the treatment or disposal measures that will be implemented to ensure that any contaminated groundwater extracted does not cause

environmental harm.

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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.

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

This Site Management Plan (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.

QLD ENVIRONMENTAL PROTECTION AGENCY
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 974466 EMR Site Id: 61855 04 September 2007
This response relates to a search request received for the site:
Lot: 6 Plan: SP179372

SEARCH RESULT

The site you have searched is a lot resulting from the amalgamation of the following sites, which are included on the Environmental Management Register (EMR) or the Contaminated Land Register (CLR), as indicated below. Further details for these sites are available by contacting this Agency.

Lot	Plan
2	RP813014 EMR
294	SL8781 EMR

ADDITIONAL ADVICE

Note: Searches maybe conducted online through the State Government Website www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

If you have any queries in relation to this search please phone (07) 3227 7370.

Lindi Bowen
Registrar, Contaminated Land Unit