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CONTAMINATED LAND SECTION
24 OCT 2005

Application form

Contaminated Land – Part B

Application for assessment of a site investigation / validation report

This form asks for activity specific details in relation to an application under Sections 375 and 390 of the *Environmental Protection Act 1994* for an assessment of a site investigation/validation report. Please read the information sheets and any guidelines included with your application kit to understand the environmental management and conservation issues, policies and procedures that relate to the activities proposed.
Note: Your application must be accompanied by a General Details – Part A form.

1. Lodgement details

Complete this section only if form not lodged by applicant

NAME	TELEPHONE
s.78B(2) Disclosure Log	07 3368 3227
COMPANY/ORGANISATION: V & V PROPERTIES PTY LTD	
POSTAL ADDRESS: 4/179 GIVEN TCE PADDINGTON	
EMAIL: sch4p4(6) Perso @vanvietarchitects.com.au	FACSIMILE: 07 3368 3172

2. Site owner's details

An Agent's address is not acceptable.

Refer contract of sale

NAME	TELEPHONE
Port of Brisbane Corporation	07 3258 4888
POSTAL ADDRESS: Locked mail bag 1518, Port of Brisbane Q 4178.	FACSIMILE: 07 3258 4701

3. Site details

If you require additional space, attach the information on a separate sheet marked "Site Details."

STREET ADDRESS: cnr Curtin Ave East & Savage St, Pinkenba 4008	
LOT(S): 1213	PLAN(S): SP177378
LOCAL GOVERNMENT AUTHORITY: Brisbane City Council	

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Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Application for assessment of a site investigation / validation report

NOTIFIABLE ACTIVITY/POSSIBLE CONTAMINATING ACTIVITY	
ABOVE GROUND 5000L DIESEL TANK HAS BEEN DECOMISSIONED & REMOVED	
CURRENT LAND USE GENERAL INDUSTRY	PROPOSED LAND USE GENERAL INDUSTRY.

STREET ADDRESS	
LOT(S)	PLAN(S)
LOCAL GOVERNMENT AUTHORITY	
NOTIFIABLE ACTIVITY/POSSIBLE CONTAMINATING ACTIVITY	
CURRENT LAND USE	PROPOSED LAND USE

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4. Details of report

4.1 Is a development application pending under the *Integrated Planning Act 1997*?

☐ NO ☐ YES

4.2 The attached report contains (as per Guidelines for the Assessment and Management of Contaminated Land in Queensland)

☑ Stage 1 and Stage 2 investigation

☑ Stage 3 and Stage 4 remediation and validation report

If previous submissions have been made quote:
Ref no. _____

4.3 Is a response required from the EPA at this time or is further information following?

☐ Response required ☐ Further information following

5. Applicant checklist

☑ Application form(s) completed and signed.

☑ Permit fees paid or enclosed (if applicable).

☑ Enclosed statutory declarations by investigators, preparers and owners as per Section 383 of the *EP Act*.

☑ Enclosed signed consultant's report (as per Guidelines for the Assessment and Management of Contaminated Land in Queensland).

Release

Application for assessment of a site investigation / validation report

- [x] Enclosed legible copy/copies of proof of ownership of site/s clearly showing the full name(s) of the registered proprietor(s) e.g. current certificates of Title or Title Searches. In Report.
- [x] Enclosed legible copy/copies of all relevant registered plans (available from the Titles Section, Department Natural Resources and Mines) clearly showing location of the site/s and current registered plan details. In Report
- [x] Enclosed copy of a street map/area map clearly showing location of property. In Report.

Please return your completed application kit to:

Licences and Permits Co-ordination Unit
Environmental Protection Agency

PO Box 155
Brisbane
Queensland 4002

Enquiries: **1300 368 326**
Facsimile: (07) 3115 9600
eco.access@epa.qld.gov.au

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BNE 2606/2561 IPA 54334 BNE26090

6085/06 COUNCIL'S DELEGATE

DECISION BY DELEGATE

SUBMISSION BY STELLA JASINOWICZ 10 FEBRUARY 2006

SITE: Address of Site: **731 Curtin Avenue, Pinkenba** Real Property Description: **Lot 1213 on SP177378, Parish of Toombul** Area of Site: **45000m2** Area Classification: **General Industry Area Gi** Name of Owner: **V & V Unit Trust** Name of Ward: **Hamilton**	**APPLICATION:** Aspects of development: **Material Change of Use - Development Permit** Description/Purpose of Proposal: **Industry, Extension to Existing Warehouse** Applicant: **Ken Ryan & Associates Pty Ltd** Application No.: **DRS/USE/H06-938914** Project No.: **DRS/PRO/P06-113004** Lodgement Date: **7 February 2006**

DECISION

1. Having considered the application detailed above, I am satisfied that the application accords with relevant standards and the *Integrated Planning Act 1997* where applicable and as such approve the application in accordance with the drawings numbered 05-127 DA-01 REV A received 8 February 2006, 05-127 DA-02 REV P1 received 8 February 2006, 05-127 DA-03 REV P1 received 8 February 2006, 05-127 DA-04 REV P1 received 8 February 2006, 05965-SK1 received 8 February 2006 and subject to the conditions attached.

2. That the applicant be advised of this decision.

3. That the Ward Councillor be advised of this decision.

4. That Environmental Protection Agency, as the *Concurrence Agency* be advised of this decision.

5. That Natural Resources and Mines, as the *Advice Agency* be advised of this decision.

Dated the 10th day of February 2006

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CONTAMINATED LANDS SECTION 22 FEB 2006

RECEIVED 22 FEB 2006 EPA SOUTHERN REGION

Fiona Mullen
Principal Planner
RiskSmart Project
Development Assessment
Customer and Community Services
AS DELEGATE OF THE COUNCIL

Decision Notice Details
(Section 3.5.15 of the Integrated Planning Act 1997)

INTRODUCTION:
The decision to approve the application subject to conditions was made by the Principal Planner as the delegate appointed by the Council to determine the application.

APPLICANT DETAILS:
Ken Ryan & Associates Pty Ltd
P O Box 970
INDOOROOPILLY QLD 4068

SITE:
Address of Site:
731 Curtin Avenue, Pinkenba
Real Property Description:
Lot 1213 on SP177378, Parish of Toombul
Area Classification:
General Industry Area Gi
Name of Owner:
V & V Unit Trust
Name of Ward:
Hamilton

APPLICATION:
Aspects of development and development approvals sought:
Material Change of Use - Development Permit
Description of Proposal:
Industry
Council File Reference:
DRS/USE/H06-938914
Lodgement Date:
7 February 2006

TYPE OF APPROVAL:
Material Change of Use - Development Permit

FURTHER DEVELOPMENT PERMITS:
Development permits(s) for the following are required before the development can be carried out:

- Carry Out Building Work
- Carry out Operational Works

THE CURRENCY PERIOD:
The standard currency periods stated in section 3.5.21 of the IPA apply to each aspect of development in this approval.

CODES RELATING TO SELF ASSESSABLE DEVELOPMENT:
Light Nuisance Code

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REFERRAL AGENCIES:
The following were Advice Agencies for this application:

Department of Natural Resources and Mines
www.qld.gov.au/departments
www.nrm.qld.gov.au

The following were Concurrence Agencies for this application:

Environmental Protection Agency
Contaminated Land Unit
www.qld.gov.au/departments
www.epa.qld.gov.au

The Council did not refer this application to any other State Agency.

CONDITIONS:
This approval is subject to conditions 1 to 28 which are included in the attached approval package.

SUBMISSIONS
There were no submitters for this application.(Please note that this Preliminary Approval for Carrying out Building Work does not include assessment against the Building code of Australia.)

WHEN THIS DEVELOPMENT TAKES EFFECT:
This development approval takes effect:

- From the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the Court.

OR

- Subject to the decision of the Court, when the appeal is finally decided, if an appeal is made to the Court.

This approval will lapse unless substantially started within the above stated currency periods (refer to sections 3.5.19 of IPA for further details).

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BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below:

Address of site:	731 CURTIN AVENUE, PINKENBA
Real property description of site:	SP177378/L1213 TOOMBUL
Aspects of development and type of approval:	1. Material Change Of Use (Development Permit) - Extension to Existing Warehouse
Description of proposal:	Extension to Existing Warehouse
Purpose:	Industry
Council File Reference:	DRS/USE/H06-938914
Package status:	APPROVED - Version 1 (10th of February, 2006 03:42:59 PM)
Package generated on:	10th of February, 2006

PROJECT TEAM

The assessment of this application has been undertaken by:

STELLA JASINOWICZ
Team Support Officer
Development Assessment Team BRISBANE ADMINISTRATION CENTRE
Development and Regulatory Services
Phone: (07) 3403 7232

DRAWINGS AND DOCUMENTS

The term 'drawings and documents', or similar expressions, means:

Drawing or Document	Number	Plan Date
Site Details	05-127 DA-01 REV A	08-FEB-2006 (Received)
Plans N Elevations	05-127 DA-02 REV P1	08-FEB-2006 (Received)
Elevations N Sections	05-127 DA-03 REV P1	08-FEB-2006 (Received)
Elevations & Sections	05-127 DA-04 REV P1	08-FEB-2006 (Received)
Hydraulic Services Stormwater & Erosion Services Site Plan	05965-SK1	08-FEB-2006 (Received)

ADVICE

Please see the attached document for any advices.

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Section to Which These Conditions Relate: **1. Material Change Of Use (Development Permit)**

Section Name: **Extension to Existing Warehouse**

GENERAL/PLANNING REQUIREMENTS

	TIMING
1) Carry out the approved development Carry out the approved development in accordance with the approved drawing(s) and document(s). *GUIDELINE* *This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.*	While development is occurring on site and then to be maintained
2) Complete all building work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit. *GUIDELINE* *This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager, Development Assessment, Development and Regulatory Services.*	Prior to the commencement of the use

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3) Complete all Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevent approval(s). *GUIDELINE* *This conditions is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being compppleted in accordance with any detailed design approvals. Please note that the work referred to in this conditions involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquries about this condition, please contact the Assessment Manager.*	Prior to the commencement of the use
4) ADVICE This approval does **not** permit any use identified in Schedule 1 or 2, Chapter 3 of City Plan to be undertaken. If it is intended to operate as an industry type identified in Schedule 1 or 2, the appropriate approvals are required to be issued by Brisbane City Council. *Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.*	As indicated

MONETARY CONTRIBUTIONS & SECURITIES

	TIMING
5) Pay outstanding charges or expenses Pay to Council any outstanding charges or expenses levied by the Council over the subject land. *GUIDELINE* *This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are*	Prior to the commencement of the use
6) Parkland Pay to Council a monetary contribution towards the provision of parkland at the rate applicable at the time of payment. The amount is currently calculated at $1.08 per square metre of additional gross floor area (449 square metres). The required contribution currently totals $484.92. This park contribution is the current rate for the 2005/2006 financial year. *GUIDELINE* *This condition is imposed when a monetary contribution for parkland is required. The contribution is calculated in accordance with Planning Scheme Policy 1 - Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development of Land.*	Prior to the commencement of the use or prior to endorsement of a community management statement, whichever is sooner

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ARCHITECTURE

	TIMING
7) **ADVICE** **Equitable access** Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal. ***Please note:*** *The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.*	To be maintained

LANDSCAPE & OPEN SPACE

	TIMING
8) **Detailed Plan - Industrial** Provide landscaping in accordance with Section 4.1 - P2 & Section 4.3 - P1 of the Industrial Design Code and the Landscaping Code within City Plan. *GUIDELINE* *This condition is imposed to ensure the external areas of the proposed development make a positive contribution to the local character of the area, streetscape and on-site amenity.*	Prior to the commencement of the use & then to be maintained

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	TIMING
9) ADVICE **Flammable and combustible liquids storage** The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for al l storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids. It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to $1500 for failing to hold a current licence. Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit please call Council's Customer Contact Centre on ph. (07) 3403 8888. Plans and specifications must be lodged for approval by Council's Licensing & Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building approvals. Otherwise, subsequent building modifications may be required to satisfy licence requirements. These can be expensive and will cause delays. *Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.*	As indicated
10) ADVICE **Storage of dangerous goods** This approval does **not** permit the storage of Dangerous Goods to exceed quantities indicated in Table 1, Schedule 2, Chapter 3 of City Plan. If it is intended to store Dangerous Goods in excess of the thresholds within Table 1, the appropriate approvals are required to be issued by Brisbane City Council. ***Please note:*** *The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.*	As indicated

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11) Stormwater Quality (Low Risk) All stormwater runoff from carparks, driveways, hardstand areas, vehicle display areas, loading areas etc from the site must be treated by a stormwater quality improvement device/s before discharge to the stormwater system. The stormwater quality improvement device utilised on the site must be designed, as a minimum, for the following:- a. Q 3 month flow b. capture of sediment/suspended solids and hydrocarbons eg oils, greases. c. Submit certification to the Pollution Officer, Development Assessment from an appropriately qualified person that a stormwater quality improvement device/s as specified above has been provided on site. d. The stormwater quality improvement device must be maintained and inspected in accordance with the manufactures specifications and timeframes or when required by site specific circumstances which ever is the sooner. *GUIDELINE* *This condition is imposed where stormwater quality may me affected as a result of the development.*	Prior to the commencement of the use & then to be maintained
12) Acid Sulfate Soils Management (Low Risk when the disturbance is less than 500m3) Any acid sulphate soils (ASS) or potential acid sulphate soils (PASS) detected during earthworks are to be handled, stored and managed in acc ordance with the Queensland Acid Sulfate Soils Technical Manual: Soil Management Guidelines and all supporting guidelines and technical information referenced therein. *GUIDELINE* *This condition is imposed where works are proposed on sites that may contain acid sulphate soils.*	To be maintained
13) Vehicle Washdown Bay All maintenance, cleaning and/or washing down of vehicles must be done in a fully dedicated washdown bay. Any vehicle wash bay must be provided with a tap, paved with an impervious material, graded and drained to sewer in accordance with a hydraulics plan approved by the Principle Officer Plumbing, Development & Regulatory Services.	Prior to the commencement of the use

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14) Polluting Liquids - From Plant & Equipment Adequately deal with potentially polluting liquids generated as a result of the proposed use. (a) Mechanical plant or equipment containing potentially polluting liquids must be located in bunded areas capable of containing 110% of the volume of the liquids; (b) The bunded area must be constructed of a material that is impervious to the substance being stored in the bunded area; (c) The floor of the bunded area must be graded so that it falls to a collection sump to facilitate the removal of liquids; and (d) All pipework or similar traversing the bunded area must be directed over the bund wall and not through it. *GUIDELINE* *This condition is imposed where plant and machinery used on site may contain liquids, which are potentially polluting.*	Prior to the commencement of the use & then to be maintained
15) Storage of contaminating material Any potentially contaminating materials must not be stored outdoors.	At all times
16) Dangerous goods storage All materials listed as dangerous goods under "The Australian Code For The Transport Of Dangerous Goods By Road and Rail" (ADG Code) must be stored and hand led on site in accordance with the relevant Australian Standard which applies to the Dangerous Goods Class of the material.	At all times

ENGINEERING

	TIMING
17) CUTTING/FILLING Undertake the works on the site in accordance with an earthworks plan. (a) The plans are to include:- • Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; • Preservation of all drainage structures from the effects of structural loading generated by the earthworks; • Protection of adjoining properties and roads from ponding or nuisance from stormwater. (b) All fill material placed on the site comprising only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994), noxious, hazardous, deleterious and organic materials. No demolition m aterial is to be used. Suitable fill material is deemed to comply with the requirements of clause 4.3, AS 3798, Guidelines on Earthworks for Commercial and Residential Developments. *GUIDELINE* *This condition is imposed for applications when minor earthworks are proposed in conjunction with a development proposal. For any enquiries about this condition, please contact the Engineering Officer.*	Prior to site works/building works commencing

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18) On-site Erosion Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an Erosion and Sediment Control (ESC) Program for the site. Implement, and modify as necessary an Erosion and Sediment Control (ESC) Program which complies with Council's Erosion and Sediment Control Standard (Version 9 or later) the "Subdivision and Development Guideline" Part C Chapter 12 and Part C Appendix 2. *GUIDELINE* *This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to erosion and loss of sediment from the site. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version).*	While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)

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19) INTERNAL TRAFFIC FACILITIES Access, Internal Roadways, Parking & Servicing Areas. Maintain the following facilities in accordance with the approved plan(s) of layout. (a) The works are to be designed, constructed and maintained in accordance with good engineering practices and the following documents: 1. The Transport, Access, Parking, and Servicing Planning Scheme Policy (Appendix 2 of the City Plan) 2. The Transport and Traffic Facilities Planning Scheme Policy (Appendix 2 of the City Plan) 3. The Subdivision and Development Guidelines 4. The Manual of Uniform Traffic Control Devices (MUTCD) 5. Austroads (b) Access Driveway. Construct a permanent vehicular crossover in accordance with Tables 1 & 9 and Figure D of the Transport, Access, Parking and Servicing Planning Scheme Policy (c) Close all existing redundant vehicle crossings fronting the site and reinstate the kerb and channel, road pavement, footways and footpaths; (d) Permanent levels. The permanent levels for this vehicular crossover are in accordance with the desirable grades shown on the Standa rd Drawing UMS 225 (copies available at any Customer Service Centre or on the Brisbane City Council website). A permit will be required prior to the commencement of construction and may be obtained by contacting the Call Centre on (07) 3403 8888 and quot ing these permanent levels; (e) Internal Paving. Construct an appropriate pavement of minimum Type A standard and surface (including associated drainage) to the area on which motor vehicles will be driven and/or parked; (f) Gradients. The grades of the driveways and paved areas are to conform to the requirements of the City Plan; (g) Manoeuvring. Paved areas on site for the manoeuvring of an articulated vehicle and for the loading and unloading of vehicles; (h) Signs and Lines. The internal paved areas are to be signed and delineated, in accordance with the approved layout and the MUTCD and Austroads; (i) Refuse storage/collection. An appropriate area for the storage and collection of refuse, including recyclable, in a position which is accessible to service vehicles on the site; *GUIDELINE* *The Transport, Access, Parking and Servicing Planning Scheme Policy requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies the detailed design requirements to which development approval relates.*	Prior to the commencement of the use & then to be maintained

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20) Retaining Walls Any retaining walls greater than 1.0 metre in height are required to be structurally certified for design and construction by a Registered Professional Engineer Queensland (RPEQ). The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners. All retaining walls are to comply with the City Plan Filling and Excavation Code. *GUIDELINE* *This condition is intended to ensure that retaining walls associated with the development that are higher than 1 metre, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited life and the potential problems they may cause to future property owners. Where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted. For any enquires about this condition please contact the Engineering Delegate, Development Assessment, Development and Regulatory Services.*	Prior to the commencement of the use & then to be maintained
21) Roofwater to Street or Drainage Stormwater runoff from roof and surface areas is to be collected internally and piped in accordance with Chapter 6.3.2 of Part B of the Subdivision and Development Guidelines and with any stormwater quality management plans. Plans of the proposed stormwater works are to be lodged electronically with the Principle Officer, Plumbing Services. The works must be completed and certified in accordance with engineering plans pre pared by either a Registered Professional Engineer Queensland (RPEQ) or a member of the QBSA (Hydraulic Services Designer). *GUIDELINE* *The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Where it is proposed to perform works in the road reserve, a permit is to be obtained from Council by calling the Customer Contact Centre on Ph.3403 8888.*	Prior to the commencement of the use & then to be maintained
22) Ponding Of Stormwater Adjoining properties and roads are to be protected from ponding or nuisance from stormwater runoff. *GUIDELINE* *This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development.*	To be maintained

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23) ELECTRICITY (UNDERGROUND SUPPLY AREA) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's "Subdivision and Development Guidelines" (Public Utilities Section). Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is now required - no additional poles or overhead mains are to be erected. (a) Lodge electricity reticulation plans showing the proposed electricity services and obtain approval from the City Lighting Unit, Local Asset Services Central District; (b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans; and (c) Forward a copy of the agreement to the Engineering Delegate, Development Assessment, Development and Regulatory Services. *GUIDELINE* *This condition is imposed when a proposed development would require the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH 3403 0307) regarding electricity reticulation plans or Energex (pH: 131 253) regarding electricity supply.*	Prior to the commencement of the use Prior to undertaking the works
24) Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development. This includes the relocation of any fire hydrants and valves from within the limits of the development's vehicular footway crossings if applicable. Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition. *GUIDELINE* *This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment, Development and Regulatory Services.(regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).*	Prior to the commencement of the use

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25) TELECOMMUNICATION - UNDERGROUND Provide underground telecommunication services to the proposed development. (a) Enter into an agreement with a telecommunication company and provide underground telecommunication services within and adjacent to the proposed development; and (b) Forward a copy of the agreement to the Engineering Officer, Development and Assessment, Development and Regulatory Services. *GUIDELINE* *For any enquiries about this condition, please contact relevant service carriers regarding communications or Telstra (pH 132 200).*	Prior to the commencement of the use Prior to undertaking the works
26) SERVICE, METER ASSEMBLY & METER BOX Provide a water service with approved Council meter assembly and meter box to the boundary of the development in accordance with Council's "Water and Sewerage Reticulation Standards". (a) Submit engineering plans prepared by a registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing service and meter works. (The size of the se rvice shall be determined by the water supply requirement of the proposed development.). Obtain the approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services; (b) Pay to Council the cost of live connection to the water main; (c) Such construction is to be to a standard that is satisfactory to be accepted on and off maintenance. (d) If the meters are purchased other than from Council, pay to Council a documentation fee for each water service provided. (e) If the meters are purchased from Council, forward a copy of the receipt of purchase to the Engineering Officer, Development Assessment, Development and Regulatory Services *GUIDELINE* *This condition is imposed to supply a water service and a meter to a development/Community Title development. The meter should be accessible to BCC employees or agents for the purpose of reading and maintaining the meter. The meter will become and remain property of the BCC. Please note: Council can be engaged to undertake the design, if required. For further information, contact Council's Customer Contact Centre on (07) 3403 8888*	Prior to the commencement of the use

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27) PROVIDE / EXTEND SEWER CONNECTION (S) Provide a sewer property connection to serve the development designed and constructed in accordance with approved engineering plans and Council's "Water and Sewerage Reticulation Standards". NB. The size of the connection shall be determined by the total number of fixture units. Prior to undertaking the works (a) Submit engineering plans prepared by a registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design the works. Obtain the approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services; (b) Pay to Council the cost of live connection to the sewer main; (c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on" and "off" maintenance as a Council asset, by the Engineering Officer, Licensing and Compliance, Development and Regulatory Services; (d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance the approved design and any approved modifications; *GUIDELINE* *This condition is imposed to provide a separate new sewerage connection to the development. Please note: Council can be engaged to undertake the design, if required. For further information, contact Council's Customer Contact Centre on (07) 3403 8888.*	Prior to the commencement of the use

STANDARD ADVICE

	TIMING
28) Brisbane City Council advise that Environmental Protection Agency as concurrence agency has imposed the conditions contained in the letter dated 24th November 2005 Ref: 54334 Part 1 File No.:BNE26090.	As indicated

**** End of Package ****

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Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN:87221158786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Notice of concurrence agency response before application is made

Section 3.3.2 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to section 3.3.2 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Jacinta Griffin
Telephone: (07) 3225 1086 jacinta.griffin@epa.qld.gov.au
Your reference:
Our reference: 54334 Part 1 File No.:BNE26090

CC: Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Ken Ryan & Associates
PO Box 970
INDOOROOPILLY QLD 4068

Attention: Mr s.78B(2) Disclo

Re: Application for assessable development to be carried out at Cnr Curtin Avenue East & Savage Street Pinkenba (Lot 1213 on SP177378).

Pursuant to the following items of Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency is a concurrence agency for the development application:

☐ Item 1, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998* (for environmentally relevant activities)

☑ Item 21 & 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998* (for management of contaminated land)

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that the Assessment Manager undertake an assessment to determine whether a native title notification will be required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number or e-mail address provided .

sch4p4(6) Personal informa

sch4p4(6) Personal information

sch4p4(6) Personal

Signed

24.11.2005
Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Published on DES Disclosure Log
RTI Act 2009

Premises:	Cnr Curtin Avenue East & Savage Street Pinkenba (Lot 1213 on SP177378)
EPA Application Number:	54334 Part 1

Concurrence agency response before application is made

Section 3.3.2 *Integrated Planning Act 1997*

Applicant:	**Ken Ryan & Associates**
EPA Application Number:	54334 Part 1
Date application received by EPA:	25/10/2005
Relevant Laws and Policies:	*Environmental Protection Act 1994*
Jurisdiction:	Chapter 7, Part 8 *Environmental Protection Act 1994*

Published on DES Disclosure Log
EP Act 2009

Development Description:

Material Change of Use - Extension to excisiting warehouse

where:

☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.

☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.

☑ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.

☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.

☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

Cnr Curtin Avenue East & Savage Street Pinkenba
(Lot 1213 on SP177378)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

☑ conditions must attach to any development approval
☐ any approval must be for part only of the development
☐ any approval must be a preliminary approval only
☐ there are no concurrence agency requirements;
☐ the application must be refused

Release

Premises:	Cnr Curtin Avenue East & Savage Street Pinkenba (Lot 1213 on SP177378)
EPA Application Number:	54334 Part 1

Conditions of the development approval

The following concurrence agency condition(s) is/are to be attached to any development approval issued for this application:

1. 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 potential environmental harm. The administering authority is to be notified in writing within two (2) business days of detection and advised of appropriate remedial action.

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

Additional comments or advice about the application

- This correspondence may be treated as a concurrence agency response pursuant to section 3.3.2(1) of the *Integrated Planning Act 1997*. As such, this application will not require referral to the Environmental Protection Agency for assessment of contaminated land issues following lodgement with **Brisbane City Council**.

- The removal of any contaminated soil from this site requires prior approval from the Environmental Protection Agency (EPA) (Contaminated Land Unit) under the *Environmental Protection Act 1994* (EP Act).

- No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of *the Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End Of Concurrence Agency Response ~

Published DERM Disclosure Log RTI Act 2009

Release

Queensland Government

Natural Resources and Mines

Author Andrew Macpherson
Unit: NR&M Ipswich, SE Region
Phone: 07 3884 5375
Fax: 07 3884 5322
File: BRI 3303
E-mail: andrew.macpherson@nrm.qld.gov.au
Our Ref: IA1105IPS0007 cont'd
Your Ref: J05-650

24 November 2005

Ken Ryan Associates
PO Box 970
Indooroopilly QLD 4068

Attention: Mr s.78B(2) Disclos

Dear Mr s.78B(2)

Development Application for a Material Change of Use: 731 Curtin Avenue East, Pinkenba. Described as Lot 1213 on SP177378

I refer to your letter dated 16 November 2005 regarding the above development application, which was received by the Department of Natural Resources and Mines (NR&M). Officers of NR&M have reviewed the information provided and advise that the development does not appear to trigger SPP2/02. Therefore, NR&M have no comment or concerns with this application. However, to address environmental duty of care issues, should the excavations be below RL 5m AHD and comprise volumes between 100 and 1000^3 metres, then Council's own assessment processes should be adequate.

I trust this advice is of assistance.

Yours sincerely

sch4p4(6) Personal inf

sch4p4(6) Personal information

Andrew Macpherson
Senior Officer (Planning and Environment)
NR&M Ipswich
Landscape and Community Services

Department of Natural Resources and Mines
SE Region
4th Floor, Hayden Centre
Cnr East & South Sts, Ipswich
Queensland 4305 Australia
PO Box 864, Ipswich 4305
Telephone + 61 7 3884 5375
Facsimile + 61 7 3884 5322
Website www.nrm.qld.gov.au

Published on DES Disclosure Log RTI/IP 2009

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone (07) 3225 1827 Fax (07) 3247 3278
www.env.qld.gov.au ABN: 87221158786

Notice of Decision To Record Land on the Environmental Management Register

Section 384(2)(b)*Environmental Protection Act 1994*

This statutory notice is issued by the administering authority pursuant to section 384 of the Environmental Protection Act 1994, to advise you of a decision or action.

Enquires to : Jacinta Griffin
Telephone : (07) 3225 1045
Your reference:
Our reference : BNE26090

V & V Properties Pty Ltd
4/179 Given Terrace
Paddington 4008

sch4p4(6) Personal inform
Envirotest
Lot 12 Don Young Road
Mt. Gravatt Research Park, Nathan
Q4111

Attention: Mr. s.78B(2) Disclosure Log

Published on DES Disclosure Log
RTI Act 2009

Re: Submission of a site investigation report for the land described as Lot 1213 on SP177378 located at cnr. Curtain Ave East & Savage St, Pinkenba.

The administering has reviewed the site investigation report entitled Site Investigation, Remediation and validation report cnr. Curtain Avenue East and Savage St, Pinkenba, in relation to the above land, and has made the following decision.

1. To retain the site on the EMR.

The reasons for the decision are that the administering authority requires the following information:

- The Limitations amended to allow for use of the report by EPA;
- A clear recommendation as to the suitability of the land regarding landuse;
- Justification why the sampling wasn't performed in accordance with AS4482.1 as stated in the report on page 19.

You may apply to the administering authority for a review of this decision within 14 days after receiving this notice. You may also appeal against this decision to the Planning and Environment Court.

Information outlining the review and appeal processes under the *Environmental Protection Act 1994* is included with this notice. This information is intended as a guide only. You may have other legal rights and obligations.

sch4p4(6) Personal information

sch4p4(6) Personal

.....

Signed

1. 12. 2005

.....

Date

Mark Paton
Chief Scientific Advisor
Delegate of Administering Authority
Environmental Protection Act 1994

Published on DES Disclosure Log
RTI Act 2009

Extracts from the Act Regarding Reviews and Appeals

Procedure for review

521.

(1) A dissatisfied person may apply for a review of an original decision.

(2) The application must-

(a) be made in the approved form to the administering authority within-

(i) 14 days after the day on which the person receives notice of the original decision or the administering authority is taken to have made the decision (the "review date"); or

(ii) the longer period the authority in special circumstances allows not later than the review date; and

(b) be supported by enough information to enable the authority to decide the application.

(3) On or before making the application, the applicant must send the following documents to the other persons who were given notice of the original decision-

(a) notice of the application (the "review notice");

(b) a copy of the application and supporting documents.

(4) The review notice must inform the recipient that submission on the application may be made to the administering authority within 7 days after the application is made to the authority.

(5) If the administering authority is satisfied the applicant has complied with subsection (2) and (3), the authority must, within 14 days after receiving the application-

(a) review the original decision;

(b) consider any submissions properly made by a recipient of the review notice; and

(c) make a decision (the "review decision") to-

(i) confirm or revoke the original decision; or

(ii) vary the original decision in a way the administering authority considers appropriate.

(6) The application does not stay the original decision.

(7) The application must not be dealt with by-

(a) the person who made the original decision; or

(b) a person in a less senior office than the person who made the original decision.

(8) Within 14 days after making the decision, the administering authority must give written notice of the decision to the applicant and persons who were given notice of the original decision.

(9) The notice must-

(a) include the reasons for the review decision; and

(b) inform the person of their right of appeal against the decision.

(10) If the administering authority does not comply with subsections (5) or (8), the authority is taken to have made a decision confirming the original decision.

(11) Subsection (7) applies despite section *Acts Interpretation Act 1954*, section 27A.

(12) This section does not apply to an original decision made by-

(a) for a matter, the administration and enforcement of which has been devolved to a local government, the local government itself or the chief executive officer of the local government personally; or

(b) for another matter-the chief executive personally.

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RTI Act 2009

Release

Stay of operation of original decisions

522.

(1) If an application is made for review of an original decision, the applicant may immediately apply for a stay of the decision to-
   (a) for an original decision mentioned in schedule 1, part 1 - the tribunal; or
   (b) for an original decision mentioned in schedule 1, part 2 - the Court.

(2) The tribunal or Court may stay the decision to secure the effectiveness of the review and any later appeal to the tribunal or Court.

(3) A stay may be given on conditions the tribunal or Court considers appropriate and has effect for the period stated by the tribunal or Court.

(4) The period of a stay must not extend past the time when the administering authority reviews the decision and any later period the tribunal or Court allows the applicant to appeal against the review decision.

Who may appeal

531.

(1) A dissatisfied person who is dissatisfied with a review decision, other than a review decision to which subdivision 1 applies, may appeal against the decision to the Court.

(2) The chief executive may appeal against another administering authority 's decision (whether an original or review decision) to the Court.

(3) A dissatisfied person who is dissatisfied with an original decision to which section 521 does not apply may appeal against the decision to the Court.

Published on DES Disclosure Log
RTI Act 2009

Release

Fax

Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

To:	sch4p4(6) Personal information	**Fax:**	3876 0399
From:	Jacinta Griffin		
Telephone:	3225 1086	**Fax:**	
E-mail:	jacinta.griffin@epa.qld.gov.au		
Date:	28/11/05	**Pages:**	4 (*including this page*)
Subject:	Cnr. Curtin Ave. East & Savage St. Pinkenba		

☑ URGENT ☑ CONFIDENTIAL

Privacy and confidentiality notice
The information contained in this facsimile is intended for the named recipient/s only. It may contain privileged and confidential information and if you are not an intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this facsimile in error, please notify the sender.

Please find attached concurrence response for the above property.

Regards

sch4p4(6) Personal information

Published on DES Disclosure Log
RTI Act 2009

FAXED 28/11/05

Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN:87221158786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Notice of concurrence agency response before application is made

Section 3.3.2 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to section 3.3.2 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Jacinta Griffin
Telephone: (07) 3225 1086 jacinta.griffin@epa.qld.gov.au
Your reference:
Our reference: 54334 Part 1 File No.:BNE26090

CC: Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Ken Ryan & Associates
PO Box 970
INDOOROOPILLY QLD 4068

Attention: Mr s.78B(2) Disclos

Re: Application for assessable development to be carried out at Cnr Curtin Avenue East & Savage Street Pinkenba (Lot 1213 on SP177378).

Pursuant to the following items of Schedule 2 of the *Integrated Planning Regulation 1998,* the Environmental Protection Agency is a concurrence agency for the development application:

☐ Item 1, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998* (for environmentally relevant activities)

☑ Item 21 & 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998* (for management of contaminated land)

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that the Assessment Manager undertake an assessment to determine whether a native title notification will be required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number or e-mail address provided .

sch4p4(6) Personal information

24. 11. 2005
Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Published on DES Disclosure Log
RTI Act 2009

Concurrence agency response before application is made

Section 3.3.2 *Integrated Planning Act 1997*

Applicant:	**Ken Ryan & Associates**
EPA Application Number:	54334 Part 1
Date application received by EPA:	25/10/2005
Relevant Laws and Policies:	*Environmental Protection Act 1994*
Jurisdiction:	Chapter 7, Part 8 *Environmental Protection Act 1994*

Public Version DES Disclosure Log 1 Oct 2009

Development Description:

Material Change of Use - Extension to excisiting warehouse

where:

☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.

☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.

☑ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.

☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.

☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

Cnr Curtin Avenue East & Savage Street Pinkenba
(Lot 1213 on SP177378)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

☑ conditions must attach to any development approval

☐ any approval must be for part only of the development

☐ any approval must be a preliminary approval only

☐ there are no concurrence agency requirements;

☐ the application must be refused

Release

Conditions of the development approval

The following concurrence agency condition(s) is/are to be attached to any development approval issued for this application:

1. 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 potential environmental harm. The administering authority is to be notified in writing within two (2) business days of detection and advised of appropriate remedial action.

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

Additional comments or advice about the application

- This correspondence may be treated as a concurrence agency response pursuant to section 3.3.2(1) of the *Integrated Planning Act 1997*. As such, this application will not require referral to the Environmental Protection Agency for assessment of contaminated land issues following lodgement with **Brisbane City Council**.

- The removal of any contaminated soil from this site requires prior approval from the Environmental Protection Agency (EPA) (Contaminated Land Unit) under the *Environmental Protection Act 1994* (EP Act).

- No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of *the Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End Of Concurrence Agency Response ~

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IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT

Information Request Due Date: 22/11/05

1. PROPOSAL DETAILS

Proposal: Material Change of Use
Proposal Description: Extension to existing warehouse

2. ADMINISTRATIVE DETAILS

EPA App'n No: 54334 Part 1
File No: BNE26090
Referral Coordination (RCU) No:
ECOTRAK Project No:
Council: Brisbane City Council
LA App'n No:
Site Address: Cnr Curtin Avenue East & Savage Street Pinkenba
Property Description: Lot 1213 on SP177378
Applicant Name: Mr Jack Van Riet, / V & V Properties Pty Ltd

EMR/CLR/AMA details:

Lot/Plan	EMR/CLR/ AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
Lot 1213 on SP177378	54334	Chemical manufacturing Chemical storage Petroleum product storage	no

3. APPLICATION ASSESSMENT

3.1 Information from the application, EMR or CLU files:

Any existing ERA's?: Past chemical manufacturing
Any new ERA's?: no
ERA Jurisdiction:

3.2 Information from the application and IDAS forms:

Past Use: Pivot agricultural fertiliser industry
Current Use: vacant site

3.3 Supporting information: *(For incorrect referral skip 3.3.1)*

3.3.1 Are there any Environmental Values that are at risk? Human being

3.3.2 Other relevant details supporting the conclusion(s)

The notifiable activities have ceased and the application is only for an extension to the warehouse.

4. ASSESSMENT OUTCOME

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RTI Act 2009

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Conclusion: (Is the site suitable for the proposed development?)
The site is currently suitable for the intended use.

Recommendation:
Issue concurrence response with advice conditions

Assessor name: **Jacinta Griffin** **Assessor signature: .....**
Date: 22/11/05

Reviewer Name: Miguel Zavaleta **Reviewer signature:** sch4p4(6) Personal informat ...
Revision Date: 24/11/05

Reviewer Comment(s)/Recommendation:

------- End of the Assessment -------

- As policy decision. It is recommended To ~~site~~ recommend the condition "stop work if contamination is found when a site investigation report has been successfully submitted or there is outstanding issues. The assessor advised this condition but as advice.
- Early discussion with the applicant, he agreed with this condition if the EPA-CLU replaced first the IPA application.

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24.11.2005

Published on DES Disclosure Log
RTI Act 2009

Jacinta Griffin

From: s.78B(2 sch4p@kenryanassoc.com.au]
Sent: Tuesday, 22 November 2005 3:43
To: jacinta.griffin@epa.qld.gov.au
Subject: Fax number for BCC - IIDA Team

Hi Jacinta,

Fax number for the Brisbane City Council – IIDA Development and Regulatory Services Team is listed below.

The contact is Fiona Mullen or Brett Derrick, Fax: 3403-7281.

Regards,

sch4p4(6) Pers
Town Planner

Ken Ryan & Associates
PO BOX 970, Indooroopilly Q 4068
P: (07) 3876 0533
F: (07) 3876 0399
E: sch4p@kenryanassoc.com.au

Published on DES Disclosure Log
RTI Act 2009

File note for cnr Curtin Avenue East and Savage Street Pinkenba

Date: 22/11/05

File No: BNE26090

Address: cnr. Curtin Ave East and Savage St. Pinkenba

RPD:
- Lot 1213 on SP177378

Consultant: sch4p4(6) Personal inforr

Property owner: Port of Brisbane Corporation

Notifiable Activity:

Property	EMR listing
Lot 1213 on SP177378	Notifiable activities: Chemical manufacturing; Chemical storage; Petroleum product storage

Published on DES Disclosure Log
RTI Act 2009

Goal:
To remove site from EMR.

Site history:
The area of the site is 45, 000 m^2 (4.5ha)

Titles search
21/12/98 Deed of grant until 5/1/05 owned by Port of Brisbane and leased to industrial uses.

Aerial photo review
1951 undeveloped site, near mangrove fringe tidal drain;
1978, 1982 and 1991 site undeveloped while tidal creek straightened. East of site extensive fill on Eagle Farm Industrial Estate. Also appears subject to tidal inundation.
1991 – Pivot site was subject to sand filling by Port of Brisbane and Pivot Agricultural facility established.
1994 – Industrial galvanisers adjacent to site;
2002 – current building and roadway.

Surrounding land uses
N Industrial galvanisers;
E Summitt fertilisers, manufacturing/storage;
S – Qld. Sheet and steel, agent distribution and Bostick Findlay;
W – St. GoBain Ceramic materials.

Physical (Topography/Geology):
Essentially flat, at 3 –3.5mAHD. The site and surrounding land is on reclaimed land and comprises 1 –2 m dredge material with sands and gravels overlying alluvial sediments. It is noted that the Pivot site overlays a band of very deep compressible alluvia.

Hydrogeology
NRM confirm shallow groundwater has not and is not being currently used for beneficial purposes eg. industrial use, irrigation, stock watering, domestic or potable.

Site inspection
Site inspection confirmed EMR notifiable activity had ceased and only 5000l AGT remained.
No visible evidence of significant spillage or stored materials. Inside large industrial building chemical staining and corrosion on:

- Concrete
- Near loading bays
- Steelwork on inside of walls and roller doors of the building were corroded presumed to be from past chemical use and storage.

Other reports
A URS audit provided information on the raw materials and fertiliser products reported to be stored there. Exact quantities weren't known. Fertiliser production was between 20 000 and 100 000 tonnes per year as per EPA licence.
No pesticides are reported to be formulated or stored at the site.
Bulk chemicals were mineral salts or fertiliser chemicals eg.urea. Potential contaminants were limited to trace residues (eg. copper, zinc, lead, and cadmium) and petroleum hydrocarbons from minor fuel use (5000l AST). No highly corrosive substances eg. acids and alkalis were used although one or more mineral salts can form corrosive substances that attack steelwork.

Sampling
Conducted on 8/8/05.
Analytes of TPH/BTEX, Trace elements (As,Cd,Cr,Cu,Hg,Pd, Ni,Zn) and Pesticides were analysed for.
Samples were taken in surface and subsurface at 0-200mm, 1.5m and some at 2m depths. Fourteen (14) sample locations were investigated. Results did not indicate any exceedances of HIL(A)'s.

It is considered that the number of sampling locations was inadequate in accordance with the AS4482.1.
~~This area is known to contain asbestos therefore asbestos analyses will need to be undertaken.~~ Mistaken location sch4p4(6) Personal info

Recommendations
Issue a decision notice requesting the applicant provide the following information:

- ~~Analyses for asbestos;~~

Revise :- limitations (amended to allow EPA use)
- recommendations – specify land use
- justification why the sampling would performed in accordance with AS.... as stated on p. 19.

Peer Review

File reviewed and discussed with assessing officer sch4p4(6) Persona 22.11.05

Published on DES Disclosure Log FEB Oct 2019

Fax

Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

To:	s.78B(2) Disclosure Lo	**Fax:**	(07) 3343 9917
From:	Chris O'Loughlin, Contaminated Land Unit		
Telephone:	(07) 3225 1827	**Fax:**	(07) 3247 3278
E-mail:	Christopher.oloughlin@epa.qld.gov.au		
Date:	07 November 05	**Pages:**	1 (*including this page*)
Subject:	Cnr Curtin Avenue East & Savage Street Pinkenba		
Reference:	**BNE26090**		

Dear Mr s.78B(2) Disclosu

On 24th October 2005, the Environmental Protection Agency (EPA) Contaminated Land Unit (CLU) received the report titled *Site Investigation Remediation & Validation report Cnr Curtin Avenue East & Savage Street Pinkenba*, dated *October 2005* (Doc no. 2005399a). In order for the EPA CLU to proceed with assessment of the report(s), the following mandatory information is required:

- ☐ Statutory fee of $945 per lot on EMR
- ☐ An 'Application for assessment of a site investigation/validation report' form
- ☐ Certificates of Title for all lots
- ☐ Registered Plans for all lots
- ☐ Statutory Declaration from the investigator and validation report preparer
- ☐ Statutory Declaration from the applicant (if someone other than the Investigator)
- ☑ Firm Conclusion and Recommendation with regards to the Environmental Management Register and the suitability of the site for the proposed use
- ☐ A Site Management Plan and/or Remediation Action Plan
- ☐ 'Limitations of Report' to be amended to allow use of the report by the EPA

For further information or assistance please contact Chris O'Loughlin on (07) 3225 1827

Regards

sch4p4(6) Personal information

Chris O'Loughlin
Administration Officer (Contaminated Land Unit)

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GPO Box 2771, BRISBANE, Queensland 4001 Australia

STATUTORY DECLARATION

(INVESTIGATOR and REPORT PREPARER)

Address of Site Investigated:	cnr Curtin Avenue East and Savage Street, Pinkenba
Real Property Description:	Lot 1213, SP177378, County of Stanley, Parish of Toombul
Title of Report:	Site Investigation, Remediation and Validation Report, cnr Curtin Avenue East and Savage Street, Pinkenba Qld 4008

I, sch4p4(6) Personal informati of Envirotest, Brisbane, in the State of Queensland, do solemnly and sincerely declare that;

- I was the investigator and report preparer of the report described above;
- I am a member of the Environment Institute of Australia and New Zealand and my qualifications and experience as previously supplied to the Environmental Protection Agency are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report;
- I have not knowingly failed to reveal any relevant information or document to the administering authority; and

I certify that:

- The report addresses the relevant matters for the investigation and is factually correct; and
- The opinions expressed in it are honestly and reasonably held.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*

Signature ..... sch4p4(6) Personal information .....

Name ... sch4p4(6) Personal information .....

Taken and Declared before me at BRISBANE this 5TH day of OCTOBER .....2005.....

Witness (Justice of the Peace/Commissioner for Declarations) ie their signature

Name ..... sch4p4(6) Personal information .....

JP (QUAL) No 10881

.....

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STATUTORY DECLARATION - OWNER

Address of Site Investigated: cnr Curtin Ave E and Savage St Pinkenba, 4008

Real Property Description: Lot 1213, SP 177378, County of Stanley Parish of Toombul

Title of Report: Site Investigation, Remediation & Validation Report cnr Curtin Ave E & Savage St Pinkenba 4008

I, s.78B(2) Disclosure Log of Va V Properties Pty Ltd, in the State of Queensland, do solemnly and sincerely declare that;

- I have not knowingly given any false or misleading information to the investigator and report preparer of the report described above;
- I have given all relevant information to the investigator and report preparer.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*

Signature ..... sch4p4(6) Personal informa .....

Name s.78B(2) Disclosure Log

Taken and Declared before me at Brisbane this 13th day of October 20 05.

Witness (Justice of the Peace/Commissioner for Declarations)

Signature ..... sch4p4(6) Personal information ..... J.P.C.Dec .....

Name (&JP number if applicable).. sch4p4(6) Personal information .....

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STATUTORY DECLARATION

(APPLICANT)

Address of Site Investigated: 731 Curtin Avenue East, Pinkenba Qld 4008

Real Property Description: Lot 1213 on SP177378, County of Stanley, Parish of Toombul

Title of Report: Site Investigation, Remediation and Validation Report, cnr Curtin Avenue East and Savage Street, Pinkenba Qld 4008

I, Kenneth Alan Ryan of Ken Ryan & Associates Pty Ltd, in the State of Queensland, do solemnly and sincerely declare that;

- I have not knowingly given any false or misleading information to the investigator and report preparer of the report described above;
- I have given all relevant information to the investigator and report preparer.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*

Signature ..... sch4p4(6) Personal information .....

Name ..... s.78B(2) Disclosure Log ...

Taken and Declared before me at Brisbane this 18th day of October 20 05

Witness (Justice of the Peace/Commissioner for Declarations)

Signature .... sch4p4(6) Personal information (C Pitt)

Name (&JP number if applicable) ..... Tom South Robertson

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Fax

Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

To:	s.78B(2) Disclo Ken Ryan & Associates	**Fax:**	(07) 3876 0399
From:	**Miguel Zavaleta, Team Leader IPA Assessment – EPA Contaminated Land Unit**		
Telephone:	(07) 3225 1080	**Fax:**	(07) 3247 3278
E-mail:	Miguel.Zavaleta@epa.qld.gov.au		
Date:	24 October 2005	**Pages:**	1 (*including this page*)
Subject:	DA for MCU (Extension to an existing warehouse) on Land at 731 Curtain Av, Pinkenba Qld 4008		

sch4p4(

Urgent

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Dear Mr Ryan,

On 19 October 2005, the Environmental Protection Agency – Contaminated Land Unit (EPA-CLU) received your letter for the above development.

EPA-CLU can not proceed with the assessment because no documents referred in your letter were enclosed.

If you have any question please contact me on (07) 3225 1080.

Regards

sch4p4(6) Personal information

Miguel Zavaleta
Principal Environmental Officer
Contaminated Land Unit

Ken Ryan
& Associates
TOWN PLANNING CONSULTANTS
ABN 807 88604780

PO Box 970
Indooroopilly
Q.4068

BNE 2005-16056

146 part 2
24827 part 1
2730 part 4/5/6/3/2
29434 part 1
2961 1
37401

APPLICATION NUMBER: S25 765 1/2
FILE NUMBER: BNE26090
REFERRAL DATE: 29 NOV 05
DATE INFO REQUEST DUE: 22 NOV 05
RCU No. EMR S4334
OFFICER: sch4p4(6) Personal info

54334 PT 1

22 NOV 2005 Assessment.

Pre-lodgment Application

J05-650

18/10/2005

Environmental Protection Agency
Contaminated Land Unit
PO Box 2771
BRISBANE QLD. 4001

Dear Sir/Madam,

Development Application for a Material Change of use (Extension to an Existing Warehouse) on land at 731 Curtin Avenue East, Pinkenba Qld 4008 and described as Lot 1213 on Survey Plan No.177378. ← 1207 SP170814 EMR S1609

sch4p4(6)
sch4p4( )
20/10/05

We are in the process of preparing to submit the abovementioned proposed development as a RiskSmart application in accordance with Brisbane City Council's *RiskSmart Project IIDA Pilot Program* and require referral agencies response prior to submission of the development application.

6 Chemical Plant
29 Petroleum Storage
7 Chemical storage

We understand that the subject site is identified on the Environmental Management Register and therefore referral to the Environmental Protection Agency – Contaminated Land Unit is required.

Please find enclosed the following information that is required as a result of the Environmental Management Register listing –

- Referral Cover sheet prepared by Brisbane City Council
- Statutory Declaration from the owner
- Site Investigation, Remediation and Validation Report in accordance with the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland,* May 1998
- Application form completed and signed for assessment of a site investigation/validation report
- Statutory fee of $945 per lot on the Environmental Management Register (EMR)

RECEIVED 19 OCT 2005

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- Statutory declaration from the investigator and validator reporter preparer (Envirotest)
- Statutory declaration from the application (Ken Ryan & Associates Pty Ltd)
- Certificates of Title and Registered Plans for all lots (Appendix 2 of Site Investigation, Remediation and Validation Report)
- Firm Conclusion and Recommendation with respect to the EMR (refer Site Investigation, Remediation and Validation Report)
- Site Remediation Action Plan (refer Site Investigation, Remediation and Validation Report)
- Copy of IDAS forms
- Copy of Town Planning Report
- Copy of plans

Please direct all responses to Ken Ryan of Ken Ryan & Associates Pty Ltd as the application has not been submitted to Council as yet.

If you have any queries on the above information, please contact our office on (07) 3876 0533. Your expedited response would be greatly appreciated.

Yours faithfully

sch4p4(6) Personal informa

Ken Ryan
DIRECTOR

Published on DES Disclosure Log
RTI Act 2009

Ken Ryan & Associates
TOWN PLANNING CONSULTANTS

Tel: 3876 0533 Fax: 3876 0399 Mob: 0408 799 923 Email: ken@kenryanassoc.com.au
PO Box 970 Indooroopilly Qld 4068

FAX TRANSMISSION

Fax to number:	**3247 3278**
Attention:	**Miguel Zavaleta**
Date:	**25/10/2005**
From:	s.78B(2) Disclos and sch4p4(6) Person
No of pages (inc cover)	**5 (Five)**

Proposed Development on land at 731 Curtin Ave East, Pinkenba Qld 4008 and described as Lot 1213 on Survey Plan No.177378.

Miguel,

With respect to the telephone discussion held today regarding the abovementioned subject site, please find attached the following information as requested:

- Signed Form 1 Part A – Common Details
- Completed Form 1 Part N – Contaminated Land

If you have any queries on the above information, please contact our office on (07) 3876 0533.

Yours Sincerely,

sch4p4(6) Personal information

s.78B(2) Disclosur & sch4p4(6) Personal in

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INTEGRATED PLANNING ACT 1997

Part A, Version 2.2, 25 July 2005

Form 1 Development Application — idas

Common details

PART A

The completion of all applicable questions on Part A is mandatory for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ipa.qld.gov.au. Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to Guide 1.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

However, if the land on which the development is proposed does not have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide –

(i) the lot on plan description for the adjoining/adjacent land; or

(ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).

Advice for completing Q7 - Q7 does not apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

Note: Areas below high water mark are not within a local government's area unless provided for under the Local Government Act 1993.

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to Guide 11.

1. Street address: *(including house number, street name, suburb/locality name & postcode) (if applicable)*
   731 Curtain Avenue East, Pinkenba QLD 4008
2. Name of water body or watercourse, within which the development is proposed: *(if applicable)*
   N/A
3. Lot on plan description *(eg. Lot 123 on RP 4567)* / GPS coordinates:
   Lot 1213 on SP177378
4. The above description is for: *(tick applicable box)*
   - ☒ (i) the land on which the development is proposed; or
   - ☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
   - ☐ (iii) the water body or watercourse.
5. Shop / tenancy number: –
6. Storey / level: –
7. Total area of land: *(m² or ha)*: 45000 square metres
8. Local government area in which the land is situated: *(eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)*
   Brisbane City Council
9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed *(eg. Port of Brisbane, Port of Townsville) (if applicable)*
   N/A

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

10. Existing use of the land: *(eg. vacant, single house, shop etc.)*
    Warehouse
11. Proposed use of the land: *(eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc).*
    Extension to Existing Warehouse

Other applicable parts of Form 1

Part A must always be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to Guide 1.

12. Other parts of Form 1 completed as part of this application: *(eg. Part D, Part I, etc)*
    Part D

Applicant details

Clearly identify who is making the application. The applicant need not be the owner of the land.

When signing and lodging this application

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency & the Chief Executive (where applicable) will rely on this information when assessing and deciding the application.

If the applicant is a company - a contact person must be shown.

13. Applicant's name:
    Ken Ryan & Associates
14. Contact number:
    (07) 3876 0533
15. Contact person:
    Ken Ryan
16. Facsimile number/e-mail address:
    (07) 3876 0399
17. Postal address:
    PO Box 970, Indooroopilly, Qld 4068
18. Signature: sch4p4(6) Personal informat
19. Date: 25/10/05

DRAFT NOT TO BE SIGNED OR LODGED

INTEGRATED PLANNING ACT 1997

Part A, Version 2.2, 25 July 2005

Land owner's consent *(if applicable)*

Section 3.2.1(10)(a) of the IPA prescribes that an application *cannot* be taken to be properly made without the land owner's consent.

An application *must* be supported by the consent of *all* land owner if the application involves:
(i) a material change of use;
(ii) reconfiguration of a lot;
(iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*;or
(iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

For a mobile or temporary ERA - landowner's consent is *not* required.

For more information refer to Guide 1.

20. Land owner's consent to the making of this application:

	Name	Signature	Date
(i)	Port of Brisbane Corporation (Refer Attached Contract of Sale)	sch4p4(6) Personal i	18/10/05
(ii)			
(iii)			
(iv)			
(v)			

Resource entitlement *(if applicable)*

Section 3.2.1(10)(b) of the IPA prescribes that an application *cannot* be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q21

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

21. Does this application involve taking or interfering with *(other than interfering with quarry material on State coastal land under the Coastal Protection and Management Act 1995)* a State resource?
☒ NO - *go to Q24* ☐ YES - *go to Q22*

22. This application is required by regulation to be accompanied by evidence: *(tick applicable box)*
☐ (i) of the **allocation** of, or entitlement to, the resource – *attach evidence*
☐ (ii) the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or entitlement to, the resource – *go to Q23*
☐ (iii) the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an allocation of, or entitlement to, the resource – *go to Q23*

Advice for completing Q23

The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

The official stamp of the Department of Natural Resources and Mines is mandatory where the application involves taking or interfering with water or riverine quarry material under the *Water Act 2000*.

23. Evidence of the resource entitlement:
(i) Resource entitlement / authority details
(ii) Name of delegated officer
(iii) Position of delegated officer
(iv) Signature of delegated officer
(v) Date
(iv) Official stamp of the department administering the resource *(if applicable)*

Assessment triggers

This checklist does *not* apply if the application requires the completion of Parts A and B of the Form only. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?
☒ YES ☐ NO - *the assessment manager may refuse to accept this application on the grounds that the application has not been properly made*

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

	Plan / Drawing / Report Number	Title	Date
(i)	05-127 DA-01 P1	Site Details	SEP 05
(ii)	05-127 DA-02 P1	Plans n elevations	SEP 05
(iii)	05-127 DA-03 P1	Elevations n Sections	SEP 05
(iv)	05-127 DA-04 P1	Elevations n Sections	SEP 05
(v)			

PLEASE NOTE: The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY *(applicable to assessment manager's)*

FEE ($)		DATE RECEIVED		RECEIVING OFFICER'S NAME/S		REFERENCE NUMBER/S	

Notification of Engagement of Private Certifier *(Optional formal)*

To _____ Council. I have been engaged as the private certifier for the building work referred to in this application.

Date of engagement / / Accreditation Number: _____ Name: _____ Signature: _____

INTEGRATED PLANNING ACT 1997

Part N, Version 1.0, 4 October 2004

Form 1 Development Application

idas

Contaminated land

part N

Completion of **all questions** on Part N is **mandatory** for all applications involving assessment against the *Environmental Protection Act 1994* when development is proposed on contaminated or potentially contaminated land.

For further information refer to **Guide 5 *Contaminated land matters*** available free from www.ipa.qld.gov.au or the Environmental Protection Agency's (EPA's) information sheets available free from www.epa.qld.gov.au under Ecoaccess/ business and industry. Alternatively, contact the local government.

Nature of the application

Exemptions may apply to your proposal. Refer to Guide 5 *Contaminated land matters* for advice regarding development that is exempt from this assessable development trigger.

1. This application is for: *(Tick one (1) or both if applicable)*

Aspect of development	Type of approval being sort	
☒ Material change of use	☐ Preliminary approval	☒ Development permit
☐ Reconfiguring a lot	☐ Preliminary approval	☐ Development permit

2. Does this application require assessment against a planning scheme?
   - ☐ NO
   - ☒ YES – *complete other relevant parts of the IDAS Application Form 1*

The subject land

3. Has an Environmental Management Register (EMR) and/or Contaminated Land Register (CLR) search been conducted for the land the subject of the application?
   - ☐ NO
   - ☒ YES – *attach results of the search and complete Q4* (search results with Appendix I of the Site Investigation, Remedial and Validation report).

4. All or part of the land the subject of the application is:
   - ☒ (i) on the EMR or the CLR under the *Environmental Protection Act 1994*;
   - ☐ (ii) used for, or if the land is vacant, was last used for-
     - ☐ (a) a notifiable activity
     - ☐ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose *(including a caretaker residence on industrial land)*;
   - ☐ (iii) in an area for which an area management advice has been given for natural mineralisation or industrial activity and the proposed use is for child care, educational, recreational or residential purpose *(including a caretaker residence on industrial land)*;
   - ☐ (iv) in an area for which an area management advice has been given for unexploded ordnance.

Plans and documents

For further information about preparing a proposal report, refer to Guide 7 *Preparing a proposal report*.

5. Confirm, by ticking the applicable box(es), that the following details are provided in plans and written information supporting this application:
   - ☒ (i) plans showing where any Notifiable Activity, Hazardous Contaminant, or potentially contaminated activity / activities have occurred on site;
   - ☐ (ii) if the application involves a material change of use from an industrial use to a more sensitive use *(eg. child care, educational, recreational or residential purposes)*, supply a detailed site history outlining previous potentially contaminated uses on the site

PLEASE NOTE

PART N of Form 1 **cannot** be accepted by the assessment manger unless accompanied by PART A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

Published on DES website 1 May 2020

Release

INTEGRATED PLANNING ACT 1997

OFFICE USE ONLY *(applicable to assessment manager)*

Part N, Version 1.0, 4 October 2004

DATE RECEIVED		REFERENCE NUMBER/S	

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RTI Act 2009

Release

Local Government Area: Kim Barry BNE26090

Memorandum

Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

AUSDOC BOX 461.

To: Kim Barry.

From: Annemarie Lewis
Date: 28/5/07
Subject lot/plans: Site has been Removed
Adding of Lot 1213 SP177378.

Hey kim
whole
This site was removed and is suitable
for any use.

Can I just a add the 1213SP177378
(change the New Parcel into a base parcel
for fuel storage)

I will put something in comments re the
removal + relate it back to base

Thanks

Annemarie
Yes, pl turn
1213 SP177378
into a base parcel
& list as a bodied
Kris

sch4p4(6) Personal inf

sch4p4(6) Persona 29/5/07

Annemarie lewis
Administration Officer
Registry Support Unit

658 Curtin Aven-
Pinkenba
Qld 4008

V+V Properties Pty Ltd as T/S
4/179 Given Tce Paddington 4064

Page 1 of 1

Date Received:

Urgent due date:

288 Edward St Brisbane
Queensland 4000 Australia
GPO Box 2771 BRISBANE
Queensland 4001 Australia
Telephone
Facsimile
Website www.epa.qld.gov.au
ABN 87 221 158 786

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BNE26090

Local Government Area:

Memorandum

Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

Enquiries Annemarie Lewis
Telephone (07) 3227 7258
Your reference
Our reference

18/5/2007

To: GREG TKAL

From: Annemarie Lewis, Registry Support Unit

Subject lot/plans: Adding 1213 SP177378

Grey Company is advising to List This site.
This whole site has already been removed and has a suitability Statement. — Status Removed
They want this on — There is a file BNE26090.

You might need to talk to Kim about this or adviser who dealt with this.
Please Advise.

Thanks

sch4p4(6) Personal inf

Annemarie Lewis
Registry Support Unit

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Date Received:

Urgent due date:

288 Edward St Brisbane
Queensland 4000 Australia
GPO Box 2771 BRISBANE
Queensland 4001 Australia
Telephone
Facsimile
Website www.epa.qld.gov.au
ABN 87 221 158 786

HWL LAWYERS

Home Wilkinson Lowry

FILE ~~BNE 27247~~
BNE 2007/5838

Our Ref: JJE:JJT:71655

3 May 2007

Environmental Protection Agency
GPO Box 2771
Brisbane Adelaide Street
QUEENSLAND 4002

By Original Mail and Fax – 07 3247 3278

Dear Sir

V & V Properties Pty Ltd
Property: 658 Curtin Avenue, Pinkenba

We act for V & V Properties Pty Ltd.

Please find **enclosed** our client's notification that it has become aware of a notifiable activity being carried out on the above land, which it understands is being carried out by the occupier of the land, Boom Logistics Limited.

We have executed the Application Form pursuant to our Power of Attorney, a copy of which is **enclosed.**

Yours faithfully
Home Wilkinson Lowry

sch4p4(6) Personal

Jonathan East
Partner

Writer: Justin Twigg | (07) 3002 6706 |
E-mail: justin.twigg@hwl.com.au
Postal: GPO Box 2033 Brisbane, Queensland 4001
Address: Level 13, 175 Eagle Street, Brisbane, Queensland 4000
Facsimile: 1300 368 717 (Australia) | +61 3 8615 4302 (International)
DX: DX 152 Brisbane

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- 8 NOV 2012

eco Access
licences and permits

Application form

Contaminated Land

Notification of Land

This form should be used by people providing notification to the Environmental Protection Agency, of contaminated land or land use for a notifiable activity in accordance with Schedule 2 of the *Environmental Protection Act 1994*. This form relates specifically to Sections 371 and 372 of the *Environmental Protection Act 1994*.

NOTE: You must complete all questions below and use a separate form for each lot.

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1. Person making notification

NAME	TELEPHONE
V & V Properties Pty Ltd ACN 094 809 640 as trustee for the V & V Unit Trust	3002 6712
COMPANY/ORGANISATION C/- Home Wilkinson Lowry Lawyers	
POSTAL ADDRESS GPO Box 2033 Brisbane QLD 2033	
EMAIL sch4p4(6) Perso@hwl.com.au	FACSIMILE 1300 368 717

2. Site details

2.1. Name by which the property is known locally?

658 Curtin Avenue, Pinkenba

2.2. Please provide details of the Lot on Plan to which the notification applies

Please note that a separate notification form must be used for each Lot on Plan.

FULL STREET ADDRESS OF THE SITE 658 Curtin Avenue, Pinkenba	
LOT(S) 1213	PLAN(S) SP 177378
LOCAL GOVERNMENT AUTHORITY BRISBANE	

2.3. Area of land parcel in square metres? 17,510 m2

Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 786
1199437/v1

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

ecoaccess
environmental licences and permits

Application form – Part B
Notification of Land

2.4. Describe the notifiable activity/ies for which the land is or has been used and the source/s of the suspected contamination. List all notifiable activities that the land has been used for and provide details.

If you require additional space attach the information on a separate sheet and make reference to that sheet here.

Notifiable activity number 29 – Petroleum product or oil storage.
25,000 L above ground Diesel fuel tank.

2.5. Has a map or locality plan been attached to this notification?

The processing of this information is greatly assisted by the inclusion of a map or locality plan that shows the respective Lot.

☐ NO ☒ YES

3. Details of land owner

NAME V & V Properties Pty Ltd as trustee for the V & V Unit Trust	TELEPHONE 3002 6712
POSTAL ADDRESS C/- Home Wilkinson Lowry Lawyers GPO Box 2033 BRISBANE QLD 4000	
EMAIL jonathan.east@hwl.com.au	FACSIMILE 1300 368 717

4. Declaration

Please read the certification below before signing.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.
- I understand that all information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

NOTIFYING PERSON'S SIGNATURE sch4p4(6) Persona	DATE 3/5/07

You may apply for exemption from disclosing information contained in a document submitted, or proposed to be submitted with this notification (see Section 564 of the *Environment Protection Act 1994*)

5. Applicant checklist

☒ Notifying person's details correct.

☒ Notification form complete and signed.

☒ Supporting information attached.

Please return the completed notification to:

Environmental Protection Agency

GPO Box 2771
Brisbane Adelaide Street
Queensland 4002

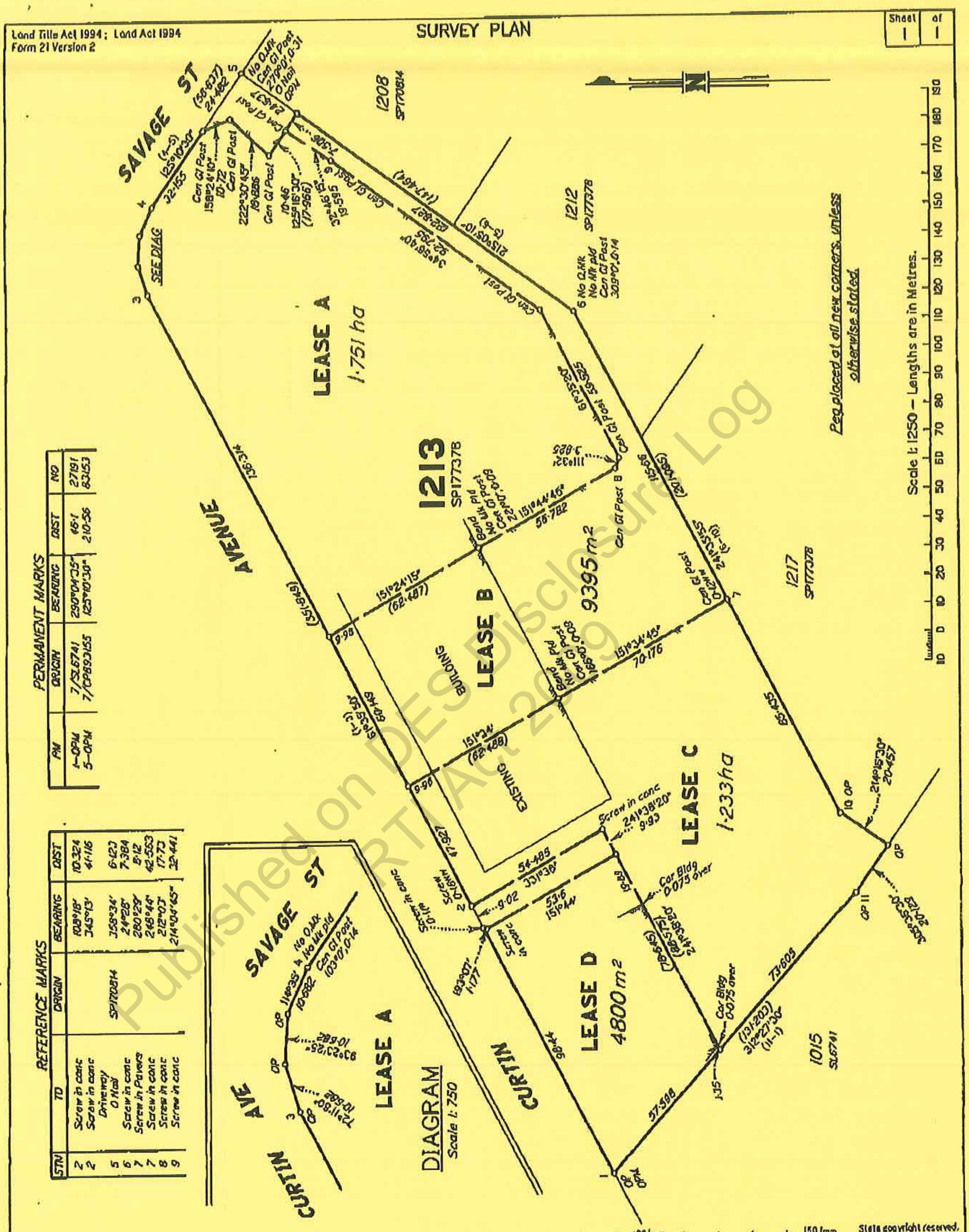
Enquiries: **(07) 3225 1827**
Facsimile: (07) 3247 3278
eco.access@epa.qld.gov.au

Published on DES Disclosure Log
RTI Act 2009

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

SURVEY PLAN

Sheet 1 of 1



I, John Richard Dawson hereby certify that the land comprised in this plan was surveyed by me personally 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 27/07/2006.

sch4p4(6) Personal inforr [redacted]

31/7/06

Date Cadastral Surveyor

Plan of Leases A–D in Lot 1213 on SP177378

Scale: 1: 1250

Format: STANDARD

SP183390

PARISH: TOOMBUL COUNTY: Stanley

Meridian: SP177378 F/N's No

Plan Status:

State copyright reserved.

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

Published on DES Disclosure Log RTI Act 2019

Appointing a person or persons as your attorney

As principal (the person making the appointment), you complete this form by writing your responses on the lines and ticking the appropriate boxes. Then sign the form and have your signature witnessed. Any adult may witness your signature. However, if this power of attorney is required to be registered under the Land Titles Act, the witness must be a justice of the peace, a commissioner for declarations, a lawyer or a notary public.

Appointment of attorney or Attorney

1. **V & V Properties Pty Ltd ACN 094 809 640 as trustee for The V & V Unit Trust** of 4/179 Given Terrace, Paddington Qld 4064 appoints the following person as its attorney: **Jonathan James East**

2. **Are you appointing more than one attorney?**
   - ☒ No → *Go to clause 4*
   - ☐ Yes.

3. **How do you prefer that they make their decisions?** ***(Tick one box only)***
   - ☐ Severally (any one of them may decide)
   - ☐ Jointly (unanimously)
   - ☐ As a majority (specify e.g. simple majority, two-thirds majority, etc.)
     .....
   - ☐ Other*
     .....

   Note: *The Powers of Attorney Act 1998 allows you to appoint successive attorney/s for a matter so that the power is given to a particular attorney only when power to a previous attorney ends. You can nominate the circumstances that a power will end (eg. if x leaves the jurisdiction, y may act).*

4. **The attorney/s power is subject to the following terms:**

   Nil

5. **The power given to my attorney/s beings:**
   - ☒ immediately.
   - ☐ on this date: .....
   - ☐ on this occasion: .....

   Note: If clause 5 is not completed, the power begins immediately.

6. **This power of attorney gives its company's attorney power to do, on its behalf, anything that it could lawfully do by an attorney (other than a personal/health matter), subject to the above terms.**

sch4p4(6) Personal information

.....

20/10/06
[Write the date here]

.....

20/10/06
[Write the date here]

V + V Properties Pty Ltd ACN 094 809 640
as trustee for The V+V Unit Trust

QUEENSLAND GOVERNMENT
June 2002

Published on Docs Disclosure Log
RTI Act 2009

LAND TITLE ACT

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES, MINES & WATER, QUEENSLAND

Dealing Registered: Date: 31/10/2006 at 15:21

POWER OF ATTORNEY No 710039105

Published on DES Disclosure Log
RTI Act 2009

Lodgement No: 2182695

Email: bris.dnr@hwl.com.au
HOME WILKINSON LOWRY
Office: BRISBANE
Box: 088

Page 1/1

Release

HWL LAWYERS

Home Wilkinson Lowry

Our Ref: JJE:JJT:71655

3 May 2007

Environmental Protection Agency
GPO Box 2771
Brisbane Adelaide Street
QUEENSLAND 4002

By Original Mail and Fax – 07 3247 3278

Dear Sir

HWL

V & V Properties Pty Ltd
Property: 658 Curtin Avenue, Pinkenba

We act for V & V Properties Pty Ltd.

Please find **enclosed** our client's notification that it has become aware of a notifiable activity being carried out on the above land, which it understands is being carried out by the occupier of the land, Boom Logistics Limited.

We have executed the Application Form pursuant to our Power of Attorney, a copy of which is **enclosed**.

Yours faithfully
Home Wilkinson Lowry

sch4p4(6) Personal infor

Jonathan East
Partner

Writer: Justin Twigg | (07) 3002 6706 |
E-mail: justin.twigg@hwl.com.au
Postal: GPO Box 2033 Brisbane, Queensland 4001
Address: Level 13, 175 Eagle Street, Brisbane, Queensland 4000
Facsimile: 1300 368 717 (Australia) | +61 3 8615 4302 (International)
DX: DX 152 Brisbane

Published on DES Disclosure Log
RTI Act 2009

Brisbane
Melbourne
Norwest
Sydney
ABN: 37 246 549 189
incorporating the practice of
abbott tout
LAWYERS

RECEIVED
09 MAY 2007
EPA SOUTHERN REGION

ecoaccess
environmental licences and permits

Application form

Contaminated Land

Notification of Land

This form should be used by people providing notification to the Environmental Protection Agency, of contaminated land or land use for a notifiable activity in accordance with Schedule 2 of the *Environmental Protection Act 1994*. This form relates specifically to Sections 371 and 372 of the *Environmental Protection Act 1994*.

NOTE: You must complete all questions below and use a separate form for each lot.

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RTI Act 2009

1. Person making notification

NAME	TELEPHONE
V & V Properties Pty Ltd ACN 094 809 640 as trustee for the V & V Unit Trust	3002 6712
COMPANY/ORGANISATION C/- Home Wilkinson Lowry Lawyers	
POSTAL ADDRESS GPO Box 2033 Brisbane QLD 2033	
EMAIL sch4p4(6) Person@hwl.com.au	FACSIMILE 1300 368 717

2. Site details

2.1. Name by which the property is known locally?

658 Curtin Avenue, Pinkenba

2.2. Please provide details of the Lot on Plan to which the notification applies

Please note that a separate notification form must be used for each Lot on Plan.

FULL STREET ADDRESS OF THE SITE	
658 Curtin Avenue, Pinkenba	
LOT(S) 1213	PLAN(S) SP 177378
LOCAL GOVERNMENT AUTHORITY BRISBANE	

2.3. Area of land parcel in square metres? 17,510 m2

Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 786
1199437/v1

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

2.4. Describe the notifiable activity/ies for which the land is or has been used and the source/s of the suspected contamination. List all notifiable activities that the land has been used for and provide details.

If you require additional space attach the information on a separate sheet and make reference to that sheet here.

Notifiable activity number 29 – Petroleum product or oil storage.
25,000 L above ground Diesel fuel tank.

2.5. Has a map or locality plan been attached to this notification?

The processing of this information is greatly assisted by the inclusion of a map or locality plan that shows the respective Lot.

☐ NO ☒ YES

3. Details of land owner

NAME V & V Properties Pty Ltd as trustee for the V & V Unit Trust	TELEPHONE 3002 6712
POSTAL ADDRESS C/- Home Wilkinson Lowry Lawyers GPO Box 2033 BRISBANE QLD 4000	
EMAIL sch4p4(6) Perso@hwl.com.au	FACSIMILE 1300 368 717

4. Declaration

Please read the certification below before signing.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.
- I understand that all information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

NOTIFYING PERSON'S SIGNATURE sch4p4(6) Personal	DATE 3/5/07

You may apply for exemption from disclosing information contained in a document submitted, or proposed to be submitted with this notification (see Section 564 of the *Environment Protection Act 1994*)

5. Applicant checklist

☒ Notifying person's details correct.

☒ Notification form complete and signed.

☒ Supporting information attached.

Please return the completed notification to:

Environmental Protection Agency

GPO Box 2771
Brisbane Adelaide Street
Queensland 4002

Enquiries: **(07) 3225 1827**
Facsimile: (07) 3247 3278
eco.access@epa.qld.gov.au

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SF183390 V0 REGISTERED Recorded Date 09/11/2006 11:25 Page 1 of 2 Not To Scale

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

SURVEY PLAN

Plan of Leases A–D in Lot 1213 on SP177378

PARISH: TOOMBUL
COUNTY: Stanley
Meridian: SP177378
F/N's: No

Scale: 1: 1250
Format: STANDARD
Plan Status:

SP183390

State copyright reserved.

I, John Richard Dawson hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Survey's Act 2003 and associated Regulations and Standards and that the said survey was completed on 27/07/2006.

31/7/06
Date

Cadastral Surveyor

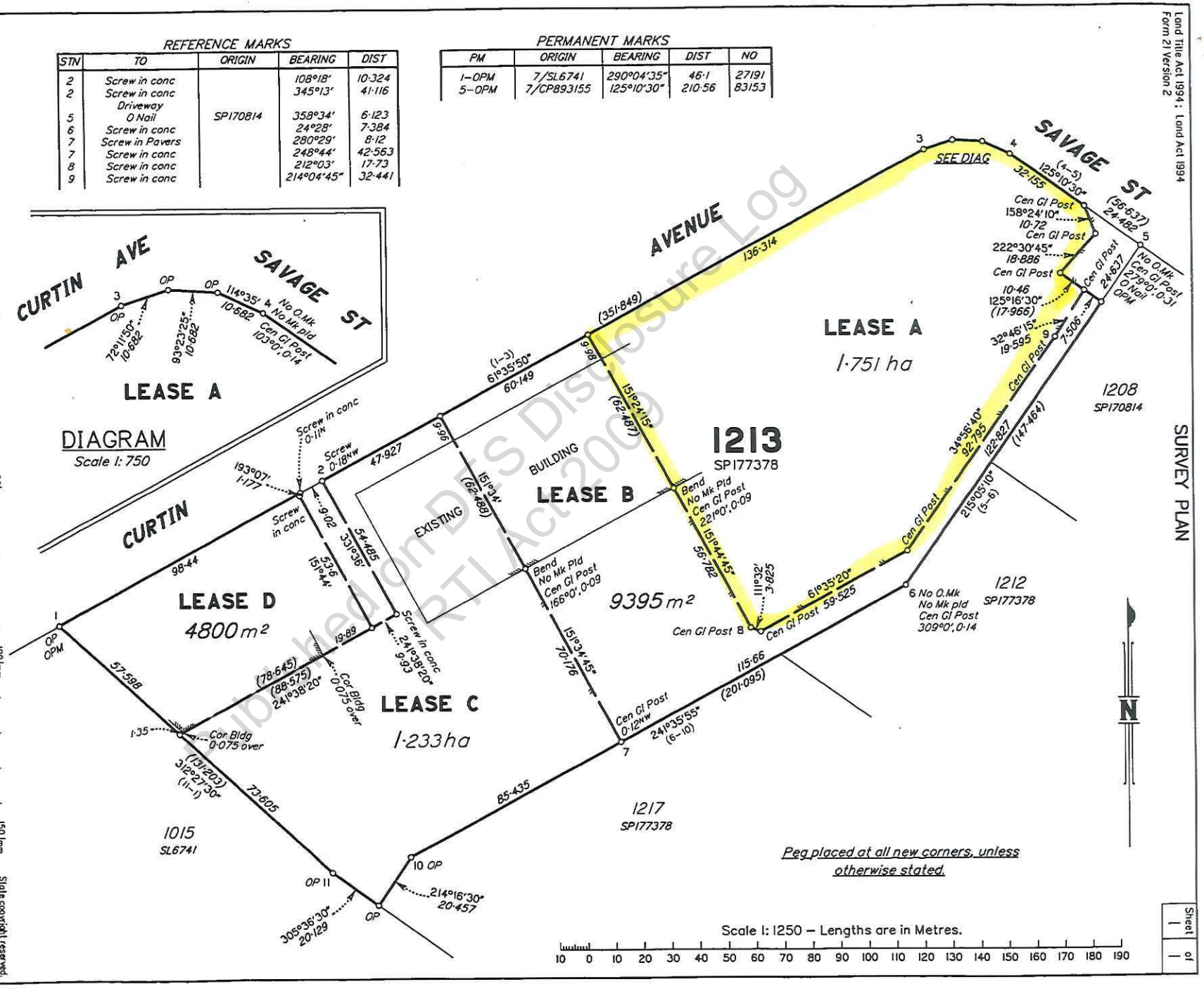
sch4p4(6) P

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
2	Screw in conc		108°18'	10·324
2	Screw in conc		345°13'	41·116
5	Driveway O Nail	SP170814	358°34'	6·123
6	Screw in conc		24°28'	7·384
7	Screw in Pavers		280°29'	8·12
7	Screw in conc		248°44'	42·563
8	Screw in conc		212°03'	17·73
9	Screw in conc		214°04'45"	32·441

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1–OPM	7/SL6741	290°04'35"	46·1	27191
5–OPM	7/CP893155	125°10'30"	210·56	83153



Sheet 1 of 1

Supplied on DTS Disclosure Log RTI Act 2009

File A

Appointing a person or persons as your attorney

As principal (the person making the appointment), you complete this form by writing your responses on the lines and ticking the appropriate boxes. Then sign the form and have your signature witnessed. Any adult may witness your signature. However, if this power of attorney is required to be registered under the Land Titles Act, the witness must be a justice of the peace, a commissioner for declarations, a lawyer or a notary public.

Appointment of attorney or Attorney

1. **V & V Properties Pty Ltd ACN 094 809 640 as trustee for The V & V Unit Trust** of 4/179 Given Terrace, Paddington Qld 4064 appoints the following person as its attorney: **Jonathan James East**

2. **Are you appointing more than one attorney?**
   - ☒ No ➔ *Go to clause 4*
   - ☐ Yes.

3. **How do you prefer that they make their decisions?** ***(Tick one box only)***
   - ☐ Severally (any one of them may decide)
   - ☐ Jointly (unanimously)
   - ☐ As a majority (specify e.g. simple majority, two-thirds majority, etc.) .....
   - ☐ Other* .....

   Note: *The Powers of Attorney Act 1998 allows you to appoint successive attorney/s for a matter so that the power is given to a particular attorney only when power to a previous attorney ends. You can nominate the circumstances that a power will end (eg. if x leaves the jurisdiction, y may act).*

4. **The attorney/s power is subject to the following terms:**

   Nil

5. **The power given to my attorney/s beings:**
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   - ☐ on this date: .....
   - ☐ on this occasion: .....

   Note: If clause 5 is not completed, the power begins immediately.

6. **This power of attorney gives its company's attorney power to do, on its behalf, anything that it could lawfully do by an attorney (other than a personal/health matter), subject to the above terms.**

sch4p4(6) Personal information

.....

.....

20/10/06
[Write the date here]

20/10/06
[Write the date here]

V + V Properties Pty Ltd ACN 094 809 640
as trustee for The V+V Unit Trust

QUEENSLAND GOVERNMENT
June 2002

Published on DES Disclosure Log RTI Act 2009

LAND TITLE ACT

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES, MINES & WATER, QUEENSLAND

Dealing Registered:

Date: 31/10/2006 at 15:21

POWER OF ATTORNEY No 710039105

Published on DES Disclosure Log
RTI Act 2009

Lodgement No: 2182895

Email: bris.dnr@hwl.com.au
HOME WILKINSON LOWRY
Office: BRISBANE
Box: 088

Release

Queensland Government
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

08 March 2006

Site ID: 54334
File Number: BNE26090
Enquiries to: Contaminated Land Unit
Telephone: (07) 322 58487

V & V PROPERTIES PTY LTD AS TTE
4 / 179 GIVEN TERRACE
PADDINGTON QLD 4064

NOTICE OF REMOVAL OF LAND FROM THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with Part 8 of the *Environmental Protection Act 1994*, notice is given that the parcel of land described below has been removed from the Environmental Management Register (EMR).

Lot: 1213 Plan: SP177378
BRISBANE CITY COUNCIL

658 CURTIN AVENUE
PINKENBA 4008

CHEMICAL MANUFACTURE OR FORMULATION - manufacturing, blending, mixing or formulating chemicals if -

(a) the chemicals are designated dangerous goods under the dangerous goods code; and
(b) the facility used to manufacture, blend, mix or formulate the chemicals has a design production capacity of more than 1 t per week.

CHEMICAL STORAGE - (other than petroleum products or oil under item 29) - storing more than 10 t of chemicals (other than compressed or liquefied gases) that are dangerous goods under the dangerous goods code.

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 parcel of land has been investigated and relevant reports have been assessed by the administering authority and it has been determined that this land is not contaminated land and the land has therefore been removed from the EMR.

Following removal from the EMR any information relating to this site will NOT be available to the public via a search of the EMR or the Contaminated Land Register (CLR).

Released on DES Disclosure Log
RTI Act 2009

Release

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

Published on DES Disclosure Log
RTI Act 2009

ENVIROTEST
Scientific Assessment for Environmental Solutions
• Investigations • Analytical • Monitoring • Management

Offices and Laboratory
Lot 12 Don Young Road
Mt Gravatt Research Park
Nathan Q 4111
Australia
Ph: 07 3343 6066
Fax: 07 3343 9917
Email: envirotest@envirotest.com.au
Web Site: www.envirotest.com.au

8 March, 2006

Ms Jacinta Griffin
Contaminated Land Unit
Environmental Protection Agency
Level 15
288 Edward Street
Brisbane Q 4000

Re: Statutory Declarations

Please find enclosed statutory declarations as discussed for File Nos. BNE26659 and BNE26090.

Published on DES Disclosure Log
RTI Act 2009

Yours faithfully



sch4p4(6) Personal information

ENVIROTEST

STATUTORY DECLARATION

(INVESTIGATOR and REPORT PREPARER)

Address of Site Investigated:	cnr Curtin Avenue East and Savage Street, Pinkenba
Real Property Description:	Lot 1213, SP177378, County of Stanley, Parish of Toombul
Title of Report:	Site Investigation, Remediation and Validation Report, cnr Curtin Avenue East and Savage Street, Pinkenba Qld 4008

I, sch4p4(6) Personal information of Envirotest, Brisbane, in the State of Queensland, do solemnly and sincerely declare that;

- I was the investigator and validation report preparer of the report described above;
- I am a member of the Environment Institute of Australia and New Zealand and my qualifications and experience as previously supplied to the Environmental Protection Agency are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report;
- I have not knowingly failed to reveal any relevant information or document to the administering authority; and

I certify that:

- The report addresses the relevant matters for the investigation and is factually correct; and
- The opinions expressed in it are honestly and reasonably held.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*

Signature ..... sch4p4(6) Personal information .....

Name ..... sch4p4(6) Personal information .....

Taken and Declared before me at BRISBANE this 7TH day of MARCH .....2006.....

Witness (Justice of the Peace/Commissioner for Declarations) ie their signature ..... sch4p4(6) Personal information

Name ..... JP Qual Reg No 10881

..... DONALD GRAHAM ALEXANDER .....

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ALL SMPs, RAPs and electronic figures must be in the studies directory.

Annemarie,

Please remove Lot 1213 on SP177378.

Owner:
Port of Brisbane Corporation

Applicant:
Jack van Riet

Studies:

\line
Site Investigation, remediation and validation report cnr. Curtin Ave East and Savage St. Pinkenba, prepared by Envirotest dated October 2005, (Job No. 2005399).
\line\line
Additional information provided by Envirotest in correspondence dated 8 February 2006.
\line
sch4p4(6) Personal information

Thanks sch4p4(6) Perso
Jacinta Griffin

This document can be found at F:/Licensing/Contaminated Land/Studies/BNE26090.

Published on DES Disclosure Log
RTI Act 2009

Task	Tick	Initial & Date
Check owner	✓	sch4p4 8/3/06
Check site address (QVAS)	✓	8/3/06
Check applicant	✓	8/3/06
Queue officer signed off on Stat dec.		
Update blue sheet		
Fill out SMP audit Folders		
Make green/blue copies		
Sign blue sheet		

Memorandum

To File

From Jacinta Griffin

File Reference Bne 26090

Subject Review of response to additional information.

Date 6/3/06

Notes

The investigator has analysed the soil samples taken at depths of 500mm, 1m, 1.5m and 2m in some instances to establish that there has been no impact at any of the 14 sample locations at the site.

It is agreed that the site can be removed from the EMR.

sch4p4(6) Personal information

sch4p4(6) Personal info

sch4p4(6) Pe

Noted

8/3/06

Published on DES Disclosure Log RTI Act 2009

Memorandum

To _____ File Reference _____

From _____

Subject _____ Date _____

_____ Notes

Published on DES Disclosure Log
RTI Act 2009

Release

ENVIROTEST
Scientific Assessment for Environmental Solutions
• Investigations • Analytical • Monitoring • Management

Offices and Laboratory
Lot 12 Don Young Road
Mt Gravatt Research Park
Nathan Q 4111
Australia
Ph: 07 3343 6066
Fax: 07 3343 9917
Email: envirotest@envirotest.com.au
Web Site: www.envirotest.com.au

8 February 2006

Ms Jacinta Griffin
Contaminated Land Section
Environmental Protection Agency
GPO Box 2771
Brisbane Q 4001

Jacinta,

Re: Lot 1213 on SP177378
cnr Curtin Avenue East and Savage Street, Pinkenba

Please find enclosed my responses to your requests for further information in the EPA letter of 1-12-2005 (Ref BNE26090). The responses address the three points raised in your letter. The matter of the sampling program has been discussed with Mark Paton and I have conducted additional testing of sub-surface samples of site fill and underlying muds to strengthen the statistical assessment which is attached.

The site's sampling program is further explained and in my professional opinion was designed to meet approaches used in AS 4482.1 that were appropriate to this site. (The statement on page 19 specifically refers to soil sampling techniques followed.)

Please contact me if you have any queries regarding this matter.

Regards

sch4p4(6) Personal information

Director, ENVIROTEST

CONTAMINATED LAND SECTION
15 FEB 2006

RECEIVED
15 FEB 2006
EPA SOUTHERN REGION

Published on DES Disclosure Log
RTI Act 2009

STATUTORY DECLARATION

(INVESTIGATOR and REPORT PREPARER)

Address of Site Investigated:	cnr Curtin Avenue East and Savage Street, Pinkenba
Real Property Description:	Lot 1213, SP177378, County of Stanley, Parish of Toombul
Title of Report:	Further Information, Lot 1213 on SP177378, cnr Curtin Avenue East and Savage Street, Pinkenba Qld 4008

I, sch4p4(6) Personal informatio of Envirotest, Brisbane, in the State of Queensland, do solemnly and sincerely declare that;

- I was the investigator and report preparer of the report described above;
- I am a member of the Environment Institute of Australia and New Zealand and my qualifications and experience as previously supplied to the Environmental Protection Agency are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report;
- I have not knowingly failed to reveal any relevant information or document to the administering authority; and

I certify that:

- The report addresses the relevant matters for the investigation and is factually correct; and
- The opinions expressed in it are honestly and reasonably held.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*

Signature ..... sch4p4(6) Personal information .....

Name .....

Taken and Declared before me at BRISBANE .....this 14TH day of FEBRUARY .....2006.....

Witness (Justice of the Peace/Commissioner for Declarations) ie their signature sch4p4(6) Personal information

Name .....

JONATHAN GRAHAM ALEXANDER JP Qual No 10881

Published on DES Disclosure Log RTI Act 2009

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Scientific Assessment for Environmental Solutions
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Offices and Laboratory
Lot 12 Don Young Road
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Ph: 07 3343 6066
Fax: 07 3343 9917
Email: envirotest@envirotest.com.au
Web Site: www.envirotest.com.au

8 February 2006

Ms Jacinta Griffin
Contaminated Land Section
Environmental Protection Agency
GPO Box 2771
Brisbane Q 4001

Re: Further Information
Lot 1213 on SP177378,
cnr Curtin Avenue East and Savage Street, Pinkenba
(Your Ref. BNE26090)

1. Limitations Section (10.0) in the Envirotest Report (2005399a) has been amended to include a statement that "the Report has been prepared to allow its use by the EPA in accordance with the Queensland Environmental Protection Act and Regulations".

2. Conclusions and Recommendations (Section 9.0) contain a clear recommendation as to the suitability of the land regarding land use:

   "On the basis of this site investigation, remediation and validation report, it is recommended that this property be removed from the Environmental Management Register. The listed notifiable activities have been removed and the site investigation has evaluated that there is insignificant residual contamination in soils on the site.

   It is further recommended that a land use suitability statement for all purposes be issued by the Environmental Protection Agency."

3. The sampling program (or design) was performed in accordance with AS4482.1. The justification for the sampling program is described below.

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RTI Act 2009

RECEIVED
15 FEB 2006
EPA SOUTHERN REGION

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Scientific Assessment for Environmental Solutions
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Email: envirotest@envirotest.com.au
Web Site: www.envirotest.com.au

Envirotest
Analytical Report 2005399c

Published on DES Disclosure Log
RTI Act 2009

Date:	12-Dec-05
Job No:	2005399
Client:	van Riet Architects Pty Ltd
Contact:	sch4p4(6) Personal inf
Address:	4/179 Given Terrace, Paddington Q 4064
Phone:	07 3368 3227
Fax:	07 3368 3172
Client Request:	Site investigation
Location of Sampling:	Curtin Avenue East, Pinkenba
Sampler:	Envirotest: sch4p4(6) Personal information
Date of Sampling:	8/8/05; 4/10/05
Date of Receipt:	8/8/05; 4/10/05
Order No:	

Sampling Design (refer Section 6 AS4482.1)

The design of the soil sampling strategy was based on AS4482.1 on the following basis:

1) Stratified Sampling Pattern

The site was divided into sub-areas according to:

(a) knowledge of fertiliser chemicals handled and potential contaminants (e.g. no pesticides and low trace elements).

(b) former usage pattern of the site which involved low risk chemicals and minor diesel storage (500L) within controlled areas.

i. Bulk chemicals were stored under cover in main building
ii. Raw product chemicals were not stored or used on outside areas.

The key site features were:

- Main facility
  - Bulk product was dumped into a loading area within the infeed building
  - Bulk storage of packaged product, storage of raw product, blending operation to produce final product
  - Dangerous goods store (potassium nitrate and ammonium nitrate)
- Administration building
- Above ground diesel storage
  - 5000L storage capacity with bund
- Washdown facility
  - Limited washdown of on-site equipment such as loaders and forklifts only
- Weighbridges
  - Recording of product weight
- Hardstand areas
  - Asphalt and concrete

(c) intended future use of the sub-area (i.e. industrial leasing – plans supplied by architect)

(d) geological features

i. site history/inspection
ii. reclaimed tidal mudflats – comprises dredged marine materials (1-2m depth) of a similar nature throughout the site

A stratified sampling pattern approach is considered most appropriate for investigating large sites with potential complex contaminant distributions.

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Release

There were no indications of significant contaminants on this site based on site history investigation, aerial photographs, detailed site audit by URS in 2003 after site operations had ceased, our knowledge of local marine dredge material from testing for Queensland Department of Transport, investigations of the Brisbane River estuary, and scientific review of contaminants in the Brisbane River and Moreton Bay.

Potential residues predicted by us were zinc, residual petroleum hydrocarbons, and low levels of DDE and dieldrin.

It is important also to note that the site was vacant; bulk chemicals and stored products were fully removed.

There were no notifiable activities, as described in the EMR, being carried out on this site at the time of inspection.

However, there was a former 5000L above ground fuel tank (diesel) in a concrete bund that was removed from the site after residual fuel was removed by a liquid waste contractor. Adjacent soils were tested for potential hydrocarbon contamination.

The site was inspected in detail; surface and sub-surace soils sampled and tested; and bore logs described to depths of underlying natural muds. An acid sulphate soil investigation was also conducted with soil samples tested at 0.5m depth intervals in each of the bores.

It is emphasised that the methodology used was designed to investigate potential soil contaminants from former fertiliser manufacturing activities in imported fill overlying former marine sediments.

- There was no visible or known evidence of significant chemical contamination from the specific types of activities on the site.
- There was no requirement for remediation of soils or validation of such remediation as an outcome of the investigation.
- The large scale fill material on the site was derived from marine sediments (Port of Brisbane Authority) which appeared from bores to be relatively consistent in comparison.

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2) Soil Sampling

Soil samples were collected from the surface and at 0.5m intervals until into underlying marine muds.

All these soil samples (53) have subsequently been tested for heavy metal contamination while 27 have been also tested for petroleum hydrocarbon and persistent pesticide residues (see Attachment 1 for additional Analytical Report). The additional tests were carried out by us following discussions with Mark Paton of the EPA.

Release

3) Sampling Pattern for Detailed Investigation (see 6.6.2 AS4482.1)

A systematic sampling pattern is recommended. Stratified sampling should be used if sufficient definitive knowledge of the distribution of the contamination is available. It is common practice to supplement such schemes with a judgmental approach.

In this case, a systematic sampling pattern was not chosen because there was sufficient information for the latter approaches.

Again, there was no specific indication or reasonable evidence of significant contamination on this Lot and no remediation of soils was required to be validated.

4) Number of Samples (see 6.6.4 Number of Samples)

The minimum number of samples required for site characterisation depends on the complexity of the contamination, the investigator's knowledge of the site and other site specific requirements (e.g. hot spots). The actual number of samples required should be determined by the investigator on a site specific basis.

We have followed this approach also.

5) Statistical Assessment of Contamination Levels in Soils

The only contaminant with significant levels was found to be zinc. Results of other parameters investigated were below environmental investigation levels (EILs).

However, statistical analysis indicates that there is a 95% probability that the average concentration of zinc in soil samples taken from the site will not exceed 100 mg/kg (compared with 200 mg/kg which is the EIL for zinc).

This is demonstrated in Attachment 2 based on AS 4482.1 and NSW-EPA (1995) Sampling Design Guidelines, NSW Environment Protection Authority, Chatswood.

Closer inspection of zinc levels shows that the only elevated zinc levels are limited to several surface samples near galvanised metal structures. The imported fill material samples contained insignificant zinc levels.

The statistical analysis supports the conclusion that the average zinc concentrations in the soils (and fill material) on the site have a 95% probability of not exceeding 97 mg/kg. A sufficient number of samples have been tested to determine the average concentration.

This approach does not apply to circular "hot spot" detection using a square grid.

- It does strongly indicate that the imported marine fill used on the site is not significantly contaminated with zinc.
- Sufficient numbers of soil samples have been tested to form a baseline dataset to allow statistical comparison for the parameters tested with future land use activities on the site.

sch4p4(6) Personal information

Director, ENVIROTEST

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Attachment 1

Envirotest Analytical Report 2005399c

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Release

Envirotest
Analytical Report 2005399c

Sample Details:

Lab No	Sample ID	Sample Type	Sample Description	Preservation	Container
2005399-03	Site 1	Soil	1m	4°C	750mL G(A/S)
2005399-07	Site 2	Soil	500mm	4°C	750mL G(A/S)
2005399-08	Site 2	Soil	1m	4°C	750mL G(A/S)
2005399-09	Site 2	Soil	1.5m	4°C	750mL G(A/S)
2005399-13	Site 3	Soil	500mm	4°C	750mL G(A/S)
2005399-14	Site 3	Soil	1m	4°C	750mL G(A/S)
2005399-15	Site 3	Soil	1.5m	4°C	750mL G(A/S)
2005399-19	Site 4	Soil	1m	4°C	750mL G(A/S)
2005399-20	Site 4	Soil	1.5m	4°C	750mL G(A/S)
2005399-24	Site 5	Soil	1m	4°C	750mL G(A/S)
2005399-25	Site 5	Soil	1.5m	4°C	750mL G(A/S)
2005399-29	Site 6	Soil	1m	4°C	750mL G(A/S)
2005399-31	Site 6	Soil	2m	4°C	750mL G(A/S)
2005399-34	Site 7	Soil	1m	4°C	750mL G(A/S)
2005399-36	Site 7	Soil	2m	4°C	750mL G(A/S)
2005399-39	Site 8	Soil	1m	4°C	750mL G(A/S)
2005399-40	Site 8	Soil	1.5m	4°C	750mL G(A/S)
2005399-44	Site 9	Soil	1m	4°C	750mL G(A/S)
2005399-45	Site 9	Soil	1.5m	4°C	750mL G(A/S)
2005399-49	Site 10	Soil	1m	4°C	750mL G(A/S)
2005399-50	Site 10	Soil	1.5m	4°C	750mL G(A/S)
2005399-53	Site 11	Soil	500mm	4°C	750mL G(A/S)
2005399-54	Site 11	Soil	1m	4°C	750mL G(A/S)
2005399-55	Site 11	Soil	1.5m	4°C	750mL G(A/S)
2005399-59	Site 12	Soil	1m	4°C	750mL G(A/S)
2005399-61	Site 12	Soil	2m	4°C	750mL G(A/S)

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P = polyethylene
G = glass
S = sterile
(D) = distilled water washed
(A/S) = acid and solvent washed

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Envirotest
Analytical Report 2005399c

Analytical Methodology:

Parameter	Envirotest Method No.	Analytical Method	Reference
Trace Elements: (As,Cd,Cu,Cr,Ni,Pb,Zn)	SSP-10	Nitric acid and hydrogen peroxide digest @ 95°C.	USEPA-3050B
	STE-20	Atomic Absorption Spectrometry (flame/graphite furnace/hydride generation).	USEPA-SW-846-7000A

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Envirotest
Analytical Report 2005399c

Analytical Results:

Parameter	***Units**									
Laboratory No										
Sample ID		*2005399-03*	*2005399-07*	*2005399-08*	*2005399-09*	*2005399-13*	*2005399-14*	*2005399-15*	*2005399-19*	*2005399-20*
Sample Description		Site 1	Site 2	Site 2	Site 2	Site 3	Site 3	Site 3	Site 4	Site 4
Trace Elements		1m	500mm	1m	1.5m	500mm	1m	1.5m	1m	1.5m
Arsenic	mg/kg	1	1	2	<1	<1	2	2	<1	3
Cadmium	mg/kg	<1	<1	<1	<1	<1	<1	<1	<1	<1
Chromium	mg/kg	3	1	14	1	2	7	6	1	8
Copper	mg/kg	<1	<1	9	<1	<1	3	2	<1	3
Lead	mg/kg	1	1	1	1	1	3	1	1	5
Nickel	mg/kg	2	1	8	<1	<1	8	7	<1	7
Zinc	mg/kg	3	2	6	1	2	16	12	2	19

**Results reported on a dry weight basis*

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Envirotest: sch4p4(6) Personal information

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Checked By: sch4p4(6) Personal information

Envirotest
Analytical Report 2005399c

Analytical Results:

Parameter	*Units									
Laboratory No										
Sample ID		*2005399-24*	*2005399-25*	*2005399-29*	*2005399-31*	*2005399-34*	*2005399-36*	*2005399-39*	*2005399-40*	*2005399-44*
Sample Description		Site 5	Site 5	Site 6	Site 6	Site 7	Site 7	Site 8	Site 8	Site 9
Trace Elements		1m	1.5m	1m	2m	1m	2m	1m	1.5m	1m
Arsenic	mg/kg	<1	<1	<1	4	3	14	1	1	<1
Cadmium	mg/kg	<1	<1	<1	<1	<1	<1	<1	<1	<1
Chromium	mg/kg	2	1	1	11	4	52	2	4	<1
Copper	mg/kg	<1	<1	<1	6	9	40	<1	1	<1
Lead	mg/kg	<1	<1	1	4	37	35	1	1	<1
Nickel	mg/kg	<1	<1	<1	10	4	20	1	3	<1
Zinc	mg/kg	2	2	1	23	40	116	4	7	<1

**Results reported on a dry weight basis*

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Envirotest:

sch4p4(6

sch4p4(6) Personal information

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Envirotest
Analytical Report 2005399c

Analytical Results:

Parameter	***Units**								
Laboratory No									
Sample ID		*2005399-45*	*2005399-49*	*2005399-50*	*2005399-53*	*2005399-54*	*2005399-55*	*2005399-59*	*2005399-61*
Sample Description		Site 9	Site 10	Site 10	Site 11	Site 11	Site 11	Site 12	Site 12
Trace Elements		1.5m	1m	1.5m	500mm	1m	1.5m	1m	2m
Arsenic	mg/kg	2	1	1	<1	<1	2	1	9
Cadmium	mg/kg	<1	<1	<1	<1	<1	<1	<1	<1
Chromium	mg/kg	3	1	1	<1	1	4	1	33
Copper	mg/kg	<1	<1	<1	<1	<1	2	<1	30
Lead	mg/kg	1	2	1	<1	<1	3	<1	29
Nickel	mg/kg	2	1	<1	<1	<1	3	<1	20
Zinc	mg/kg	4	3	2	1	2	11	3	122

**Results reported on a dry weight basis*

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Envirotest:

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Checked By:

Envirotest Analytical Report 2005399c
Internal QC - Soils

Parameter	Type of Quality Control	QC Reference	QC Batch No.	*Units	Laboratory Control Standards		
					Measured	Nominal	% Recovery of Known Additions
Trace elements							
Arsenic	Loam B - CRM-LO-B	691029	STE20-5399c	mg/kg	54	45	118.9%
Cadmium	Loam B - CRM-LO-B	691029	STE20-5399c	mg/kg	72	83	86.7%
Chromium	Loam B - CRM-LO-B	691029	STE20-5399c	mg/kg	37	48	78.1%
Copper	Loam B - CRM-LO-B	691029	STE20-5399c	mg/kg	45	52	86.5%
Lead	Loam B - CRM-LO-B	691029	STE20-5399c	mg/kg	86	95	90.5%
Nickel	Loam B - CRM-LO-B	691029	STE20-5399c	mg/kg	46	54	85.2%
Zinc	Loam B - CRM-LO-B	691029	STE20-5399c	mg/kg	201	206	97.6%

Parameter	*Units	Original Result	Duplicate Result	Original Results	Duplicate Result
Laboratory No		*2005399-20*	*2005399-20dup*	*2005399-55*	*2005399-55dup*
Trace Elements					
Arsenic	mg/kg	3	2	2	2
Cadmium	mg/kg	<1	<1	<1	<1
Chromium	mg/kg	8	9	4	4
Copper	mg/kg	3	4	2	1
Lead	mg/kg	5	5	3	3
Nickel	mg/kg	7	7	3	3
Zinc	mg/kg	19	21	11	10

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**Results reported on a dry weight basis*

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Interlaboratory QC

Analytical Results:

Parameter	*Units	Envirotest	ALS[1]	Envirotest	ALS[1]
Laboratory No		*2005399-20*		*2005399-55*	
Trace Elements					
Arsenic	mg/kg	3	<5	2	<5
Cadmium	mg/kg	<1	<1	<1	<1
Chromium	mg/kg	8	14	4	7
Copper	mg/kg	3	<5	2	<5
Lead	mg/kg	5	5	3	<5
Nickel	mg/kg	7	9	3	4
Zinc	mg/kg	19	23	11	12

[1] Australian Laboratory Services
* *Results reported on a dry weight basis*

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Attachment 2

Determination of the 95% Upper Confidence Limit (UCL) of the Average Concentration for the Distribution of a Contaminant

Case A – Investigation Set – zinc in soil samples from site

Number of soil samples = 27

Determine the coefficient of variation (CV) of sample measurements

$\bar{x}$ = 63.7 s = 77.66

CV = 1.22

If CV > 1.2, lognormal distribution is indicated.

Marginal result: normal distribution assumed, then Procedure D is followed:

Value of t for 95% confidence, α = 0.05

From Table B, $t_{0.05, 26}$ = 1.706

95% UCL average = 63.7 + (1.706) (77.66) / $\sqrt{27}$

= 63.7 + 25.5

= 89.2

That is, there is a 95% probability that the arithmetic average concentration of zinc will not exceed 89.2 mg/kg.

Case B

A further 26 sub-surface soil samples have been tested for zinc and other contaminants (see Attachment 1).

The total number of zinc results for the site becomes 53, i.e. $\bar{x}$ = 53

However, the sample measurements indicate a lognormal distribution, which means Procedure G is followed (CV > 1.2).

$\bar{Y}$ = ln x $\bar{Y}$ = 2.468

S_y^2 = 2.778

S_y = 1.667

From Table D, H = 3.1

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UCL average = exp [2.468 + 0.5 x 2.778 + 1.6669 x 3.1/ √ 52]

≈ 97

Again, there is a 95% probability that the average concentration of the zinc contamination on the site will not exceed 97 mg/kg.

Reference

NSW-EPA (1995). Sampling Design Guidelines. NSW Environment Protection Authority, Chatswood

See also AS 4482.1

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CONTRACT
COMMERCIAL LAND AND BUILDINGS

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REIQ

Adopted by The Real Estate Institute of Queensland Limited and approved by the Queensland Law Society Incorporated for conveyances of Torrens Title and Crown Leasehold Title of Commercial Land and Buildings.

Queensland Law Society Inc

THIS CONTRACT IS MADE BETWEEN THE VENDOR AND THE PURCHASER. THE VENDOR AGREES TO SELL AND THE PURCHASER AGREES TO BUY THE PROPERTY, SUBJECT TO THE CONDITIONS OF THIS CONTRACT, FOR THE PURCHASE PRICE.

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1. This Contact comprises the following parts:
   (a) Items Schedule;
   (b) Lease Schedule;
   (c) Service Contract Schedule;
   (d) Standard Commercial Conditions; and
   (e) any Special Conditions.

2. Where there is any discrepancy or inconsistency between a part of this Contract and any other part, the following descending order of precedence of the parts shall apply to resolve the discrepancy or inconsistency:
   (a) any Special Conditions;
   (b) Items Schedule;
   (c) Lease Schedule;
   (d) Service Contract Schedule;
   (e) Standard Commercial Conditions.

3. Unless inconsistent with the context or subject matter:
   (a) "Items Schedule" means the schedule called Items Schedule in this Contract;
   (b) "Lease Schedule" means the schedule called Lease Schedule in this Contract;
   (c) "Service Contract Schedule" means the schedule called Service Contract Schedule in this Contract;
   (d) "Special Conditions" means any written conditions endorsed on or annexed to this form;
   (e) "Standard Commercial Conditions" means the Standard Commercial Conditions of Sale – Commercial Land and Buildings (Second Edition GST Reprint) adopted by The Real Estate Institute of Queensland Limited and approved by the Queensland Law Society Incorporated.

4. The Vendor and the Purchaser each acknowledge having received a copy of the Standard Commercial Conditions at the time of signing this Contract.

Release

ITEMS SCHEDULE

NOTE 1

A Contract Date: June 2005

B Vendor's Agent: Knight Frank sch4p4(6) Persona
Address: Level 11, AMP Place, 10 Eagle Street, Brisbane
Licence No:
ABN
Facsimile 3229 5436 Phone 3246 8888
Email Address

C Vendor/s: PORT OF BRISBANE CORPORATION
Address: "Port Office" Sandpiper Drive, Port of Brisbane, Brisbane Qld 4178
ABN
Facsimile 07 3258 4701 Phone 07 3258 4888
Email Address sch4p4(6) P@portbris.com.au

D Vendor's Solicitor: Flower & Hart Lawyers
Address: Level 19, National Bank House, Cnr Creek and Adelaide Streets, Brisbane, Qld 4000
ABN
Facsimile 07 3233 0901 Phone 07 3233 1210
Email Address sch4p4(6) Pers@flowerhart.com. au

E Purchaser/s: V & V PROPERTIES PTY LTD ACN 094 809 640 AS TRUSTEE FOR THE V & V UNIT TRUST
Address: Studio 4, 179 Given Terrace, Paddington Qld 4064
ABN
Facsimile 3368 3172 Phone 3368 3227
Email Address sch4@vanrietarchitects.com.au

F Purchaser's Solicitor: Home Wilkinson Lowry (Jonathan East)
Address: Level 13, 175 Eagle Street, Brisbane
ABN
Facsimile 3002 6799 Phone 3002 6700
Email Address sch4p4(6) Pers@hwl.com.au

CLAUSE 1.1(y) G Stakeholder: Flower & Hart, Lawyers
Facsimile Phone

H **PARTICULARS OF LAND SOLD:**
Address: Cnr Curtin Avenue and Savage Street, Eagle Farm

NOTE 2 (SEE WARNING)
Present Use (if any) Description: Vacant warehouse
Lot 1213 on SP177378

County Stanley Parish: Toombul
Title Reference 50536036
Area: 4.5 hectares (more or

NOTE 3
Type of Holding: Freehold Lease No:
Local Government: Brisbane City Council

I **IMPROVEMENTS INCLUDED IN SALE:**

NOTE 4
Nature of Buildings: Warehouse building and ancillary buildings
Unless excluded below the Purchase Price includes all partitions stoves hot water systems wall-to-wall floor coverings drapes and tracks blinds light fittings clothes lines hoists fixed televisions or satellite antennae or dishes in-ground shrubs and all fixtures as inspected by the Purchaser.
Exclusions:

J **OTHER CHATTELS INCLUDED IN SALE:** Nil
(Attach inventory if insufficient space)

K **THE LAND IS SOLD AS:** **Freehold** (subject to the reservations exceptions and conditions in the deed of grant)
(Cross out that which does not apply) ~~**Leasehold** (subject to the conditions of the Crown leasehold title)~~

L **ENCUMBRANCES:** (If the Property is sold free from Encumbrances, insert "Nil". If the Property is sold subject to Encumbrances they must be specifically described in this Item.) Nil

NOTE 5 M **LEASES AND SERVICE CONTRACTS:** See Lease Schedule and Service Contract Schedule

N **PURCHASE PRICE:** $ *11,050,000.00 (Eleven million and fifty thousand dollars)*

CLAUSE 3 O **DEPOSIT:** $ *250,000.00 (Two hundred and fifty thousand dollars)*

CLAUSE 11 & NOTE 6 P **DEFAULT INTEREST:** twelve per cent (12%) % simple interest per

CLAUSE 25.3 Q **DATE FOR COMPLETION:** Subject to Clause 40, 150 days from the Contract Date

CLAUSE 25.1 & 25.2 R **CITY OR TOWN FOR COMPLETION:** Brisbane

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FINANCE

NOTE 7
CLAUSE 31

SUBJECT TO FINANCE:

IF THIS CONTRACT IS TO BE **SUBJECT TO FINANCE** THEN ITEMS **S, T** AND **U** MUST BE COMPLETED IN EVERY RESPECT AND ITEM **V** MUST BE DELETED AND INITIALLED.

NOT SUBJECT TO FINANCE:

IF THIS CONTRACT IS NOT TO BE **SUBJECT TO FINANCE** THEN ITEMS **S, T** AND **U** MUST BE DELETED AND INITIALLED AND ITEM **V** SHALL APPLY.

S ~~LENDER OR CLASS OF LENDER:~~ _____

T ~~THE APPROVAL DATE:~~ _____

U ~~AMOUNT OF LOAN:~~ $ _____

V THIS CONTRACT IS NOT TO BE SUBJECT TO FINANCE AND CLAUSE 31 OF THE STANDARD COMMERCIAL CONDITIONS DOES NOT APPLY.

GST

GOODS AND SERVICES TAX – WARNING

Marking the GST Items in the Items Schedule may have significant consequences for the Vendor and Purchaser. The Vendor and Purchaser should seek professional advice about completion of the GST Items and not rely on the Vendor's agent to complete the GST Items.

Notes to completion:

A Only 1 box in the selected Item must be marked.

B If the Yes box in Item GST1 is marked:
- Items GST2 and GST3 must not be marked.
- despite any markings of Items GST2 and GST3, clauses 34.4, 34.5 and 34.6 do not apply.

C If the Yes box in Item GST2 is marked:
- Items GST1 and GST3 must not be marked.
- despite any marking of Items GST1 and GST3, clauses 34.4, 34.5 and 34.7 do not apply.

GST1 *Going Concern:*

Warning: There are strict requirements for the sale of a Going Concern under the GST Act. If in doubt about complying with those provisions, seek professional advice before marking this Item.

Is this a sale of a Going Concern? Yes ☐

If yes, clause 34.7 (If the Supply is a Going Concern) applies.

Otherwise clause 34.7 (If the Supply is a Going Concern) does not apply.

If the Yes box is marked, do not complete Items GST2 and GST3.

GST2 *Margin Scheme:*

Is the Margin Scheme to apply to the sale of the Property? Yes ☐

If yes, clause 34.6 (Margin Scheme) applies.

Otherwise clause 34.6 (Margin Scheme) does not apply.

The Vendor must not apply the Margin Scheme to the Supply of the Property if clause 34.6 does not apply.

If the Yes box is marked, do not complete Items GST1 and GST3.

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GST3

Inclusive or Exclusive Purchase Price:

(Do not complete Item GST3 if Item GST1 (Going Concern) or Item GST2 (Margin Scheme) are marked Yes.)

	Mark 1 box only	
Does the Purchase Price include GST?	Yes ☐	If Yes, clause 34.4 (Purchase Price Includes GST) applies.
	No ☒	If No, clause 34.5 (Purchase Price Does Not Include GST) applies.

If neither box is marked or if both boxes are marked, clause 34.4 (Purchase Price Includes GST) applies.

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LEASE SCHEDULE *

See Clause 32 of Standard Commercial Conditions

PROPERTY ADDRESS _____

_____

LEASE 1

Name of Tenant: Nil
Use: _____
Location/Tenancy No.: _____
Area of Tenancy (m² approx.): _____
Current Rental per Annum: $ _____
Current Lease Commencement Date: _____
Current Lease Term: Expiry Date _____
Remaining Options: Option) Term _____ years
Option) Nil Term Nil years
Option) Term Nil years
Tenant Car Park: No. - Rate $ _____ per annum/month†
Registration No. _____

LEASE 2

Name of Tenant: Nil
Use: _____
Location/Tenancy No.: _____
Area of Tenancy (m² approx.): _____
Current Rental per Annum: $ _____
Current Lease Commencement Date: _____
Current Lease Term: Expiry Date _____
Remaining Options: Option) Term _____ years
Option) Nil Term _____ years
Option) Term _____ years
Tenant Car Park: No. - Rate $ _____ per annum/month†

* **Attach further Schedule if insufficient space**
† **Strike out as required.**

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SERVICE CONTRACT SCHEDULE *

See Clause 32 of Standard Commercial Conditions

PROPERTY ADDRESS ---

CONTRACT 1 Service Contractor: Nil
Service Performed:
Cost: $ _____ per annum/quarter/month†

CONTRACT 2 Service Contractor:
Service Performed:
Cost: $ _____ per annum/quarter/month†

CONTRACT 3 Service Contractor:
Service Performed:
Cost: $ _____ per annum/quarter/month†

CONTRACT 4 Service Contractor:
Service Performed:
Cost: $ _____ per annum/quarter/month†

CONTRACT 5 Service Contractor:
Service Performed:
Cost: $ _____ per annum/quarter/month†

* **Attach further Schedule if insufficient space**
† **Strike out as required.**

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SPECIAL CONDITIONS 35 TO 43 - AS ATTACHED HERETO

The approval of the Queensland Law Society Incorporated and the adoption by The Real Estate Institute of Queensland Limited does not extend to any alterations to the printed text of the Standard Commercial Conditions or to any Special Conditions of this Contract. The Standard Commercial Conditions may need to be added to or varied by inserting specifically prepared Special Conditions in this Contract. If the printed text of the Standard Commercial Conditions is altered, or Special Conditions are included, it is recommended that the Vendor and the Purchaser consult their respective legal advisers prior to signing this Contract.

THE COMMON SEAL of PORT OF BRISBANE CORPORATION was hereunto affixed under authority of a resolution of Port of Brisbane Corporation in the presence of:) .....

(Title) .....

.....

Witness

sch4p4(6) Personal information

(Vendor)

Executed by **V & V PROPERTIES PTY LTD ACN 094 809 640** in accordance with s.127 of the *Corporations Act 2001* (Cth) in the presence of:-

s.78B(2) Disclosure Log

(Name)

Director

sch4p4(6) Pe

s.78B(2) Disclosure

sch4p4(6) Personal inform

(Name)

Director

Witness

sch4p4(6) Pe

(Purchaser)

STAKEHOLDER'S ACKNOWLEDGMENT

NOTE 8

The Stakeholder acknowledges having received ~~$1.2million~~ 250,000 as Deposit or on account of the Deposit and agrees to hold that amount and any balance of the Deposit when received as Stakeholder for the parties as provided in this Contract.

Stakeholder – Flower & Hart

This form was adopted by The Real Estate Institute of Queensland Limited April 2001

Licence No.

This form was approved by the Queensland Law Society Incorporated April 2001

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STANDARD COMMERCIAL CONDITIONS COMMERCIAL LAND AND BUILDINGS

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REIQ

Adopted by The Real Estate Institute of Queensland and approved by the Queensland Law Society Incorporated for conveyances of Torrens Title and Crown Leasehold Title of Commercial Land and Buildings.

Queensland Law Society Inc

1. INTERPRETATION

1.1 In this Contract, unless inconsistent with the context or subject matter:

(1) **"Agent"** includes auctioneer;

(2) **"Bond"** includes any security for payment of Rent or performance of any obligation pursuant to any Lease;

(3) **"Business Day"** means a day (other than a Saturday, Sunday or public holiday) on which banks are open for business in the city or town named in Item R;

NOTE 6

(4) **"Contract Rate"** means the rate of interest fixed from time to time by the Queensland Law Society Incorporated (by resolution of its Council) for the purposes of clause 11;

(5) **"Date for Completion"** means the date stated in Item Q or such other date as may be agreed in writing by the parties or fixed pursuant to the conditions of this Contract;

(6) **"Deposit"** means the sum stated in Item O;

(7) **"Encumbrances"** includes but is not limited to encumbrances which are not registered and an encumbrance created or arising under or by virtue of a statute;

(8) **"Enterprise"** means the enterprise (as the term is defined in the GST Act) carried on using the Property;

(9) **"Financial Institution"** means bank, building society or credit union;

(10) **"GST"** means the goods and services tax under the GST Act;

(11) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act* and includes other GST related legislation;

(12) **"Guarantee"** means a guarantee or an undertaking in relation to any tenant or occupier under a Lease;

(13) **"ITAA"** means the *Income Tax Assessment Act 1936* and the *Income Tax Assessment Act 1997*;

(14) **"Item"** means an item of particulars in the Items Schedule;

(15) **"Keys"** means implements or instruments necessary for the purposes of fastening or unfastening:

(a) the lock on any gate, door, grille, shutter or lift which secures any means of entrance to or exit from the Land (whether or not such gate, door, grille, shutter or lift forms part of the Property);

(b) any other lock attached to or included in the Property;

and includes electronic devices and written records of all codes or combinations necessary for the purposes of fastening or unfastening any such lock;

(16) **"Land"** means the land described in Item H;

(17) **"Lease"** means all leases, subleases, agreements for lease, agreements for sublease and tenancy agreements whether oral or in writing, and as the context admits, licences and rights to occupy, and which are set out in the Lease Schedule;

(18) **"Local Government"** means the relevant local government (and includes the Brisbane City Council);

(19) **"Property"** means the property listed in Items H, I and J and includes any part of the Property;

(20) **"Purchase Price"** means the sum stated in Item N;

(21) **"Purchaser"** means the party named in Item E;

(22) **"Rent"** means base rent, turnover rent, percentage rent, contributions to outgoings and any money payable by a tenant to the Vendor;

(23) **"Service Contract"** for the purposes of clause 32 of this Contract means any contract between the Vendor and another party pertaining to services performed for the benefit of the Property, which are capable of assignment, and which are set out in the Service Contract Schedule and **"Service Contractor"** means any party performing those services;

(24) **"Solicitor"** means a solicitor currently entitled to practice in Australia whether acting as principal or agent;

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(25) **"Stakeholder"** means the person named in Item G or, where no person is named in Item G, the Vendor's Agent;

(26) **"Vendor"** means the party named in Item C; and

(27) **"Vendor's Agent"** means the person named in Item B.

1.2 Unless the contrary is shown, the contract shall be deemed to have been formed on the date of this Contract and the date of this Contract shall be deemed to be the date stated in Item A.

1.3 Any reference in this Contract to a statute includes:

(1) any statute amending, consolidating or replacing the statute; and

(2) Orders in Council, proclamations, regulations, rules, by-laws and ordinances made under the statute.

1.4 In this Contract, unless inconsistent with the context or subject matter, where the term **"Item"** is used in conjunction with a particular letter of the alphabet, it is a reference to the Item set opposite the letter referred to.

1.5 Any defined terms used in any part of this Contract shall have the same meaning when used in any other part of this Contract.

1.6 The marginal notes in the Items Schedule are references to clauses or notes, as the case may be, in the Standard Commercial Conditions.

1.7 This Contract shall be governed by the laws of Queensland.

2. HEADINGS AND NOTES

Headings and notes have been included for ease of reference and guidance and this Contract shall be construed without reference to them.

3. DEPOSIT

3.1 The Deposit shall be paid by the Purchaser to the Stakeholder immediately upon the formation of this Contract.

3.2 If the Purchaser:

(1) fails to pay the Deposit as provided in clause 3.1;

(2) pays the Deposit by cheque which is postdated; or

(3) pays the Deposit by cheque which is not honoured on presentation;

then, the Purchaser shall be in substantial breach of this Contract and the Vendor may:

(i) affirm this Contract and exercise the rights expressed in clause 13.2; or

(ii) terminate this Contract and exercise the rights expressed in clause 13.3.

3.3 The rights and powers conferred by clause 3.2 are in addition to any other rights the Vendor may have at law or in equity.

3.4 The Deposit shall be retained by the Stakeholder until completion or earlier termination of this Contract whereupon the Stakeholder shall pay the Deposit to the person entitled to it.

3.5 If this Contract is terminated pursuant to the provisions of clauses 7.6, 9.3(a), 19, 20.1, 21.1, 31.1, 31.5, 32.2 or 32.2(2), the Deposit and other moneys paid under this Contract shall be refunded to the Purchaser by the Vendor or the Stakeholder as the case may be but without interest, costs or damages and the same shall be accepted by the Purchaser in full and final satisfaction of all claims.

4. COMPLETION AND POSSESSION

The balance of the Purchase Price shall be paid on the Date for Completion in exchange for:

(1) possession of the Property (such possession to be vacant except for any Lease);

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(2) a properly executed transfer for the Land in favour of the Purchaser capable of immediate registration (after stamping) in the appropriate office free from Encumbrances (other than those set out in Item L) and title to the Property (other than the Land) free from Encumbrances (other than those set out in Item L) but subject to the conditions of this Contract;

(3) any declaration required, by the *Stamp Act 1894*, to be furnished to procure the stamping of the transfer;

(4) such other instruments or declarations as are required by law to be signed by the Vendor to procure the stamping and/or registration of the transfer;

(5) except as otherwise provided in this Contract, any instrument of title for the Land required to register the transfer;

(6) notices of assignment issued pursuant to clause 16.4;

(7) all other instruments (which shall be duly stamped) in the possession or control of the Vendor evidencing estates and interests affecting the Property and which are exclusive to the Property;

(8) true copies of all other instruments (which shall be duly stamped) in the possession or control of the Vendor evidencing estates and interests affecting the Property but which are not exclusive to the Property;

(9) the Certificate of Classification pursuant to the *Standard Building Regulation 1993* appropriate to the uses stated in Item H (if the improvements on the Land may not be lawfully occupied unless such certificate has issued);

(10) all plans and drawings relating to the construction of the improvements on the Land in the possession or control of the Vendor; and

(11) all documents in the possession or control of the Vendor which the Purchaser would reasonably

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require to enable the Purchaser to manage the Property and to prepare returns under the ITAA.

5. KEYS

5.1 Immediately on completion, the Vendor shall deliver all Keys, which are in the possession or under the control of the Vendor, in accordance with any notice given in writing by the Purchaser to the Vendor and failing such notice the Vendor shall deliver the Keys:

(1) to the Purchaser, if the Purchaser is present personally at completion;

(2) to the Purchaser's solicitor at completion, if the Purchaser is not present personally;

(3) to the Vendor's Agent at the address shown in Item B, if neither the Purchaser nor any solicitor acting for the Purchaser is present personally at completion;

(4) to and left at the Property if none of the provisions of clauses 5.1(1), 5.1(2) or 5.1(3) are applicable.

5.2 At or prior to completion, the Vendor shall make a written record of all codes and combinations necessary for the purposes of fastening or unfastening any lock referred to in the definition of "**Keys**".

6. INVESTMENT OF DEPOSIT

6.1 If either party directs by notice in writing to the Stakeholder to invest the Deposit then (where the Stakeholder is lawfully able) the Stakeholder shall invest the Deposit with any Financial Institution permitted by law for the investment of trust monies until the Date for Completion.

6.2 If this Contract is completed all interest accruing on the investment of the Deposit shall be shared equally between the Vendor and the Purchaser. If this Contract is not completed for any reason, the interest accruing on the Deposit shall be paid to the party entitled to the Deposit upon termination of this Contract.

6.3 The Deposit and any accrued interest shall be invested at the risk of the party to whom the Deposit and accrued interest is ultimately payable and the Stakeholder shall not be liable for any loss suffered by the parties in consequence of an investment pursuant to clause 6.1.

6.4 To facilitate investment of the Deposit, each party shall notify its tax file number to the Stakeholder within 4 Business Days following the date of this Contract.

6.5 The parties authorised the Stakeholder to prepare and lodge any taxation return necessary in respect of the Deposit and interest and to pay any tax assessed out of the Deposit and interest and indemnify the Stakeholder against any taxation assessed in respect of such interest.

6.6 The Vendor and the Purchaser shall be deemed to be presently entitled in equal shares to any interest accrued for the purposes of the ITAA.

7. VENDOR'S STATEMENT

7.1 The Purchaser is not entitled to deliver to the Vendor requisitions or enquiries on or to the Vendor's title to the Property.

7.2 The Vendor states that, except as disclosed in this Contract, each of the following statements is accurate at the time the Vendor executes this Contract:

(1) the Vendor has free and unqualified capacity and power to contract and to complete this Contract;

(2) the Vendor is not under any legal disability which affects the Vendor's capacity to contract and to complete this Contract; and

(3) if the Vendor is a trustee, the Vendor has free and unqualified power of sale under the instrument creating the trust, and that instrument does not require the consent or authority of any person to the entering into of this Contract or the completion of this Contract.

7.3 The Vendor states that, except as disclosed in this Contract, each of the following statements will be accurate at the Date for Completion:

(1) there is no current litigation by any person claiming an estate or interest in the Property;

(2) there is no unsatisfied judgment, order or writ of execution which affects the Property;

(3) no order has been made under Part 11 of the *Property Law Act 1974* which would operate as a charge on the Land;

(4) there is no order of a Court or other competent authority affecting the ability of the Vendor to complete this Contract;

(5) no notice has been issued by a competent authority or proceedings instituted in a Court pursuant to any statute whereby the interest of the Vendor in the Property may be rendered liable to forfeiture to the Crown;

(6) if the Land is Crown leasehold title, the Crown leasehold title is not rendered liable to forfeiture by reason of the non-observance or non-performance of the covenants or conditions of the lease;

(7) if the Vendor is a natural person, the Vendor is not a bankrupt nor has the Vendor signed any authority under section 188 of the *Bankruptcy Act 1966;*

(8) if the Vendor is a corporation within the meaning of the *Corporations Act 2001* or any similar legislation applicable in the Vendor's place of incorporation:

(a) the Vendor is not in liquidation;

(b) no action has been taken by or against the Vendor which could lead to the winding up of the Vendor;

(c) the Vendor is not under official management;

(d) an administrator, controller or managing controller has not been appointed to the Vendor or in respect of the whole or any part of the Property; and

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(e) a compromise or arrangement has not been proposed between the Vendor and its members or creditors nor agreed to by the members or creditors nor sanctioned by a Court; and

(9) the Vendor is the registered owner or the lessee of the Land (according to the title expressed or implied in this Contract).

7.4 If a statement contained in either clause 7.2 or clause 7.3 is not accurate then the Purchaser may terminate this Contract by notice in writing to the Vendor.

7.5 If this Contract is terminated pursuant to clause 7.4, the Deposit and other moneys paid under this Contract shall be refunded to the Purchaser by the Vendor or the Stakeholder as the case may be and the Vendor shall be liable by way of damages as compensation for the loss suffered by the Purchaser in such sum as at the time this Contract was made was reasonably foreseeable as the loss liable to result, and which does in fact result from a termination of this Contract due to a statement contained in either clause 7.2 or clause 7.3 not being accurate.

7.6 (1)The Vendor warrants that, except as disclosed in this Contract or a notice given by the Vendor to the Purchaser under the *Environmental Protection Act 1994* (**"EPA"**), at the date of this Contract:

(a) there is no outstanding obligation on the Vendor to give notice to the administering authority under EPA of a notifiable activity being conducted on the Land; and

(b) the Vendor is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of EPA.

(2) If the Vendor breaches a warranty in clause 7.6(1), the Purchaser may:

(a) terminate this Contract by notice in writing to the Vendor given 14 days after the date of this Contract; or

(b) complete this Contract and claim compensation, but only if the Purchaser claims it in writing before completion of this Contract.

7.7 If requested by the Purchaser, the Vendor within 14 days of such request shall:

(1) produce to the Purchaser all unregistered documents relating to the Property and full and proper particulars of all unregistered dealings that so relate; and

(2) deliver to the Purchaser photocopies of such documents or dealings (if the dealings are in writing) certified by the Vendor or the Vendor's solicitor as being true copies.

8. ERRORS AND MISDESCRIPTIONS

8.1 If there is any immaterial mistake or error in the description or particulars of the Property or as to title, the Purchaser shall not be entitled to terminate this Contract but shall be entitled to such compensation (if demanded in writing on or before the Date for Completion) as the case may require. The Purchaser shall not be entitled to delay completion or to withhold any part of the Purchase Price by reason of any such claim for compensation.

8.2 If there is any material mistake or error in the description or particulars of the Property or as to title and the Purchaser does not exercise any right which the Purchaser has at law to terminate this Contract, the Purchaser shall be entitled to such compensation (if demanded in writing on or before the Date for Completion) as the case may require. The Purchaser shall not be entitled to delay completion or to withhold any part of the Purchase Price by reason of any such claim for compensation.

9. SURVEY AND INSPECTION

9.1 The Purchaser shall be entitled to conduct a survey of the Land to ascertain the boundaries and area of the Land and to establish the location of structures purporting to be on the Land or on adjoining land.

9.2 If there is any immaterial error in the boundaries or area of the Land or any immaterial encroachment, the Purchaser shall not be entitled to terminate this Contract but shall be entitled to such compensation (if demanded in writing on or before the Date for Completion) as the case may require. The Purchaser shall not be entitled to delay completion or to withhold any part of the Purchase Price by reason of any such claim for compensation.

9.3 If there is any material error in the boundaries or area of the Land or any material encroachment, the Purchaser shall be entitled to elect by notice in writing to the Vendor given on or before the Date for Completion either:

(1) to terminate this Contract; or

(2) to complete this Contract with compensation, in which event the Purchaser shall be entitled to such compensation as the case may require and shall not be entitled to delay completion or to withhold any part of the Purchase Price by reason of any such claim for compensation.

10. EXECUTION AND PRODUCTION OF DOCUMENTS

10.1 Subject to compliance by the Purchaser with the Purchaser's obligations under or by virtue of this Contract the Vendor shall as required do all acts and execute all documents necessary for the purpose of completing the sale and ensuring that the Purchaser obtains a good and valid title to the Property but all transfer documents, any declaration required pursuant to clause 4(3), and all instruments or declarations required pursuant to clause 4(4) shall be prepared by and at the expense of the Purchaser and delivered to the Vendor within a reasonable time prior to the Date for Completion.

10.2 If so requested by the Purchaser, the Vendor shall deliver to the Purchaser, prior to the Date for Completion, photocopies of the documents executed by the Vendor.

10.3 After execution of the transfer, if so requested by the Purchaser and upon payment of the usual production fee by the Purchaser, the Vendor shall cause the transfer to be tendered to the Office of State Revenue for stamping, together with any declaration referred to in clause 4(3) and thereupon the Vendor shall be deemed to have complied with the Vendor's obligations under clause 4(3).

10.4 If an instrument of title is required to register a transfer of the Land and the instrument of title relating to the Land also relates to other land, the Vendor shall not be obliged to deliver it to the Purchaser but shall enter into such reasonable covenants with the Purchaser as the Purchaser may require for production of the instrument of title.

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10.5 If the instrument of title is partially cancelled the Vendor shall not be obliged to produce a separate instrument of title on completion.

10.6 Where either clause 10.4 or 10.5 apply, the Purchaser shall bear the cost of any new instrument of title relating to the Land.

11. INTEREST ON LATE PAYMENTS

11.1 Without derogating from the strict effect of clauses 3, 13 and 26 if any money (including the Deposit) payable under or by virtue of this Contract is not paid when payable such money shall bear interest from the due date for payment to the date of payment, both inclusive, at the rate stated in Item P and if no other rate is so stated at the Contract Rate (at the date the money became payable) per annum simple interest which interest shall be paid contemporaneously with the balance of the Purchase Price.

11.2 Any judgment for any such money shall likewise bear interest from the date of judgment to the date of payment, both inclusive.

12. DIVIDING FENCES

12.1 Despite anything in the *Dividing Fences Act 1953* to the contrary, the Vendor shall not be bound to contribute to the construction of any dividing fence between the Land and any adjoining land owned by the Vendor.

12.2 The Vendor states that at the date of this Contract there are no outstanding notices, orders or agreements with respect to the construction or repair of a dividing fence between the Land and any adjoining land under the *Dividing Fences Act 1953* or otherwise.

12.3 Any notice, order or agreement with respect to the construction or repair of a dividing fence between the Land and any adjoining land received given or made after the date of this Contract shall be fully complied with by the Purchaser.

12.4 Immediately upon receipt of a notice or order or the making of an agreement in accordance with clause 12.3, the Vendor shall give to the Purchaser a copy of the notice, order or agreement.

12.5 After the date of this Contract, the Vendor shall not without the prior written consent of the Purchaser give, seek or make any notice, order or agreement with respect to the construction or repair of any dividing fence between the Land and any adjoining land under the *Dividing Fences Act 1953* or otherwise.

13. PURCHASER'S DEFAULT

13.1 If the Purchaser:

(1) fails to pay the balance of the Purchase Price as provided in clause 4; or

(2) fails to comply with any of the terms or conditions of this Contract;

then the Vendor may:

(i) affirm this Contract; or

(ii) terminate this Contract.

13.2 If the Vendor affirms this Contract pursuant to clause 3.2 or clause 13.1, the Vendor may:

(1) sue the Purchaser for damages for breach or for specific performance and damages in addition to or instead of damages for breach; and

(2) recover from the Purchaser as a liquidated debt the Deposit or any part of it which the Purchaser has failed to pay and shall pay the Deposit or any part of the Deposit which is recovered to the Stakeholder.

13.3 If the Vendor terminates this Contract pursuant to clause 3.2 or clause 13.1, the Vendor may elect to:

(1) declare the Deposit (or so much of it as shall have been paid) forfeited and/or sue the Purchaser for breach; or

(2) declare the Deposit (or so much of it as shall have been paid) forfeited and/or resell the Property and if the resale is completed within 2 years from the date of termination any deficiency and any expense arising from such resale shall be recoverable by the Vendor from the Purchaser as liquidated damages;

and in either case the Vendor may recover from the Purchaser as a liquidated debt the Deposit or any part of it which has not been paid by the Purchaser.

13.4 The rights and powers conferred upon the Vendor by this clause 13 are in addition to any other right or power which the Vendor may have at law or in equity.

14. PARTICULARS OF ADJUSTABLE ITEMS

14.1 Within a reasonable time after written request by the Purchaser prior to the Date for Completion, the Vendor shall deliver to the Purchaser:

(1) a written statement of all rates, taxes, outgoings, rents and profits not capable of discovery by search or enquiry in any office of public record or pursuant to the provisions of any statute in respect of the Property; and

(2) (where the Land is subject to a Lease) a written statement disclosing to the extent the same is not disclosed in the Lease Schedule:

(a) the names and postal addresses of any tenant or other occupier of the Land;

(b) the amounts, the due days for and the manner of payment of all periodic sums payable in respect of the Lease;

(c) the date to which the same shall have been paid; and

(d) the amounts of any Bond held from any such tenant or other occupier and the identity of the party holding such Bond.

14.2 If the Vendor becomes aware of any information at any time between the date of delivering any such statement and completion the effect of which is or may be to render such statement untrue in a material respect the Vendor shall

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immediately disclose that information to the Purchaser by notice in writing.

14.3 The Vendor warrants that every such statement shall be true at the Date for Completion.

15. ADJUSTMENTS

15.1 The Vendor shall pay or discharge all rates, taxes (including land tax) and other outgoings (except insurance premiums on insurances effected by the Purchaser) with respect to the Property up to and including the date of possession.

15.2 The Purchaser shall pay or discharge all rates, taxes (including land tax) and other outgoings with respect to the Property from the date of possession.

15.3 Except for water charges based on the quantity of water used all rates, taxes and outgoings shall be apportioned:

(1) in the case of those paid by the Vendor, on the amount actually paid;

(2) in the case of those levied but unpaid, on the amount payable disregarding any discount for early payment;

(3) in the case of those not levied but the amount can be ascertained by advice from the relevant rating and taxing authority, on the amount advised by the relevant rating and taxing authority disregarding any discount for early payment; and

(4) in the case of those not levied and not ascertainable from the relevant rating and taxing authority and where a separate assessment was issued for the Land for the assessment period immediately prior to the date of possession, on the amount payable in that separate assessment disregarding any discount for early payment.

15.4 Any rates in the nature of water rates and which are not determined by reference to water usage shall be apportioned in accordance with clause 15.3. Any water charges based on the quantity of water used shall be adjusted in accordance with the following provisions:

(1) the Purchaser, at the expense of the Purchaser, shall read or procure the reading of any water meter installed on the Land no more than 5 days and no less than 3 days prior to the date of possession, and shall inform the Vendor of the results of the water meter reading;

(2) the deemed water usage in litres for the whole of the current rating period for water charges (**"the deemed water usage"**) shall be calculated as the amount which is directly proportionate to the water usage between the date of commencement of the current rating period for water charges and the date of the water meter reading referred to in clause 15.4(1) (no allowance being made for seasonal or other factors);

(3) the likely assessment of water charges for the deemed water usage shall be calculated by using the method and rates then being used by the Local Government (**"the likely assessment"**);

(4) the likely assessment shall then be apportioned.

15.5 Land tax shall be apportioned on the basis that, as at midnight on the previous 30th June, the Vendor owned no land other than the Vendor's interest in the Land and was a natural person resident in Queensland.

15.6 If at the date of possession there is not a separate unimproved value of the Land in effect under the *Valuation of Land Act 1944*, then land tax shall be apportioned on a deemed unimproved value which shall equal $(A \times B) \div C$, where A is the unimproved value in effect under the *Valuation of Land Act 1944* for the parcel of which the Land forms part, B is the area of the Land and C is the area of that parcel.

15.7 Without derogating from the provisions of clause 15.1, if the Vendor is unable to obtain a certificate stating that the Land is not liable for land tax for the year current at the date of possession or any year or years up to and including 30th June immediately preceding the date of possession and the Commissioner of Land Tax specifies, in writing, to the Purchaser or the Purchaser's solicitor that (or anything to the effect that) it would be prudent to hold an amount of money until a certificate of clearance issues for those years, then, on or before the date of possession, the Vendor shall pay the amount (**"retention amount"**) to a solicitor to be held as security for the payment of land tax for those years and shall procure and deliver to the Purchaser, on the date of possession, a written undertaking, addressed to the Purchaser by that solicitor, in or to the effect of the following form:

1. I/We acknowledge that the amount of $..... (retention amount) has been paid to me/us under clause 15.7 of a Contract dated the ..... day of ..... 20.... between ..... as Vendor and you as the Purchaser for the sale of property situate at .....
2. On instructions from the Vendor, I/we undertake to hold the retention amount, as solicitor/s for the Vendor, in my/our trust account either:
   (a) to pay land tax up to and including the year 20..... under clause 15 of the Contract; or
   (b) until such land tax has otherwise been paid by or on behalf of the Vendor.
3. Except where I/we have made a payment pursuant to paragraph 2(a), I/we undertake to notify the Commissioner of Land Tax, immediately, that the retention amount has been paid to me/us for the purposes mentioned above.
4. If the Commissioner of Land Tax requires me/us to pay the retention amount or any part of it to him I/we undertake to make the payment immediately.
5. If:
   (a) I/we do not pay land tax under paragraph 2(a);
   (b) I/we are not required to make the payment referred to in paragraph 4;
   (c) the Vendor does not otherwise pay or cause land tax to be paid up to and including the year referred to; and
   (d) the land tax or some part of it is paid by you under some lawful requirement;

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I/we undertake to indemnify you out of the retention amount (up to but not exceeding the amount held by me/us for the time being upon this undertaking) for any land tax so paid by you (less any sum which you are liable to pay under clause 15.2).

15.8 The Vendor instructs any solicitor acting for the Vendor in the conveyance to give the undertaking referred to in clause 15.7 and agrees that the Vendor shall be bound, personally, by the terms of the undertaking and will not require the payment to the Vendor of the retention amount or any part of it until land tax has been paid up to and including the year referred to.

16. RENTS AND PROFITS GUARANTEES AND BONDS

16.1 The rents and profits with respect to the Property shall benefit the Vendor up to and including the date of possession and thereafter shall benefit the Purchaser and shall be dealt with as follows:

(1) all unpaid rents and profits in respect of any period terminating on or prior to the date of possession shall not be apportioned between the parties on completion but shall be recoverable by the Vendor in accordance with clause 16.3;

(2) all rents and profits paid in advance of the date of possession shall be apportioned between the parties on completion;

(3) all rents and profits payable in respect of any period current at the date of possession which have not been paid at the Date for Completion shall be apportioned when received by either party.

16.2 If on completion a deduction is made in respect of any Bond, the Purchaser shall following completion keep the Vendor indemnified in that respect.

16.3 The Vendor assigns to the Purchaser, subject to the completion of this Contract and with effect from the Date for Completion, the benefit of all conditions contained in any Leases on the part of the tenant or other occupier of the Land given in favour of the Vendor or any predecessors in title of the Vendor together with the benefit of all terms and conditions contained in the Service Contracts (subject to the consent of the Service Contractor) and the benefit of all Guarantees or Bonds capable of assignment held by the Vendor in respect of the Leases provided that all unpaid rents and profits in respect of any period terminating on or prior to the date of possession not apportioned upon completion shall not be assigned to the Purchaser but be recoverable by the Vendor and to that extent section 117 of the *Property Law Act 1974* shall not apply. The Purchaser agrees to retain records relating to the Leases and to produce the Leases and any records relating to the Leases in any proceedings commenced by the Vendor to recover any unpaid rents and profits.

16.4 The Vendor shall prepare and execute appropriate notices to give effect to the assignments in clause 16.3.

17. LIABILITY OF PURCHASER

17.1 The Property shall be at the risk of the Vendor until 5:00pm on the next Business Day after the date of this Contract and then the risk shall pass to the Purchaser. The Vendor whilst continuing in possession will use the Property with reasonable care.

17.2 From the date of this Contract until completion, the Vendor shall use best endeavours to administer the Property and properly enforce the Leases in accordance with the usual practice of the Vendor. Should any matter or circumstance arise which may materially affect the proper performance of the terms of any Lease by any party, the Vendor shall immediately notify the Purchaser in writing.

17.3 In addition to the obligations contained in clause 17.2, the Vendor shall not without the prior written consent of the Purchaser which shall not be unreasonably withheld:

(1) accept or agree to accept a surrender of any Lease;

(2) grant any Lease for any part of the Property which is vacant at the date of this Contract or which may become vacant prior to completion;

(3) consent to the variation of any Lease, proposed assignment or any other dealing concerning any Lease; or

(4) negotiate or set new Rent.

18. ACCESS

18.1 The Vendor shall permit the Purchaser or any person authorised by the Purchaser to enter the Property on the Date for Completion for the purpose of checking the inventory of chattels (if any) and ascertaining the existence and state of repair of the Property.

18.2 The Vendor shall permit any person authorised by the Purchaser in writing upon reasonable written notice to enter the Property on one occasion for the purposes of reading any water, gas, electricity or other meter.

19. CONSENTS

If any consent is required by statute to the sale or the performance of any obligation under or by virtue of this Contract, this Contract is subject to such consent being given and the party who is required, by the statute, to obtain such consent ("**Applicant**") shall apply for the consent and pursue the application. The Applicant shall pay all costs and fees (other than the other party's solicitor's) in respect of the application. The other party shall if and when required by the Applicant immediately join in the application and/or shall supply such information as shall be reasonably required in support of the application. If the consent is refused or not granted by the Date for Completion then either party may by notice in writing to the other terminate this Contract.

20. REQUIREMENTS OF AUTHORITIES

20.1 If it is established that at the date of this Contract the Local Government has given to the Vendor or some other person a notice in writing pursuant to sections 21 and 22 of the *Building Act 1975* in respect of any building or structure on the Land and the notice is current at the Date for Completion the Purchaser may by notice in writing to the Vendor given on the Date for Completion terminate this Contract.

20.2 Except for any notice referred to in clause 20.1, any valid notice or order issued pursuant to any statute or by any

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Local Government or Court necessitating the doing of work or the expenditure of money on or in relation to the Property or any path or road adjoining the Land:

(1) if issued before the date of this Contract shall be fully complied with by the Vendor in a proper and workmanlike manner on or before the Date for Completion; or

(2) if issued on or after the date of this Contract shall be fully complied with by the Purchaser who shall indemnify the Vendor in respect of the compliance with the notice or order.

If without default of the Purchaser this Contract is terminated, the Vendor shall pay to the Purchaser on demand any amount expended by the Purchaser in complying with any notice or order which was of the nature of a capital expenditure or has resulted in a benefit to the Vendor.

21. PROPERTY ADVERSELY AFFECTED

21.1 If it is established that at the date of this Contract:

NOTE 2

(1) the use of the Property as described in Item H was not lawful under any town planning scheme;

(2) the access to the Land is other than by way of an adjoining road dedicated for public use as a road or by way of a registered easement to a road dedicated for public use;

(3) the Land was affected by a proposal of any competent authority for the re-alignment, widening, resiting or altering of the then level or direction of any road or railway abutting the Land;

(4) any electricity, telephone, water supply, sewerage or drainage service to the Land which passes through other land is not protected by a registered easement or by statutory authority;

(5) there is current in respect of the whole or part of the Land, a notice to treat or notice of intention to resume issued by a competent authority;

(6) the Property is dedicated as a protected area of any class mentioned in section 14 of the *Nature Conservation Act 1992* or is affected by a conservation agreement or conservation plan pursuant to that Act;

(7) there exists any claim for an interest in the Property by any Australian Aboriginal people pursuant to the *Aboriginal Land Act 1991*, the *Native Title Act 1993 (Cth)* or the *Native Title (Queensland) Act 1993;* or

(8) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;

and any such facts are not disclosed in this Contract the Purchaser may by notice in writing to the Vendor given on or before the Date for Completion terminate this Contract.

21.2 The Vendor authorises the Purchaser or the Purchaser's solicitor to inspect all records relating to the Property held by the Local Government or other body maintaining any such records and will if requested by the Purchaser sign an appropriate authority to the Local Government or other body for the purposes of this clause 21.

22. NO WARRANTY ON PRESENT USE

No warranty is implied that the use of the Property as described in Item H is permissible under any town planning scheme and no compensation is payable if the particulars stated in Item H are not correct.

23. COSTS

The parties shall pay their own costs of and incidental to the sale and purchase but all stamp duty on this Contract and any duty in respect of the conveyance by the Vendor to the Purchaser shall be paid by the Purchaser and if not paid by the Purchaser may be paid by the Vendor and recovered from the Purchaser as a liquidated debt.

24. MERGER

Despite completion and despite the registration of the transfer in favour of the Purchaser, any general or special condition (or any part or parts thereof) to which effect is not given by completion or registration and which is capable of taking effect after completion or registration shall remain in full force and effect.

25. TIME AND PLACE FOR COMPLETION

25.1 Completion shall be effected at such time and place as may be agreed upon by the parties. The time for completion shall be between the hours of 9:00am and 5:00pm on the Date for Completion. Despite any agreement by the parties as to a specific time for completion the provisions of clause 26 do not apply in respect of that time. In the absence of agreement as to place, completion shall be effected at:

(1) the office of the solicitor for the Vendor in the city or town named in Item R; or

(2) if the Vendor has no solicitor in that city or town the office of the solicitor for the Purchaser in the city or town named in Item R; or

(3) in any case not provided for in clause 25.1(1) or clause 25.1(2) the appropriate office provided for by section 61(2)(c) of the *Property Law Act 1974.*

25.2 Despite clause 25.1 if a mortgage is to be discharged on completion the Vendor may by notice in writing to the Purchaser given not less than 2 Business Days prior to the Date for Completion require completion to take place at the office of the Vendor's mortgagee in the city or town named in Item R or if such mortgagee does not have an office in that city or town at the office of such mortgagee in Queensland nearest to that city or town.

25.3 If the Date for Completion falls on a Saturday, a Sunday or a public holiday in the place for completion then unless Item Q expressly designates such date a Saturday or Sunday or by the name of the public holiday, completion shall be effected:

(1) on such other day as may be agreed by the parties; or

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(2) in default of agreement then on the Business Day next following the Date for Completion.

26. TIME OF THE ESSENCE

Except as otherwise provided in this Contract, time shall be deemed to be of the essence of the Contract.

27. NOTICES, COMMUNICATIONS, AUTHORITY, DIRECTIONS, ETC.

27.1 Any document and any notice in writing or other written communication required or desired to be given by one party to the other under or pursuant to this Contract or concerning this Contract may be:

(1) given by the solicitor for the party intending to give it;

(2) given to the other party's solicitor;

any such notice, if to the Vendor pursuant to clause 31 may be given to the Vendor's Agent as if the Vendor's Agent was a party and in the manner provided in this clause 27 for the giving of written notice by one party to the other party.

27.2 Any such notice or other communication may be signed by the solicitor for the party on whose behalf it is to be given.

27.3 Any such document, notice or other communication shall be deemed to have been given by one party to the other if:

(1) delivered to the other party or the other party's solicitor personally;

(2) left for the other party at that party's address for notices;

(3) posted to the other party by pre-paid mail in an envelope addressed to that party at that party's address for notices;

(4) left for the other party's solicitor at the usual or last known place of business of that solicitor;

(5) posted to the other party's solicitor by prepaid mail in an envelope addressed to that solicitor at the usual or last known place of business of that solicitor.

27.4 For the purposes of this clause 27, a party's address for notices shall in the case of the Vendor be the address specified in Item C and in the case of the Purchaser shall be the address specified in Item E.

27.5 Any such document, notice or other communication so sent by post shall be deemed to have been given at the time when by the ordinary course of post it would have been delivered.

27.6 Any copy of a document, notice in writing or other communication required or desired to be given by one party to the other party under or pursuant to this Contract or concerning this Contract may be given by transmitting a facsimile copy thereof via the telephone network to the address for notices of the other party or to the usual or last known place of business of that party's solicitor and shall be deemed to have been given (unless the contrary is shown) upon the date and at the time contained in any transmission confirmation report which contains the identification code of the person to whom it was intended to be transmitted and which indicates that the transmission was received without error.

27.7 If a document or a copy of a document or a notice in writing or other written communication is given after 5:00pm on any Business Day and before 9:00am on the next following Business Day by one party or one party's solicitor to the other party or the other party's solicitor and its receipt is not acknowledged by the other party or the other party's solicitor during that period, it shall be deemed to have been given at 9:00am on that next following Business Day.

27.8 As between the parties, a document or a copy of a document and a notice in writing or other written communication given by one party's solicitor to the other party or to the other party's solicitor shall be deemed to be given with the authority of the party whose solicitor gives it and, without limiting the generality of the foregoing, any such notice or other written communication of an agreement to vary the Date for Completion or the approval date stated in Item T shall be deemed to be given with the authority of the party whose solicitor gives it.

27.9 Any money payable by the Purchaser or the Stakeholder to the Vendor shall be paid to the Vendor or as the Vendor's solicitor shall direct in writing.

28. REMOVAL OF FIXTURES FITTINGS AND CHATTELS

28.1 Unless otherwise agreed between the parties any property not sold under this Contract (other than property of any tenant or other occupier of the Land) shall be removed from the Land prior to delivery of possession.

28.2 The Vendor shall at the Vendor's own expense reinstate and make good prior to delivery of possession any damage done to the improvements in removing that property and if the Vendor fails to do so the Purchaser may do so and recover the costs of so doing from the Vendor as a liquidated debt.

28.3 Any of that property not so removed shall be deemed abandoned by the Vendor and the Purchaser may without prejudice to any other remedy complete this Contract and appropriate or remove or otherwise dispose of that property as the Purchaser thinks fit.

28.4 Any costs incurred by the Purchaser in removing that property or in making good any damage done to the improvements in such removal may be recovered by the Purchaser from the Vendor and the Vendor shall indemnify and hold indemnified the Purchaser from and against all claims, demands, actions, costs, judgments and expenses which the Purchaser may suffer or incur by reason of any other person claiming any interest in that property.

29. CHATTELS

29.1 Title to any chattels agreed to be sold by or under this Contract shall pass at completion.

29.2 The Vendor assigns to the Purchaser subject to the completion of this Contract and with effect from the Date for Completion, the benefit of all warranties capable of assignment held by the Vendor in respect of the chattels agreed to be sold. The Vendor shall deliver to the Purchaser at completion all documents in the possession or control of the Vendor evidencing the warranties referred to in this

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clause which would be sufficient to enable the Purchaser to enforce those warranties.

30. APPOINTMENT OF AGENT

In the absence of any specific appointment the Vendor by executing this Contract confirms the appointment of the Vendor's Agent (jointly with any other agent in conjunction with whom the Vendor's Agent has sold) as the agent of the Vendor to introduce a buyer.

31. FINANCE CLAUSE

NOTE 7

31.1 If Items S, T and U are not deleted, this Contract is subject to the Purchaser obtaining from the lender or class of lender specified in Item S on or before the approval date specified in Item T approval of a loan not being less than the amount of loan specified in Item U on terms and conditions satisfactory to the Purchaser and if the Purchaser does not obtain such approval for any reason not being attributable to the Purchaser's own default, the Purchaser may terminate this Contract by notice in writing given to the Vendor.

31.2 The Purchaser shall take all steps reasonably necessary to obtain such approval, and the onus of establishing this shall be upon the Purchaser.

31.3 The Purchaser may waive the benefit of the condition contained in clause 31.1 by giving notice in writing to the Vendor within 2 Business Days from the approval date.

31.4 If the Purchaser obtains such approval the Purchaser shall give notice in writing of such approval to the Vendor promptly and in any event within 2 Business Days from the approval date.

31.5 If the Purchaser:

(1) neither terminates this Contract pursuant to clause 31.1 nor waives pursuant to clause 31.3 the benefit of the condition contained in clause 31.1; and

(2) does not give notice pursuant to clause 31.4 that the Purchaser has obtained such approval;

within 2 Business Days from the approval date then, instead of any other remedy available to the Vendor by reason of the failure of the Purchaser to fulfil the Purchaser's obligations under this clause 31 and despite any continuing right which the Purchaser may have to terminate this Contract under clause 31.1, the Vendor may at the Vendor's option, by notice in writing to the Purchaser (which notice shall specify that it is given pursuant to this clause 31.5) terminate this Contract.

32. PROPERTY SOLD SUBJECT TO LEASES AND SERVICE CONTRACTS

32.1 **Vendor's Statement**

Where the Property is sold subject to any Lease or Service Contract, the Vendor states that, except as disclosed in this Contract, each of the following statements shall be accurate at the Date for Completion:

(1) the particulars in the Lease Schedule and the Service Contract Schedule are true and correct;

(2) that no circumstances exist as far as the Vendor is aware that would render any Lease liable to forfeiture nor has the Vendor agreed to a surrender of any Lease;

(3) that all Leases and Service Contracts have been disclosed to the Purchaser prior to execution of this Contract;

(4) the Vendor is not aware of any breach by the Vendor of any Lease or Service Contract;

(5) where any of the Leases are "existing retail shop leases" or "retail shop leases" within the meaning of section 5 of the *Retail Shop Leases Act 1994* ("Act"), the following further statements by the Vendor apply:

(a) as far as the Vendor is aware the Vendor has in all respects complied with the Act in relation to the Leases;

(b) no Lease is subject to an existing or renewed retail tenancy dispute within the meaning of the Act;

(c) there are no mediation agreements, Retail Shop Leases Tribunal proceedings or Orders in existence in respect of any Lease;

(d) no tenant has notified the Vendor requesting the right to renew any Leases for a further period;

(e) no tenant has made a claim upon the Vendor to pay compensation for loss or damage suffered by the tenant by virtue of section 43 of the Act nor are there any circumstances existing to the Vendor's knowledge which might give rise to a claim for such compensation.

32.2 **Inaccurate Statement**

If a statement contained in clause 32.1 is not accurate then the Purchaser may terminate this Contract by notice in writing to the Vendor.

32.3 **Acceptance of Lease and Service Contract Terms**

(1) Within 7 days of the date of this Contract, the Vendor will deliver to the Purchaser or the Purchaser's solicitor true copies of all Leases and Service Contracts together with a written statement that they constitute the whole of every agreement or arrangement with each of the tenants stated in those Leases or with each of the Service Contractors in those Service Contracts.

(2) If:

(a) the Vendor does not deliver to the Purchaser or the Purchaser's solicitor true copies of all Leases and Service Contracts pursuant to clause 32.3(1); or

(b) true copies of all Leases and Service Contracts have been delivered pursuant to clause 32.3(1) and the Purchaser is not satisfied with any of the terms and conditions of any Lease or Service Contract,

then in the case of clause 32.3(2)(a) the Purchaser shall be entitled to terminate this Contract by notice in writing to the Vendor or in the case of clause 32.3(2)(b) the Purchaser shall be entitled to terminate this Contract by

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written notice to the Vendor within 7 days from the date upon which all Leases and Service Contracts have been delivered.

(3) If the Purchaser does not give written notice to the Vendor pursuant to clause 32.3(2)(a) or clause 32.3(2)(b), the Purchaser agrees to be bound by the terms and conditions of each Lease and Service Contract disclosed by the Vendor in the Lease Schedule and Service Contract Schedule from the Date for Completion as if the Purchaser were named as lessor in such Lease or as a contracting party in such Service Contract in substitution for the Vendor.

(4) With respect to Service Contracts, clause 32.3(3) will apply subject to the consent of the Service Contractor.

(5) The amounts paid or payable in respect of the Service Contracts shall be outgoings for the purposes of clause 15 and shall be apportioned accordingly.

33. FOREIGN INTERESTS

NOTE 10

The Purchaser warrants that:

(1) the Purchaser is not a "foreign person" within the meaning of section 21A of the *Foreign Acquisitions and Takeovers Act 1975* as the meaning of that expression is extended by the operation of section 4(6) of that Act; and

(2) the Purchaser is not a "person to whom this section applies" within the meaning of that expression in section 26A of the *Foreign Acquisitions and Takeovers Act 1975* as that section is affected by section 5A of that Act.

34. GOODS AND SERVICES TAX

34.1 Definitions

Words and phrases defined in the GST Act have the same meaning in this Contract unless the context indicates otherwise.

34.2 Items Schedule and Notes

The Items Schedule and the Notes to Completion are part of this clause 34.

34.3 Taxable Supply

This clause 34 applies where the transaction is:

(1) a Taxable Supply; or

(2) not a Taxable Supply because it is the Supply of a Going Concern.

34.4 Purchase Price Includes GST

If this clause 34.4 applies, the Purchase Price includes the Vendor's liability for GST on the Supply of the Property. The Purchaser is not obliged to pay any additional amount to the Vendor on account of GST on the Supply of the Property.

34.5 Purchase Price Does Not Include GST

If this clause 34.5 applies, the Purchase Price does not include the Vendor's liability for GST on the Supply of the Property. The Purchaser must on the Date for Completion pay to the Vendor in addition to the Purchase Price an amount equivalent to the amount payable by the Vendor as GST on the Supply of the Property.

34.6 Margin Scheme

Warning The Vendor is warranting that the Margin Scheme can apply. If in doubt about using the Margin Scheme you should seek professional advice.

If this clause 34.6 applies:

(1) the Purchase Price includes the Vendor's liability for GST on the Supply of the Property. The Purchaser is not obliged to pay any additional amount to the Vendor on account of GST on the Supply of the Property;

(2) the Vendor:

(a) must apply the Margin Scheme to the Supply of the Property; and

(b) warrants that the Margin Scheme is able to be applied;

(3) if the Vendor breaches clause 34.6(2)(a) or its warranty under clause 34.6(2)(b) then:

(a) the Purchaser may terminate this Contract if it becomes aware of the breach prior to the Date for Completion;

(b) if the Purchaser does not terminate this Contract under clause 34.6(3)(a) or does not become aware of the breach until after the Date for Completion, it must pay to the Vendor an amount equal to the Input Tax Credit which the Purchaser will receive for GST payable for the Supply of the Property. Payment must be made when the Purchaser receives the benefit of the Input Tax Credit;

(c) the Purchaser is entitled to compensation from the Vendor if there is a breach of clause 34.6(2).

34.7 If the Supply is a Going Concern

Warning The parties are providing certain warranties under this clause. If there is doubt about whether there is a Supply of a Going Concern you should seek professional advice.

If this clause 34.7 applies:

(1) the Purchase Price does not include any amount for GST;

(2) the parties agree the Supply of the Property is a Supply (or part of a Supply) of a Going Concern;

(3) the Vendor warrants that:

(a) between the date of this Contract and the Date for Completion the Vendor will carry on the Enterprise; and

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(b) the Property (together with any other things that must be provided by the Vendor to the Purchaser at the Date for Completion under a related agreement for the same Supply) is all of the things necessary for the continued operation of the Enterprise;

(4) the Purchaser warrants that at the Date for Completion it is Registered or Required to be Registered under the GST Act;

(5) if either of the warranties in clause 34.7(3) is breached:

(a) the Purchaser may terminate this Contract if it becomes aware of the breach prior to the Date for Completion;

(b) if the Purchaser does not terminate this Contract then, at the Date for Completion, the Purchaser must pay to the Vendor the amount payable by the Vendor as GST on the Supply of the Property;

(c) if the Purchaser does not become aware of the breach until after the Date for Completion, it must pay to the Vendor an amount equal to the Input Tax Credit which the Purchaser will receive for GST payable in respect of the Supply of the Property. Payment must be made when the Purchaser receives the benefit of the Input Tax Credit;

(d) the Purchaser is entitled to compensation from the Vendor if there is a breach of the warranty;

(6) if the warranty in clause 34.7(4) is not correct the Purchaser must pay to the Vendor an amount equal to the GST payable in respect of the Supply of the Property. Payment must be made at the Date for Completion or, if completion has occurred, immediately on demand;

(7) if for any reason other than a breach of a warranty by the Vendor or the Purchaser this transaction is not a Supply of a Going Concern, the Purchaser must pay to the Vendor the amount payable by the Vendor as GST on the Supply of the Property. Payment must be made at the Date for Completion or, if completion has occurred, immediately on demand.

34.8 **Adjustments**

Where this Contract requires an adjustment or apportionment of outgoings or rent and profits of the Property, that adjustment or apportionment must be made on the amount of the outgoing, rent or profit exclusive of GST.

34.9 **Tax Invoice**

Where GST is payable on the Supply of the Property, the Vendor must give to the Purchaser a Tax Invoice at the Date for Completion.

34.10 **No Merger**

To avoid doubt, the clauses in this clause 34 do not merge on completion.

34.11 **Remedies**

The remedies provided in clauses 34.6(3), 34.7(5) and 34.7(6) are in addition to any other remedies available to the aggrieved party.

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NOTES AND WARNINGS

NB. where any specific items are not required delete and initial

NOTE 1 Insert, in Item A, the date of signing by the last party to sign.

NOTE 2 Describe, in Item H, the actual use presently being made of the Land and/or the improvements, e.g. commercial etc.

WARNING Refer to clause 21.1(1). **Before this Contract is signed the Vendor should** ensure that the present use described in Item H is a lawful use. For example, if a business is being carried on at a dwelling house in a residential zone, that use may be unlawful unless town planning consent exists. This **warning applies whether the Purchaser intends to continue the use stated in Item H or not.** If the use is not lawful or if there is a doubt about the use, this should be drawn to the Purchaser's attention and, if the Purchaser agrees, a special condition should be inserted in this Contract so as to modify or avoid the operation of clause 21.1(1).

NOTE 3 If freehold, do not complete "Type of Holding" or "Lease No".

NOTE 4 Describe in general terms, e.g. factory, warehouse etc.

NOTE 5 Particulars should be inserted in the Lease Schedule and the Service Contract Schedule.

NOTE 6 The Contract Rate is published each month in "The Proctor".

NOTE 7 If this Contract **is to be subject to finance** then Items S, T and U must be completed in every respect and Item V must be deleted and initialled.

If this Contract **is not to be subject to finance** Items S, T and U must be deleted and initialled and Item V shall apply.

If known, state name of lender in Item S. If not known, state class (e.g. trading bank, savings bank, building society, insurance company, credit union, or other class of lending institution). Do not insert the words "finance company" but insert the specific name (or names) of a finance company.

The date in Item T should be at least 14 days prior to the Date for Completion.

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The dollar amount of the loan being sought must be inserted in Item U. Do not insert the words "sufficient to complete this purchase" or words of a similar effect.

NOTE 8 The Stakeholder should sign with his or her personal signature.

If the Stakeholder is a partnership, a member of the partnership should sign in the partnership name.

If the Stakeholder is a company, the acknowledgement should be sealed by use of the common seal in accordance with the company's articles of association. It would be sufficient in the latter case if it is signed by a director or other person who holds general authorisation to execute acknowledgements of the Stakeholder on behalf of the company.

NOTE 9 A Vendor which is a corporation should note that to ensure the Property is free from Encumbrances it may be necessary to provide evidence at completion that the Property has been released from or is not subject to a fixed charge given by the Vendor.

NOTE 10 If this Contract is to be made subject to the approval of the Commonwealth Treasurer being obtained, a special condition should be inserted in this Contract so as to modify or avoid the operation of clause 33.

This form was adopted by The Real Estate Institute of Queensland Limited April 2001

This form was approved by the Queensland Law Society Incorporated April 2001

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Special Conditions to the Contract between Port of Brisbane Corporation (as Vendor) and V & V Properties Pty Ltd (as Purchaser)

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SCHEDULE 1

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35. AMENDMENTS TO STANDARD COMMERCIAL CONDITIONS

The Standard Commercial Conditions Commercial Land and Buildings are amended as follows:-

Clause	Amendment
1.1(3A), (3B), (3C) and 3(D)	Add after Clause 1.1(3): "(3A) **"Claim"** means a claim, action, proceeding, damage, Cost, Loss, expense or Liability, however arising, and whether present, unascertained, immediate, future or contingent. (3B) **"Completion"** means completion of the sale and purchase of the Property under this Contract. (3C) **"Contamination"** means the presence of, or any leakage, spillage, discharge, deposit, emission or other expulsion of, any substance, liquid, noise, gas, organism or other thing (including, without limitation, hydrocarbons) which is or may be hazardous or harmful to the Environment, or the health, security or safety of any person, or may cause damage to any property. References to Contamination include Pollution and any Polluting Matter, and references to Contamination on or from the Property, include Contamination in, of, or under the Property, or any nearby lands, waters or Fish Habitat. (3D) **"Cost"** includes any cost, expense, outgoing, payment or other expenditure of any nature (whether direct, indirect or consequential and whether accrued or paid) including, where appropriate, legal fees and fees of other experts and consultants."
1.1 (8A), (8B) and (8C)	Add after Clause 1.1(8): "(8A) **"Environment"** means all components of the earth, including (but not limited to): (a) land, air and water; (b) any layer of the atmosphere; (c) flora and fauna; (d) any organic or inorganic matter and any living organism, including humans; (e) ecosystems and their constituent parts, including people and communities; (f) human made or modified structures and areas; (g) the aesthetic characteristics of the components of the earth, including appearance, sound, odour, taste and texture; (h) those qualities and characteristics of locations, places and areas, however large or small, which contribute to the biological diversity and integrity, intrinsic or attributed scientific value, or interest, amenity, harmony and sense of community; (i) all natural and physical resources; (j) any combination of any of the above; and (k) the social, economic, aesthetic and cultural conditions that affect, or are affected by, any of

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Vendor ..... Purchaser .....

	the things mentioned above. (8B) **"Environmental Condition of the Property"** means the physical condition of the Property, including any improvements to the Land, and the impact on the Environment associated with its physical condition, which includes the presence of Contamination in soil or groundwater. (8C) **"Environmental Law"** means a law which relates to any aspect of the Environment, safety, health or Contamination, or activities which may harm the Environment or be hazardous or otherwise harmful to health."
1.1(9A) and (9B)	Add after Clause 1.1(9):- "(9A) **"Fish Habitat"** has the same meaning as a fish habitat under Section 4 of the *Fisheries Act 1994* (Qld). (9B) **"Government Agency"** means:- (a) any government, or any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity; and (b) any professional body or self-regulatory organisation, that performs Statutory functions."
1.1(17A)	Add after Clause 1.1(17): "(17A) **"Liability"** means debts, obligations or liabilities of any kind, however arising and whether present, unascertained, immediate, future or contingent."
1.1(18A), (18B), (18C) and (18D)	Add after Clause 1.1(18): "(18A) **"Loss"** means any Claim, Liability, loss, Cost, charge or expense. (18B) **"Object"** means to make any Claim against the Vendor (before or after Completion), raise any objection or requisition, rescind or terminate this Contract, or delay Completion, and **"Objection"** shall have a corresponding meaning. (18C) **"Polluting Matter"** has the same meaning as polluting matter in Section 125 of the *Fisheries Act 1994* (Qld). (18D) **"Pollution"** means any discharge, emission or deposit or anything in any state or combination of states, howsoever caused, which brings about or causes, or may be reasonably expected to bring about or cause, any deterioration, degradation, harm or damage to the Environment or the Property and so as to create, or be likely to create, the following conditions:- (a) a risk to the health of any person, or conditions unsuitable for occupation or any material use; (b) material degradation of its capacity to support plant or animal life; or (c) require remediation or clean-up to any extent."
1.1(23A)	Add after Clause 1.1(23): "(23A) **"Services"** means any existing or proposed water,

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Vendor Purchaser

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	sewerage, drainage, gas, electricity, telephone, telecommunication, electronic data or impulse transmission communication or reception systems and other installations, services and utilities."
4.	Add at the end of Clause 4: "PROVIDED ALWAYS that nothing herein contained shall require the Vendor to establish that the use and occupation of the Property is lawful."
4(2)	Delete "(other than those set out in item L)" in both places, and replace with: "(other than as set out in Item L or as provided in Clause 36)."
4(6) to (11) inclusive	Delete
4A	After Clause 4, add: "4A If at Completion any mortgage or caveat is recorded on the title for the Property or any part of it, the Purchaser must accept a discharge or withdrawal of the same in registrable form, so far as it relates to the Property (and the Vendor must allow the Purchaser an adjustment of the Purchase Price in respect of the registration fees payable on it)."
7.3 to 7.7 (inclusive)	Delete
8	Delete
9.2 and 9.3	Delete
12.2	Delete
13.1	After 13.1(2) add: "or (3) is a corporation, and before Completion: (a) the Purchaser makes any arrangement for the benefit of its creditors; (b) an order is made to wind up the Purchaser; (c) a liquidator, administrator or official manager is appointed in respect of the Purchaser; (d) a mortgagee enters into possession of all, or a substantial part of, the assets of the Purchaser; (e) the Purchaser is deemed by any relevant legislation to be unable to pay its debts; or (f) a receiver, receiver and manager or agent of a mortgagee is appointed to all or a substantial part of the assets of the Purchaser."
14.1(2)	Delete
14.3	Delete
15.5	Delete the words: "and was a natural person resident in Queensland".
16	Delete
19 to 21 (inclusive)	Delete
25.1	Substitute "3:00pm" for "5.00pm".
28	Delete
30, 31 and 32	Delete

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Vendor

Purchaser

36. MATTERS AFFECTING THE PROPERTY

36.1 Property sold subject to Encumbrances etc.

The Property is sold free from all Encumbrances, except for:-

(a) the rights and interests reserved to the Crown in the deeds of grant;

(b) the Encumbrances referred to in Item L;

(c) all statutory rights relating to water supply, sewerage, drainage, electricity, telephone, telecommunication and other Services in, passing through, or over the Land, whether or not protected by registered easement; and

(d) any statutory charge over the Property in favour of a Government Agency which exists at Completion.

36.2 Purchaser's acknowledgements (including that Property is bought "as is, where is")

The Purchaser acknowledges and agrees that prior to entering this Contract, the Purchaser made its own investigations of, and caused to be carried out a satisfactory examination and inspection of, the Property and all matters and things relating to the Property and the sale and purchase thereof pursuant to this Contract AND the Purchaser further acknowledges and agrees that the Property, and any chattels and things included in this sale:-

(a) are sold in an ***"as is", "where is"*** condition, subject to all faults and defects, whether latent or patent, and all defects in quality; and

(b) are at the sole risk of the Purchaser, in all things, including in respect of any destruction, damage, dilapidation, deterioration, theft, loss or breakdown of any nature, that may occur between the date hereof and Completion

AND the Purchaser expressly:-

(A) accepts any Liabilities, obligations, requisitions, directions, recommendations and notices now, or in the future, outstanding in respect of the Property, and forever waives and relinquishes any right to Object in relation to the same;

(B) indemnifies the Vendor against any Costs, expenses or Liabilities incurred, or which might be incurred, by the Vendor in respect of the same (unless this Contract is terminated without default of the Purchaser); and

(C) acknowledges and agrees that the Purchaser has satisfied itself:-

(i) that the property offered for sale and examined and inspected by the Purchaser is one and the same as the Property;

(ii) as to the state and condition and quality of the Property;

(iii) whether or not the boundaries, description, or area of the Land are correctly described in this Contract;

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Vendor Purchaser

(iv) as to any Encumbrances affecting the Property;

(v) as to the state of repair, suitability for any use or purpose, quality, sufficiency, viability, profitability or potential of the Property;

(vi) as to any potential for development of the Property for commercial gain;

(vii) as to the rights and privileges (if any) attaching to the Property;

(viii) as to whether or not, or the extent to which, there is lawful or convenient access to all parts of the Land;

(ix) as to the manner and means of access to all parts of the Land;

(x) as to the lawful purposes to which the Property may be put;

(xi) as to the value of the Property, from its own independent valuations and reports;

(xii) as to any development which may be undertaken upon the Property, and the manner in which the same may be carried out;

(xiii) as to the amenity of the neighbourhood in which the Property is located;

(xiv) as to the presence of any sewer, manhole, vent, drainage main, cable, pipe, wires, ducts, conduits, laser optical fibres, electronic data or impulse transmission communication or reception systems, or other conducting media on or under the Land;

(xv) as to whether any rainwater down pipe is connected to the sewer;

(xvi) as to any Environmental hazard or Contamination affecting the Property or any nearby lands, waters or Fish Habitat (the Purchaser expressly acknowledging and agreeing that the remediation of any Contamination of the Property, or emanating or migrating from the Property, which exists at Completion, must be completed by the Purchaser, to the extent required at law, without any recourse whatsoever to the Vendor);

(xvii) about any latent or patent defect in the Property;

(xviii) as to the zoning and planning restrictions (including all planning approvals, permits and consents) on, or in respect of, the Property;

(xix) whether or not any requisitions, directions or recommendations issued by any Government Agency in respect of the Land have been complied with;

(xx) whether or not any notices of resumption, or intended resumption, affecting the Property have been issued;

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(xxi) whether or not any permissions, consents and approvals required from any Government Agency for the construction or use of any part of the improvements on the Land, have been obtained, or having been obtained, have been complied with;

(xxii) whether or not any consents, approvals, permits or licences desirable, or required, to be held for the present use of the Property, have been granted by any Government Agency;

(xxiii) whether or not any dividing fences forming part of the Property are on the true boundaries of the Land;

(xxiv) whether or not any part of the improvements purporting to be on the Land, is wholly on it;

(xxv) whether any buildings or other improvements of adjoining owners encroach onto the Land;

(xxvi) as to any agreements or arrangements with the owners or occupiers of adjoining or nearby property, including the means of access to and egress from the Property and the terms of all easements, licences and rights of access benefiting, or burdening, the Property;

(xxvii) as to any Services connected or provided to the Property, including as to:-

(A) the nature, location, availability or non-availability of any such Services;

(B) any sewer main, or the mains or connections for, or of, any relevant Government Agency or any supplier of any Services passing in, over or through the Property;

(C) whether or not the Property is subject to, or has the benefit of, any rights or easements in respect of any such Services or mains or connections for such Services; and

(D) any defect in any such installations or Services;

(xxviii) as to whether the Purchaser may claim depreciation in respect of the Property.

36.3 **No reliance on Vendor**

The Purchaser acknowledges that:-

(a) the Purchaser did not rely upon, or in any way take into account, any representation, warranty, promise or forecast of the Vendor, or anyone on its behalf, not expressly contained in this Contract, in determining to enter this Contract or to agree to any or all of the terms of this Contract; and

(b) the Purchaser has made its own enquiries in relation to all matters affecting the Property and the value of the same, and has relied upon, and satisfied

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Vendor Purchaser

itself from, its own knowledge and the advices of its own consultants, before signing this Contract.

36.4 **Purchaser not entitled to Object**

The Purchaser is not entitled to:

(a) make any Claim for compensation or damages, or seek a reduction in the Purchase Price; or

(b) be discharged from this Contract; or

(c) Object

in respect of, and the Contract will not be annulled for, or in consequence of:-

(i) any of the matters referred to in Clause 36.1, 36.2 or 36.3;

(ii) any reservation, Encumbrance, lien or interest to which this Contract is made subject;

(iii) any error, misstatement or omission in the description or particulars of the Property in this Contract (including the area or boundaries of the Land);

(iv) any requisition, direction, recommendation, resumption, intended resumption or compulsory acquisition relating to the Property;

(v) any destruction, damage, dilapidation, deterioration, theft, loss or breakdown in relation to any of the improvements or any chattels included in this sale, occurring after the date hereof and prior to Completion; or

(vi) any matter about which, under this Contract:

(A) the Purchaser agrees it has satisfied itself; or

(B) the Vendor gives no warranty; or

(C) the Purchaser agrees it has not relied on any statement, representation; forecast, promise or warranty.

36.5 **Trade Practices Act 1974 (Cth) and Fair Trading Act 1989 (Qld)**

The Purchaser agrees (save to the extent prohibited by law) not to make, and waives any right it may have to make, any Claim against the Vendor, or any of its officers, employees, agents or advisers under Section 51A or 52 of the *Trade Practices Act 1974* (Cth), or the corresponding provisions of the *Fair Trading Act 1989* (Qld), for any statement or representation made concerning the Property.

36.6 **Environmental Management Register**

The Vendor discloses, and the Purchaser acknowledges, that-

(a) the Property is included on the Environmental Management Register; and

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Vendor Purchaser

(b) prior to entering into this Contract, the Purchaser received from the Vendor a written notice under Section 421 of the *Environmental Protection Act 1994* (Qld), a true copy of which notice is contained in Schedule 1.

37. CONFIDENTIALITY

37.1 Confidentiality

All information exchanged between the parties under this Contract, or in the negotiations preceding this Contract, is confidential to them and may not be disclosed to any person, save:-

(a) to employees, legal advisors, auditors and other consultants requiring the information for the purposes of this Contract; or

(b) with the consent of the party which supplied the information, which consent may be given or withheld in its absolute discretion; or

(c) to bankers or other financial advisers of the party, to the extent required for the purpose of raising funds or maintaining compliance with credit arrangements, if those persons undertake to keep the information disclosed confidential; or

(d) if the information is, at the date of this Contract, lawfully in the possession of the recipient of the information, other than via the party who supplied the information; or

(e) as (but only to the extent) required by law or stock exchange requirements; or

(f) if strictly and necessarily required in connection with legal proceedings relating to this Contract; or

(g) if the information is generally and publicly available, other than as a result of a breach of confidence by the party receiving the information.

37.2 Permitted disclosure

A party receiving information under Clause 37.1(a), (b) or (c) must use all reasonable endeavours to ensure the persons receiving confidential information from it, do not disclose the information, except in the circumstances permitted in Clause 37.1.

37.3 Public announcements

Except as required by any applicable law, or the requirements of a Government Agency, all press releases and other public announcements relating to the transactions dealt with by this Contract, must be in terms agreed in writing by the parties.

38. ENVIRONMENTAL CONDITION OF THE PROPERTY

38.1 Purchaser to remediate Contamination

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All Contamination, whether on or of the Property, or which has been discharged from, or has emanated or migrated from, the Property to nearby lands or waters or to any Fish Habitat, and whether before or after the date of this Contract, to the extent required at law, shall be removed and the area affected shall be remediated, by and at the cost in all things of the Purchaser, and the Purchaser shall not in any circumstances have any Claim against the Vendor in relation thereto.

38.2 **No Objection to Environmental Condition of Property**

Without limiting Clause 36 or the foregoing provisions of this Clause 38, the Purchaser shall not be entitled to:-

(a) raise, make, or take, any Objection or requisition; or

(b) delay Completion; or

(c) Claim compensation; or

(d) purport to rescind or terminate this Contract; or

(e) make any other Claim whatever against the Vendor

in consequence of the Environmental Condition of the Property, or any adjoining land or water or Fish Habitat, including as a consequence of the existence of any Contamination on, in, or under the Property, or any adjoining land or water or Fish Habitat.

38.3 **Release by Purchaser**

Without limiting Clause 36 or the foregoing provisions of this Clause 38, the Purchaser shall make no Claim against the Vendor, or any person who is a director or other officer of the Vendor, or who is otherwise involved in the sale of the Property, with respect to, and releases the Vendor and any such person from, any Claim, Loss or threatened Claim against it after Completion from:-

(a) any direction, notice or order given or made under any law relating to any aspect of the Environment or human health;

(b) any breach of any law relating to any aspect of the Environment or human health;

(c) any Claim by a Government Agency, or other third party, arising out of, or in relation to, the Environmental Condition of the Property, or any adjoining land or water, or Fish Habitat, including the presence on, in, or under the Property, or any adjoining land or water or Fish Habitat, of any Contamination;

(d) the escape of any Contamination from, or onto, the Property (including through the medium of groundwater); or

(e) any act or omission, whether negligent or otherwise, on the part of the Vendor or any other person aforesaid, in relation to the Environmental Condition of the Property.

38.4 **Indemnity**

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Vendor

Purchaser

Without limiting Clause 36 or the foregoing provisions of this Clause 38, the Purchaser indemnifies and holds harmless the Vendor, and any person who is a director or other officer of the Vendor, or who is otherwise involved in the sale of the Property, against any Loss arising out of any Claim, order, notice or direction by the Environmental Protection Agency, or any other Government Agency, or any third party (including any purchaser, lessee, licensee or mortgagee) in relation to:

(a) the Environmental Condition of the Property, or any adjoining land, water or Fish Habitat;

(b) the escape of any Contamination from, or onto, the Property (including through the medium of groundwater); or

(c) the issue of any direction, notice or order under any law relating to any aspect of the Environment or human health; or

(d) the remediation of the Property or any adjoining land, water or Fish Habitat, from the effects of any Contamination,

arising from an act or omission occurring before or after Completion.

38.5 **Clause to survive**

This Clause 38 shall not merge upon Completion and will continue without limit in point of time.

39. PURCHASER'S RIGHT OF ACCESS

39.1 **Development Application**

The Purchaser, at its own cost and expense, may make any application to the local or other relevant authority for the Purchaser's proposed development of the Land ("***Development Application***"). The Vendor must on request by the Purchaser sign any such Development Application as owner and at the Purchaser's cost, provide reasonable assistance to the Purchaser in connection with it.

39.2 **Right of Entry**

The Vendor grants to the Purchaser the right at all times and upon reasonable notice to the Vendor to enter upon the Land with its engineers, surveyors or other consultants, employees, contractors and agents, with or without vehicles and equipment, for the purpose of:-

(a) performing such works and investigations as may be necessary for the investigations of the Land;

(b) the preparation of plans, documents or forms;

(c) the carrying out of surveys and performance of all work; and

(d) erection of any signs, notices or advertisements,

that might be necessary or reasonably required in connection with the Purchaser's proposed development of the Land.

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39.3 **Effect of entry**

Any entry under Special Condition 39.2 is on the following conditions:-

(a) The Purchaser acknowledges that it must not unreasonably permit or authorise interruption to the Vendor's quiet enjoyment of the Land;

(b) Any entry is not a grant of possession of the Property by the Vendor to the Purchaser, except by way of licence under Special Condition 39.2;

(c) Any entry is at the Purchaser's and any other person's entering the Property, risk in all respects;

(d) The Purchaser must make good at its own expense, any damage to the Land caused by any person entering the Land pursuant to this Special Condition 39; and

(e) The Purchaser agrees to indemnify the Vendor and to hold the Vendor always indemnified against any claim for damage or prosecution that arises out of or as a consequence of the exercise by the Purchaser of its rights under this Special Condition 39.

40. DATE FOR COMPLETION

The Purchaser may, by giving not less than fourteen (14) days written notice to the Vendor, elect to settle on such earlier date as is nominated by the Purchaser.

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Vendor Purchaser

Schedule 1

Notice pursuant to Section 421 of the Environmental Protection Act 1994

TO: **V & V PROPERTIES PTY LTD AS TRUSTEE FOR THE V & V UNIT TRUST ("the Purchaser")**

FROM: **PORT OF BRISBANE CORPORATION**

Re: Premises described as Lot 1213 on SP 177378 County of Stanley, Parish of Toombul

PORT OF BRISBANE CORPORATION gives you notice in compliance with Section 421 of the *Environmental Protection Act 1994 (Qld)* that the property described above is included on the Environmental Management Register.

DATED ..... June 2005

For and on behalf of **PORT OF BRISBANE CORPORATION** in the presence of) .....

sch4p4(6) Personal inform
s.78B(2) Disclosure Log
sch4p4(6) Personal informat

The Purchaser acknowledges receipt of this notice prior to entering into a Contract of Sale in respect of the properties described above.

DATED: ..... 200.5.....

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per: .....
Director

sch4p4(6) Persona

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RTI Act 2009

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Vendor Purchaser

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Schedule 1

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DATED ..... June 2005

For and on behalf of **PORT OF BRISBANE CORPORATION** in the presence of)

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sch4p4(6) Personal informa

sch4p4(6) Persona

The Purchaser acknowledges receipt of this notice prior to entering into a Contract of Sale in respect of the properties described above.

DATED: ..... July ..... 200.5.....

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per: .....

Director

sch4p4(6) Perso

sch4p4(6) Personal infd

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Vendor

Purchaser

REFERRAL COVER SHEET

Development & Regulatory Services

BNE 2005/16141

THIS APPLICATION IS LODGED AS PART OF THE

INDUSTRY INVOLVEMENT IN DEVELOPMENT ASSESSMENT

IIDA PILOT

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As per Inclusive Criteria no. 3:
Any referral agencies triggered must be consulted PRIOR to submission of application (failure to do so results in application being considered under normal procedure);

CONTAMINATED LAND UNIT
21 OCT 2005

RECEIVED
21 OCT 2005
BRISBANE CITY COUNCIL

BRISBANE CITY

Dedicated to a better Brisbane

Release

Form 1 Development Application

idas

Common details

PART A

The completion of **all *applicable* questions** on Part A is **mandatory** for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ipa.qld.gov.au.
Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to **Guide 1**.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watecourse.

Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

However, if the land on which the development is proposed does ***not*** have a lot on plan description *(i.e. the development is proposed in a water body or watercourse)* provide –

(i) the lot on plan description for the adjoining/adjacent land; or

(ii) GPS coordinates where there is no adjoining/adjacent land *(eg. in Moreton Bay)*.

Advice for completing Q7 - Q7 does ***not*** apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

Note: *Areas below high water mark are **not** within a local government's area unless provided for under the Local Government Act 1993.*

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to Guide 11

1. Street address: *(including house number, street name, suburb/locality name & postcode) (if applicable)*
   731 Curtain Avenue East, Pinkenba QLD 4008
2. Name of water body or watercourse, within which the development is proposed: *(if applicable)*
   N/A
3. Lot on plan description *(eg. Lot 123 on RP 4567)* / GPS coordinates:
   Lot 1213 on SP177378
4. The above description is for: *(tick applicable box)*
   - ☒ (i) the land on which the development is proposed; or
   - ☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
   - ☐ (iii) the water body or watercourse.
5. Shop / tenancy number: --
6. Storey / level: -
7. Total area of land: *(m² of ha)*: 45000 square metres
8. Local government area in which the land is situated: *(eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)*
   Brisbane City Council
9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed *(eg. Port of Brisbane, Port of Townsville) (if applicable)*
   N/A

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

10. Existing use of the land: *(eg. vacant, single house, shop etc.)*
    Warehouse
11. Proposed use of the land: *(eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc).*
    Extension to Existing Warehouse

Other applicable parts of Form 1

Part A must ***always*** be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to Guide 1.

12. Other parts of Form 1 completed as part of this application: *(eg. Part D, Part I, etc)*
    Part D

Applicant details

Clearly identify who is making the application. The applicant need ***not*** be the owner of the land.

When signing and lodging this application

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency & the Chief Executive *(where applicable)* will rely on this information when assessing and deciding the application.

If the applicant is a company - a contact person must be shown.

13. Applicant's name:
    Ken Ryan & Associates
14. Contact number:
    (07) 3876 0533
15. Contact person:
    Ken Ryan
16. Facsimile number/e-mail address
    (07) 3876 0399
17. Postal address:
    PO Box 970, Indooroopilly, Qld 4068
18. Signature:
19. Date

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Release

Land owner's consent *(if applicable)*

Section 3.2.1(10)(a) of the IPA prescribes that an application ***cannot*** be taken to be properly made without the land owner's consent.

An application ***must*** be supported by the consent of ***all*** land owner if the application involves:
(i) a material change of use;
(ii) reconfiguration of a lot;
(iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*;or
(iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

For a mobile or temporary ERA - landowner's consent is ***not*** required.

For more information refer to Guide 1.

20. Land owner's consent to the making of this application:

Name	Signature	Date
(i) Port of Brisbane Corporation (Refer Attached Contract of Sale)	sch4p4(6) Personal info	18/10/05
(ii)		
(iii)		
(iv)		
(v)		

Resource entitlement *(if applicable)*

Section 3.2.1(10)(b) of the IPA prescribes that an application ***cannot*** be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q22

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

21. Does this application involve taking or interfering with *(other than interfering with quarry material on State coastal land under the Coastal Protection and Management Act 1995)* a State resource?

☒ NO - *go to Q24* ☐ YES - *go to Q22*

22. This application is required by regulation to be accompanied by evidence: *(tick applicable box)*

☐ (i) of the **allocation** of, or entitlement to, the resource – *attach evidence*

☐ (ii) the chief executive of the department administering the resource is satisfied the development **is consistent with an allocation** of, or entitlement to, the resource – *go to Q23*

☐ (iii) the chief executive of the department administering the resource is satisfied the development application **may proceed in the absence of an allocation** of, or entitlement to, the resource – *go to Q23*

Advice for completing Q23

The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

The official stamp of the Department of Natural Resources and Mines is mandatory where the application involves taking or interfering with water or riverine quarry material under the *Water Act 2000*.

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(iv) Official stamp of the department administering the resource *(if applicable)*

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Assessment triggers

This checklist does ***not*** apply if the application requires the completion of Parts A and B of the Form ***only***. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

☒ YES ☐ NO – *the assessment manager may refuse to accept this application on the grounds that the application has not been properly made*

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) 05-127 DA-01 P1	Site Details	SEP 05
(ii) 05-127 DA-02 P1	Plans n elevations	SEP 05
(iii) 05-127 DA-03 P1	Elevations n Sections	SEP 05
(iv) 05-127 DA-04 P1	Elevations n Sections	SEP 05
(v)		

PLEASE NOTE: The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY *(applicable to assessment manager's)*

FEE ($)	DATE RECEIVED		RECEIVING OFFICER'S NAME/S		REFERENCE NUMBER/S	

Notification of Engagement of Private Certifier *(Optional format)*

To _____ Council. I have been engaged as the private certifier for the building work referred to in this application.

Date of engagement: / / Accreditation Number: _____ Name: _____ Signature: _____

Form 1 Development Application idas

Material change of use

assessable against a local government's planning scheme

PART D

Completion of **all *applicable* questions** on Part D is **mandatory** for all applications involving assessment of a material change of use (MCU) assessable against a local governments planning scheme.

Nature of the application

A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

1. This application is for: *(tick 1 or both if applicable)*

☐ **Preliminary approval** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme *(i.e. consideration of the proposal concept)*

AND / OR

☒ **Development permit** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

The subject land

For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.

2. How the subject land is identified in the planning scheme *(name the zone, precinct etc.)*

General Industry

3. Existing gross floor area: *(if applicable)* Refer Town Planning Report

4. Are there any existing easements on the land?

☒ NO

☐ YES – *attach plans of the location and details of the purpose of the easement*

Material change of use details

5. Details of the change to the use of the land: *(eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.)*

Extensions to existing warehouse

6. Number of employees: Refer Town Planning Report

7. Operating days and hours: Refer Town Planning Report

Associated building works details *(if applicable)*

For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.

8. Site cover: Refer Town Planning Report

9. Gross floor area: Refer Town Planning Report

10. Number of on-site car parking spaces: Refer Town Planning Report

11. Number of storeys / maximum height above natural ground: See Report

12. Number of employees See Town Planning Report

13. Hours and days the use will operate See Town Planning Report

Associated operational works details *(if applicable)*

14. Details of associated operational works *(eg. landscaping, cut and fill, drainage, road works etc.)*

See Town Planning Report

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PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY *(applicable to assessment manager)*

DATE RECEIVED		REFERENCE NUMBER/S	

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Form 1 Development Application idas

IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

PLEASE NOTE:

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist has changed to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources and Mines, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager[1] for the application.
4. Therefore, the completion of **all questions** in section 1 of this checklist is **mandatory** for all applications *(other than those requiring the completion of Parts A & B only).*
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
7. The assessment manager for the application will rely on the information provided by the applicant when completing this checklist *(as well as any material lodged in support of the application)* to identify in the Acknowledgement Notice, any applicable referral agencies for the application. The assessment manager will also rely on this information when identifying if the application triggers referral coordination[2].
8. To assist you in answering the following questions a series of guides are available free from www.ipa.qld.gov.au.
9. The other parts of Form 1 required to be completed by this checklist are available from the Council or the applicable State entity, or can be downloaded free from www.ipa.qld.gov.au.
10. Section 2 provides advice about the referrals that can be required for applications for building work assessable against the *Standard Building Regulation 1993* (SBR).

SECTION 1 - STATE ASSESSMENT (completion mandatory)

Note: The following state assessment triggers apply to development other than for building work assessable against the *Standard Building Regulation 1993* (SBR)).

Environmentally relevant activity

For more information refer to Guide 4.

Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority[3].

If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: *An application involving ERA 19 and/or 20 will also require completion of Part K[7] of Form 1 for approval **where** an allocation under the Water Act 2000 is required.*

1. The application involves: *(tick applicable box/es)*
   - ☐ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has ***not*** been made - *complete Part G of Form 1*
   - ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has ***not*** been made - *complete Part G of Form 1*
   - ☒ (iii) none of the above

State-controlled road matters

For more information refer to Guide 3.

Unless you answered "none of the above" to Q2, the application triggers referral to the Department of Main Roads (DMR) as a referral agency.

In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.

Schedule 2 of the IP Regulation will assist you to determine where DMR is an advice or concurrence agency for the application.

2. The application involves: *(tick applicable box/es)*
   - ☐ (i) development on land ***contiguous***[4] to a State controlled road and for -
     - ☐ (a) ***material change of use*** assessable against the planning scheme;
     - ☐ (b) ***reconfiguring a lot*** unless -
       - the total number of lots is not increased; and
       - the total number of lots abutting the State-controlled road is not increased;
     - ☐ (c) ***operational work*** *(not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)–*
       - associated with access to a State-controlled road; or
       - for filling or excavation; or
       - involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm² that directs stormwater to a State-controlled road;

1 The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.
2 For additional information refer to Guide 6 *'Does my application trigger the referral coordination process?'*
3 The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).
4 Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

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State-controlled road matters *(cont)*

☐ (ii) development on land ***not contiguous*** to a State-controlled road and -

☐ (a) ***material change of use*** –
- assessable against the local government's planning scheme; and
- mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;

☐ (b) ***reconfiguring a lot*** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;

☐ (c) ***operational work*** *(not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)*–
- assessable against the local government's planning scheme; and
- mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;

☒ (iii) none of the above

Clearing vegetation

For more information refer to Guide 12.

Unless you answered "none of the above" to Q3, the application requires assessment by the Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

3. The application involves: *(tick applicable box/es)*

☐ (i) ***material change of use*** –
- (a) assessable against the planning scheme;
- (b) on a lot containing –
  - a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
  - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- (c) where the existing use of the land is a rural or environmental use; and
- (d) where the size of the land is 2 hectares or larger - *complete Part J of Form 1*

☐ (ii) ***reconfiguring a lot*** –
- (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
- (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
- (c) where 2 or more lots are created; and
- (d) where the size of any lot created is 25 hectares or smaller - *complete Part J of Form 1*

☐ (iii) ***operational work*** -
- (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
- (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - *complete Part J of Form 1*

☒ (iv) none of the above.

Strategic port land

For more information refer to Guide 11.

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:

☐ (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994* (TI Act); - *complete Part I of Form 1*

☐ (ii) a ***material change of use*** that is ***inconsistent*** with the land use plan approved under the TI Act for the strategic port land - *complete Part I of Form 1*

☒ (iii) none of the above

Acid sulfate soils

For more information refer to Guide 10.

Unless you answered "none of the above" to Q5, the application requires assessment by Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is an advice agency for the application in relation to this matter.

5. The application involves development on land situated in an identified[5] local government area and where the surface of the land is: *(tick applicable box)*

☒ (i) below 20m AHD[6] and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD; or

☐ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material

☐ (iii) for none of the above

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5 The identified local government areas are: Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooloola, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday.

6 Australian Height Datum (AHD).

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Major hazard facilities or possible major hazard facilities

For more information refer to Guide 17.

If you answered "YES" to Q6, the application requires assessment by the Department of Emergency Services (DES).

If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a ***material change of use*** for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2001?*

☒ NO

☐ YES - *complete Part L of Form 1*

Water related development under the Water Act 2000

For more information about items (i) – (iv), refer to Guide 15. For more information about item (v), refer to Guide 14 *Does my application involve assessment of a referable dam?*

Unless you answered "none of the above" to Q7, the application requires assessment by the Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

7. The application involves:

☐ (i) ***operational work,*** for taking or interfering with water under the *Water Act 2000*, that is: *(tick applicable box/es)*

- ☐ (a) in a watercourse, lake or spring, or from a dam constructed on a watercourse *(eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K_2, K_3, K_4, K_6, or K_9 of Form 1 whichever is applicable*;
- ☐ (b) for an artesian bore anywhere in the State, no matter what the use - *complete Part K_1 of Form 1*;
- ☐ (c) for a subartesian bore, in declared groundwater area[7], for use for purposes other than stock and/or domestic use - *complete Part K_1 of Form 1*;
- ☐ (d) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes - *complete Part K_1 of Form 1*;
- ☐ (e) for constructing a referable dam[8] or that will increase the storage capacity of a referable dam by more than 10% - *complete Part K_5 of Form 1*; or
- ☐ (f) for taking or interfering with overland flow water - *complete Parts K_8 and G of Form 1*

☒ (ii) none of the above.

Removal of quarry material from a watercourse

For more information refer to Guide 16.

If you answered "YES" to Q8, the application requires assessment by the Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

Note: *Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).*

8. Does the application involve development for the removal of quarry material from a watercourse[9] requiring an allocation notice under the *Water Act 2000*?

☒ NO

☐ YES - *complete Parts K_7 and G of Form 1*

Operational works in a tidal area or coastal management district

For more information refer to Guide 18.

Unless you answered "none of the above" to Q9, the application requires assessment by the Environmental Protection Agency (EPA) and you must complete Part M of Form 1.

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

9. The application involves ***operational work*** that is: *(tick the applicable box/es)*

☐ (i) ***tidal work***[10] as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) – *complete Part M of Form 1*; or

☐ (ii) carried out within a ***coastal management district*** under the Coastal Act and for – *complete Part M of Form 1 if any box (a) to (i) below are ticked.*

- ☐ (a) constructing or installing works in a watercourse between MHWS and HAT *(i.e. other than those works in tidal water)* where the development has been determined not to be assessable against the *Water Act 2000* ;
- ☐ (b) constructing a canal[11] intended to be connected to tidal waters;
- ☐ (c) constructing an artificial waterway;
- ☐ (d) reclaiming land under tidal water;
- ☐ (e) disposing of dredge spoil or other solid waste material in tidal water;
- ☐ (f) interfering with quarry material on State coastal land above high-water mark;
- ☐ (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;
- ☐ (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark; or
- ☐ (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark.

☒ (iii) none of the above.

7 The declared ground water areas are listed in Guide 13 *Development in a declared catchment area.*
8 Referable dam is defined under the *Water Act 2000.*
9 Watercourse is defined in sch 10 of the IPA.
10 Tidal work is defined in sch 10 of the IPA.
11 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

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Tidal works and coastal management

For more information refer to Guide 18.

Unless you answered "none of the above" to Q10, the application triggers referral to Queensland Transport (QT) (Maritime Safety Qld) as a concurrence agency.

10. The application involves ***operational work*** that is: *(tick the applicable box/es)*

- ☐ (i) ***tidal work***[12] as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) – *complete Part M of Form 1;* or
- ☐ (ii) carried out within a coastal management district[13] under the Coastal Act and for -
  - ☐ (a) disposing of dredge spoil or other solid waste material in tidal water – *complete Part M of Form 1;*
  - ☐ (b) reclaiming land under tidal water – *complete Part M of Form 1;* or
  - ☐ (c) constructing a canal[14], if the canal is associated with reconfiguring a lot – *complete Part M of Form 1;*
- ☒ (iii) none of the above.

Coastal management

For more information refer to Guide 18.

Unless you answered "none of the above" to Q11, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

11. The application involves: *(tick the applicable box/es)*

- ☐ (i) a ***material change of use*** assessable under a planning scheme ***involving operational work*** carried out completely or partly in a coastal management district[13]
- ☐ (ii) a ***material change of use*** assessable under a planning scheme ***involving building work,*** carried out completely or partly in a coastal management district that is –
  - the construction of a new premises with a GFA[15] of at least 1000m²
  - the enlargement of the GFA of existing premises by more than 1000m²
- ☐ (iii) ***reconfiguring a lot*** assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district
- ☐ (iv) ***reconfiguring a lot***[16] assessable under schedule 8 of the IPA and in connection with the construction of a canal[14] – *complete Part M of Form 1*
- ☒ (v) none of the above

Development below high water mark

For more information refer to Guide 18.

If you answered "YES" to Q12, the application triggers referral to the Port Authority.

The Port Authority is concurrence agency if the development is –

- within 200m of a shipping channel or an entry and exit shipping corridor for the port
- within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds;
- within 1000m of a planned port facility identified in a land use plan approved under the *Transport Infrastructure Act 1994.*

In all other situation the Port Authority is advice agency.

12. Does the application involve development below high water mark[17] and within the limits of a port under the *Transport Infrastructure Act 1994*?

- ☒ NO
- ☐ YES – *complete Part M of Form 1*

Marinas

For more information refer to Guide 18.

If you answered "YES" to Q13, the application triggers referral to Queensland Fire and Rescue Service as an advice agency.

13. Does the application involve ***operational work*** that is tidal work for a marina[18] with more than 6 vessel berths?

- ☒ NO
- ☐ YES - *complete Part M of Form 1*

Tidal works in strategic port land tidal areas

For more information refer to Guide 18.

If you answered "YES" to Q14, the relevant Port Authority is the assessment manager for the application and the Environmental Protection Agency (EPA) EPA and Queensland Transport (QT) are concurrence agencies for the application.

14. Does the application involve tidal works within the limits of strategic port land tidal areas[19]?

- ☒ NO
- ☐ YES - *complete Part M of Form 1*

Heritage

For further information refer to Guide 19.

If you answered "YES" to Q15, the application triggers referral to the Queensland Heritage Council as concurrence agency for the application.

15. Does the application involve development in a heritage registered place as defined under the *Queensland Heritage Act 1992?*

- ☒ NO
- ☐ YES – *complete Part C of Form 1*

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12 Tidal work is defined in sch 10 of the IPA.
13 Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995,* other than an area declared as a coastal management district under section 47(2) of that Act.
14 Canal means canal as defined under the *Coastal Protection and Management Act 1995*
15 GFA is defined in sch 14 of the IPA to mean the gross floor area. For a definition of how to calculated GFA, go to the planning scheme against which the application is being assessed.
16 Under s117 of the *Coastal Protection and Management Act 1995,* an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.
17 High water mark is defined in the *Coastal Protection and Management Act 1995* and means the ordinary high water mark at spring tide.
18 Marina is defined in the *Transport Operations (Maritime Pollution) Regulation 1995.*
19 Strategic port land tidal areas are the areas generally 50 meters seaward of high water mark adjacent to strategic port land.

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Declared catchment areas

For more information, including a list of the declared catchment areas within Queensland, refer to Guide 13.

Unless you answered "none of the above" to Q16, the application requires assessment by the Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

16. The application is in an area declared to be a catchment area under the *Water Act 2000* and involves: *(tick the applicable box/es)*

☐ (i) ***reconfiguring a lot***, if any lot resulting from the reconfiguration is less than 16 hectares;

☐ (ii) development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the *Environmental Protection Act 1994*;

☒ (iii) none of the above

Contaminated land

Applications involving material change of use and / or reconfiguring a lot may trigger this referral.

For more information refer to Guide 5.

Unless you answered "none of the above" to Q17, the application requires assessment by the Environmental Protection Agency (EPA). If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.

17. The application involves: *(tick the applicable box/es)*

☐ (i) ***reconfiguring a lot*** for which all of part of the premises are –

(a) premises mentioned in the IPA, schedule 8, part 1, table 2 –
- item 5, including the exemption otherwise provided for by paragraph (d);
- item 6, including the exemption otherwise provided for by paragraph (e); or
- item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or

(b) in an area for which an area management advice has been given for unexploded ordnance - *complete Part N of Form 1*

☒ (ii) a ***material change of use*** –

(a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or

(b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance - *complete Part N of Form 1*

☐ (iii) none of the above

Electricity infrastructure

For more information refer to schedule 2of the IP Regulation.

Unless you answered "none of the above" to Q18, the application triggers referral to the agency to which the easement is granted in favour of as advice agency.

18. The application involves: *(tick the applicable box/es)*

☐ (i) ***reconfiguring a lot*** where any part of the lot is –
- subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; or
- situated within 100m of a substation site;

☐ (ii) a ***material change of use***, assessable against a planning scheme and not associated with reconfiguring a lot if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; and
- any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement;

☐ (iii) a ***material change of use***, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;

☐ (iv) ***operational work*** that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the work is located wholly or partly in the easement;
- the work is located wholly or partly within 10m of a substation site;

☒ (v) none of the above.

Land designated for community infrastructure

Applications involving development on land designated for community infrastructure may trigger this referral.

For more information refer to schedule 2 of the IP Regulation.

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.

If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

(i) intended to be supplied by a public sector entity; and

(ii) on land not owned by or on behalf of the State; and

(iii) other than development –

(a) for the designated purpose; or

(b) carried out by, or on behalf of, the designator.

☒ NO

☐ YES

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SEQ Regional Plan

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q20, the application requires assessment by the Office of Urban Management (OUM).

20. The application involves a ***material change of use*** of premises in the SEQ Region[20] for: *(tick the applicable box/es)*

☐ (i) urban activities[21], other than where the premises are zoned for urban activities under a planning scheme in a rural village[22] or the Mt Lindesay/North Beaudesert Study Area, for which all or part of the premises, the subject of the development, is in the –
- (a) Regional Landscape and Rural Production Area;
- (b) Rural Living Area;
- (c) Investigation Area; or
- (d) Mt Lindesay/North Beaudesert Investigation Area.

☐ (ii) rural residential purposes[23] where the premises are not zoned for rural residential purposes and the premises are in the –
- (a) Regional Landscape and Rural Production Area;
- (b) Investigation Area; or
- (c) Mt Lindesay/North Beaudesert Investigation Area;

☒ (iii) none of the above

Fisheries matters

For more information refer to schedule 2of the IP Regulation.

Unless you answered "none of the above" to Q21, the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F).

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) – (iv) and an advice agency in relation to item (v).

21. The application involves: *(tick the applicable box/es)*

☐ (i) an assessable ***material change of use*** for aquaculture - *complete Part O_1 of Form 1*;

☐ (ii) assessable ***operational work*** that is the construction or raising of a waterway barrier - *complete Part O_3 of Form 1*;

☐ (iii) assessable ***operational work*** completely or partly within a declared fish habitat area;

☐ (iv) assessable ***operational work*** that is the removal, destruction or damage of a marine plant - *complete Part O_2 of Form 1*;

☐ (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;

☒ (vi) none of the above.

Integration of land use and public transport

For more information refer to Guide 23, schedule 8A of the IPA, & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

22. The application involves: *(tick the applicable box/es)*—

☐ (i) a ***material change of use*** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.

☐ (ii) ***reconfiguring a lot***—
- ☐ (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
- ☐ (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
- ☐ (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m² or greater;
- ☐ (d) for a residential purpose within the 25 ANEF contour for an airport;
- ☐ (e) for a residential purpose resulting in 100 or more allotments.

☐ (iii) ***operational work*** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that—
- ☐ (a) is completely or partly within a public transport corridor or a future public transport corridor;
- ☐ (b) will result in work that encroaches into an airport's operational airspace.

☒ (iv) none of the above.

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20 Local Governments within the SEQ Region are identified in the South East Queensland Regional Plan as Beaudesert Shire, Boonah Shire, Brisbane City, Caboolture Shire, Caloundra City, Esk Shire, Gatton Shire, Gold Coast City, Ipswich City, Kilcoy Shire, Laidley Shire, Logan City, Maroochy Shire, Noosa Shire, Pine Rivers Shire, Redcliffe City, Redland Shire and Toowoomba City.

21 Urban activity means urban activity as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan. The term includes some facilities and purposes and excludes some purposes. A single residential dwelling on a lot is not included in urban activity.

22 Rural village means rural village as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan.

23 Rural residential purpose means rural residential purpose as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan.

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Railway safety and efficiency

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

23. The application involves: *(tick the applicable box/es)*—

- ☐ (i) a ***material change of use*** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) ***reconfiguring a lot***—
  - ☐ (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
  - ☐ (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m² or greater;
  - ☐ (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
  - ☐ (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
  - ☐ (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
  - ☐ (f) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) ***operational work*** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m³, on land that—
  - ☐ (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
  - ☐ (b) is completely or partly within future railway land, or a railway tunnel easement;
  - ☐ (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- ☒ (iv) none of the above.

Referral coordination

An information request requires referral coordination if the application involves –

(i) 3 or more concurrence agencies; or
(ii) a facility or area assessable under a planning scheme and prescribed in schedule7 or 8 of the IP Regulation; or
(iii) development which is subject to an application for preliminary approval mentioned in s3.1.6 of the IPA.

For more information go to Guide2 and Guide 6.

24. Does the application trigger referral coordination?

- ☒ NO
- ☐ YES, as the application: *(tick the applicable box/es)*
  - ☐ (i) triggers 3 or more concurrence agencies;
  - ☐ (ii) involves a ***material change of use*** made assessable under a planning scheme and prescribed in schedule 7 of the IP Regulation;
  - ☐ (iii) involves a ***material change of use*** (other than a dwelling house, outbuilding or farm building) made assessable under a planning scheme, or ***reconfiguring a lot***, in an area prescribed in schedule 8 of the IP Regulation;
  - ☐ (iv) is for a preliminary approval mentioned in s3.1.6 of the IPA

Referral agency responses prior to lodgement

Under s3.3.2 of IPA a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.

This is commonly the case where an application requires referral to a building referral agency *(eg. Qld Fire and Rescue Service)*.

25. Did a referral agency give a referral agency response under s3.3.2 of the IPA ***before*** the application was made to the assessment manager?

- ☐ NO
- ☒ YES - *attach a copy of the referral agency/s response/s*

PLEASE NOTE: **The assessment manager may refuse to accept an application, which, at the time of lodgement, fails to provide the completed IDAS Assessment Checklist (if applicable).**

OFFICE USE ONLY *(applicable to assessment manager)*

DATE RECEIVED		REFERENCE NUMBER/S	

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SECTION 2 – BUILDING REFERRALS (completion **not** mandatory)

Note: Below is a list of the referrals that can apply to an application for building work assessable against the *Standard Building Regulation 1993* (SBR)). This section of the IDAS Assessment Checklist is provided for **advice only**. This section of the IDAS Assessment Checklist is **not** required to be completed and lodged with an application for building work assessable against the SBR only.

Fire safety For more information go to schedule 2 of the IP Regulation	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system.
Fire safety for budget accommodation For more information go to schedule 2 of the IP Regulation	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the IP Regulation	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the IP Regulation	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the IP Regulation	5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the IP Regulation	6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less that 2.3m².
Land contiguous to a State-controlled road For more information go to schedule 2 of the IP Regulation	7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the IP Regulation	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the IP Regulation	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.
Coastal development For more information go to schedule 2 of the IP Regulation	10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line[24].
Heritage For more information go to schedule 2 of the IP Regulation	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.
Fisheries matters For more information go to schedule 2 of the IP Regulation	12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area.
Integration of land use and public transport For more information go to schedule 2 of the IP Regulation	13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace[25].
Railway safety and efficiency For more information go to schedule 2 of the IP Regulation	14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

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[24] Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995.*
[25] Operational airspace is as defined in State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".

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KEN RYAN AND ASSOCIATES PTY LTD
TOWN PLANNING ASSESSMENT REPORT

Executive Summary

Address	731 Curtin Avenue East, Pinkenba QLD 4008
Real Property Description	Lot 1213 on Survey Plan No. 177378
Area	45,000 square metres
City Plan Designation	General Industry Australia TradeCoast Local Plan
Owners	s.78B(2) Disclosure Log

Application Details

Type of Application	Material Change of Use (Development Permit) for Extension to Existing Warehouse requiring Code Assessment.
Client	s.78B(2) Disclosure Log
Applicant	Ken Ryan and Associates Pty Ltd
Contact Person	s.78B(2) Disclosure
Our Reference	J05-650

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Development Proposal

The proposed development incorporates an extension to the existing warehouse, including a new hardstand area to be utilised for parking heavy vehicles. Including the proposed extension, the total Gross Floor Area of the warehouse and ancillary uses is 8,376 square metres, which represents approximately 18.6 % of the site area.

A total of 76 car parking spaces are provided (including 1 PWD space) for the proposed development. The spaces are distributed throughout the site in proximity to individual units and along the site frontage **(refer Appendix J: Drawing No. DA-01).**

Loading/unloading and manoeuvring areas are appropriately located to service all proposed units.

Motor vehicle ingress and egress is currently provided from Savage Street via a constructed crossover and driveway. The current access way enables service vehicles to enter and exit the subject site in a forward gear. In addition, a new driveway is also proposed along the northwestern boundary of the site.

Garbage bin storage areas are located within the existing buildings and hardstand areas. Existing refuse collection arrangements have been approved by City Waste Services.

Roof and surface stormwater water will be directed to the existing drainage channel (as a lawful point of discharge) following screening and filtration of the surface water in accordance with the Site Based Stormwater Management Plan prepared by Chilton Woodward & Associates **(Refer Appendix K: Drawing No. 05965 – sk1).**

Site Characteristics

The site is situated at 731 Curtin Avenue East, Pinkenba Qld 4008 and is described as Lot 1213 on Survey Plan No. 177378. It is designated General Industry and is located within the boundaries of the Australia Trade Coast Local Plan.

The site extends over an area of 45,000 square metres and contains an existing warehouse with an area of 8,400 square metres **(refer Appendix A – Photographs).** Landscaping on the site is limited, with grass covering the remaining portion of the site not occupied by buildings, access ways or vehicle parking.

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Site topography is generally level featuring slight peaks towards the north east of the site.

Motor vehicle ingress and egress is currently provided from Savage Street via a constructed crossover and driveway that traverses the west of the site **(Appendix A – Photographs)**.

A man made vegetated drainage channel is situated along the northwestern boundary of the subject site. The drainage channel is physically and functionally remote from the existing and proposed buildings **(refer Appendix A: Photographs & Appendix L: Site Investigation, Remediation and Validation Report prepared by Envirotest).**

Surrounding Land Uses

The site is located within an industrial area in close proximity to the Brisbane River and Gateway Motorway. Until recently sold to the current owner, the site was previously under the jurisdiction of the Port of Brisbane Corporation as Strategic Port Land.

The area predominantly consists of industrial development, and positions adjoining the subject site continue to be leased under the Port of Brisbane Corporation for warehouse and industrial uses. Located adjacent to the northeast of the site includes the operations of Summit Fertilizers Manufacturing/Storage. At the southern side of the site towards Macarthur Avenue, Queensland Sheet and Steel, Argent Distribution Centre and Bostick Findley are located. Towards the western side of the site are Saint GoBain Materials and Industrial Galvanisers. A tank storage facility, Queensland Seed and Grain Processors, Toll Specialist Division and Queensland Liquid are all located adjacent to the north of the subject site.

Savage Street and Curtin Avenue East both consist of a 2-lane industrial road that is primarily used by trucks and service vehicles that regularly access the industrial sites in the locality to the south.

The site is in close proximity to major transport routes such as the Gateway Motorway/Bridge, and Kingsford Smith.

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Integrated Planning Act 1997

This town planning report has been prepared in accordance with the following provisions of the *Integrated Planning Act 1997*:

- ***Code and impact assessment for assessable development. Section 3.1.3.(1)*** states that *a regulation, a planning scheme or a temporary local planning instrument may require impact or code assessment, or both impact and code assessment, for assessable development.*

- **When a development permit is necessary.** *Section 3.1.4.(1)* states that *a development permit is necessary for assessable development.*

The proposed development is a Material Change of Use and is subject to Code Assessment.

State Planning Policy

There are no State Planning Policy issues relevant to the proposed development.

City Plan 2000

The site is designated General Industry and the proposed development incorporating an extension to the existing warehouse is consistent with the Desired Environmental Outcomes and intentions of the Area.

4.3 Industrial Locations

The subject site is located within the Australia Trade Coast Local Plan area, which is to accommodate Industrial uses. The proposed use is to be within this area to detract from potential conflict with residential development. The development proposal encourages employment growth in this locality by increasing the established range of industrial warehousing jobs in an established industrial estate.

4.3.2.1 The Australia Trade Coast

The proposed development complies with the strategic directions for the Australia Trade Coast region. These include:

- *Sequence industrial growth in accordance with the economic provision of utility and transport*

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infrastructure

- *Locate heavier and larger industries on land well separated from existing residential uses towards the river mouth*
- *Restrict subdivision except to meet specific site development needs*
- *Preserve and enhance ecologically significant wetlands as part of industry development*

The proposed development is located a significant distance from any residential land uses and promotes the above strategic directions through the design and layout on the subject site.

Australia Trade Coast Local Plan

The subject site is situated within the boundaries of the Australian Trade Coast Local Plan. The site is not contained in a specific Precinct within the Local Plan; however, the proposed development is consistent with the aims and objectives in the Local Area Plan.

Level of Assessment

The proposed development is for a Material Change of Use for the Extension to the Existing Warehouse. As such the proposed development is subject to Code Assessment in accordance with the provisions of Section 6.2.3 of Chapter 3 of the City Plan.

Development for the purposes of extending an existing Warehouse is required to be assessed against the Performance Criteria and/or Acceptable Solutions outlined within the following Codes;

Primary Codes

- Industrial Design Code **(Appendix B)**
- Industrial Amenity and Performance Code **(Appendix C)**

Secondary Codes;

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- Stormwater Management Code **(Appendix D)**
- Services, Works and Infrastructure Code **(Appendix E)**
- Landscaping Code **(Appendix F)**
- Transport, Access, Parking and Servicing Code **(Appendix G)**
- Waterway Code **(Appendix H)**
- Biodiversity Code **(Appendix I)**

Compliance with the requirements of the abovementioned Codes is demonstrated within **Appendices B – I.**

Conclusion

This assessment report has identified and analysed the relevant planning issues of this proposed development (extension to Existing Warehouse) that requires a Development Permit for a Material Change of Use. The conclusions which can be drawn from this assessment report are as follows:

- This application has been made in accordance with the requirements for development under IDAS.
- The proposed development is subject to Code Assessment
- The proposed development is located on a site designated General Industry Area and is consistent with the intent of the Area.
- The proposed development is consistent with the intent of the Australia Trade Coast Local Plan.
- The size and scale of the proposed development will not adversely affect the amenity of the locality.
- The development is located in an establishing industrial area, ensuring the convenient provision of essential services.
- The proposed development achieves the Performance Criteria outlined in the following primary and secondary Codes:
  - Industrial Design Code
  - Industrial Amenity and Performance Code

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- Stormwater Management Code
- Services, Works and Infrastructure Code
- Landscaping Code
- Transport, Access, Parking and Servicing Code
- Waterway Code
- Biodiversity Code

This Assessment Report supports the development application and is recommended to Council as the Assessment Manager for approval subject to reasonable and relevant conditions.

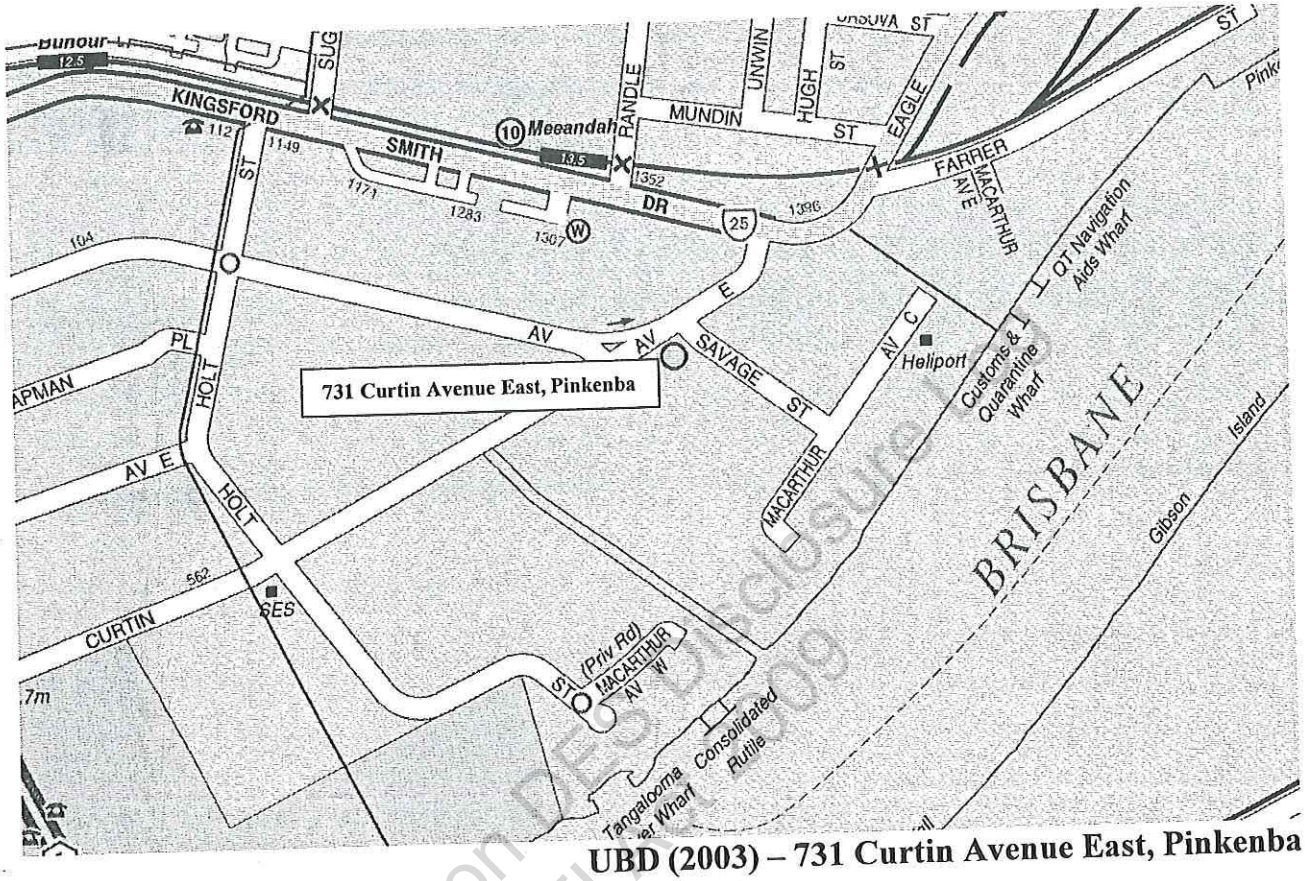
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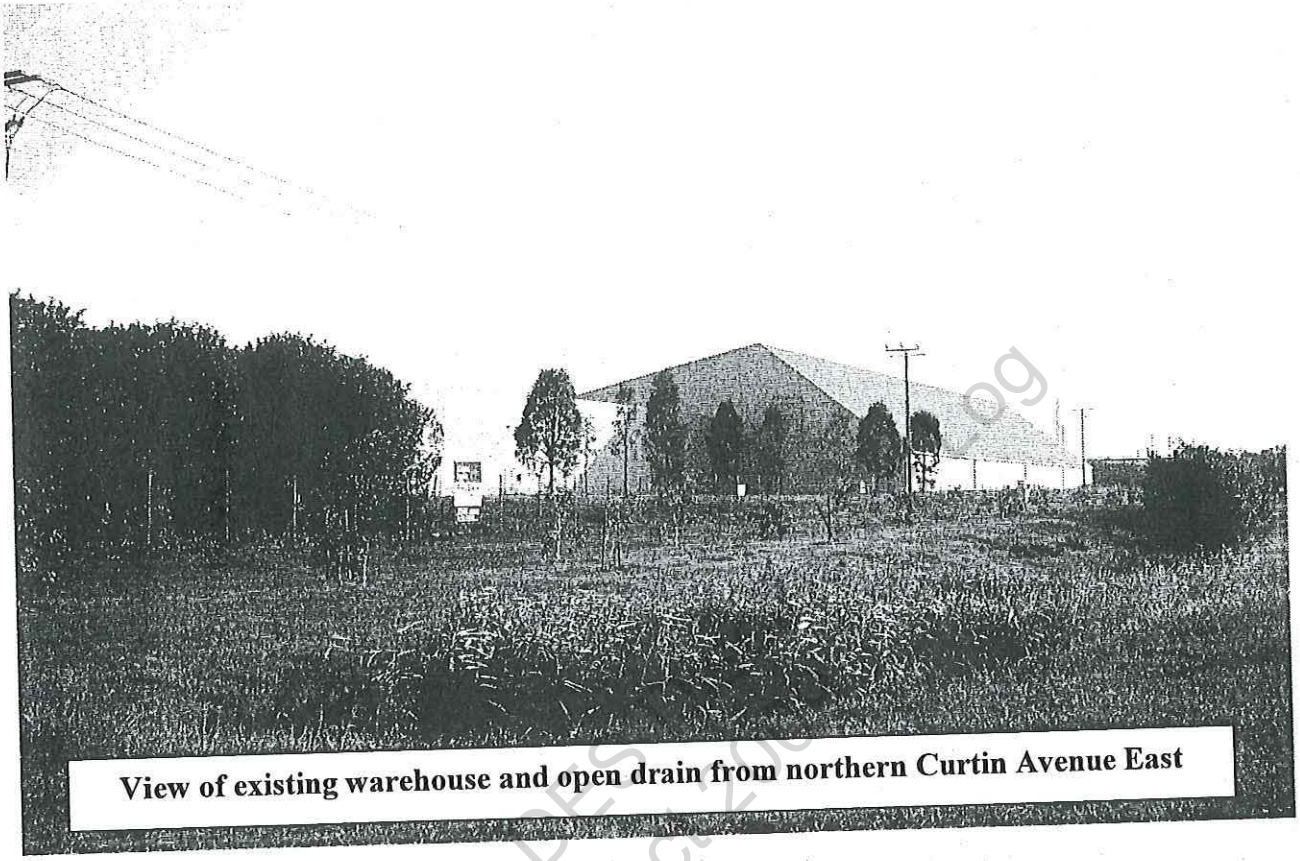
Figure 1 – Locality Plan



UBD (2003) – 731 Curtin Avenue East, Pinkenba

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Appendix A – Site Photographs



View of existing warehouse and open drain from northern Curtin Avenue East



View of existing office, crossover and driveway from Savage Street

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4.1 General

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1	A1.1	C	The proposed extension will not exceed the height of the existing buildings on the site, which are limited to a height of approximately 15 metres.
	A1.2	C	No part of any building structure is closer than 6 metres to any road frontage, with the setback from Curtin Avenue East being approximately 9 metres. The existing warehouse is setback approximately 88 metres from Savage Street. This setback will be maintained by the proposed development.
	A1.3	C	The main entrance is clearly identified and easily accessed from Savage Street.
	A1.4	C	Outdoor storage areas and on-site manoeuvring areas are screened from view from Savage Street and Curtin Avenue East.
	A1.5	C	The ground storeys of the buildings have been designed with office, display window and entrance foyers and building forecourt orientated and/or opening to nearby footpaths or roads.
	A1.6	C	Site cover does not exceed 75% of the site area.
P2	A2.1	C	Over 3 percent of the site is landscaped.
	A2.2-2.6	C	A Landscape Plan meeting the Performance Criteria/Acceptable Solutions set out in the Industrial Design Code and the Landscaping Code will be prepared and implemented in association with the subsequent Development Permit for Building Works.
	A2.7	C	A landscaped strip with a minimum width of 2 metres is provided along both frontages of the site.
P3	A3	C	The proposed development provides for current and future infrastructure requirements.
P4	A4.1	C	All storage areas that may contain potentially contaminating substances are sealed and roofed.

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	A4.2	C	Any spills that may occur onsite will be bunded and retained on site for removal and disposal by an approved means.
	A4.3	C	Surfaces where spillages can occur are sealed with concrete, asphalt or similar impervious substance.
	A4.4	C	Roofwater is piped away from areas of potential contamination and discharged directly to the drainage channel.
P5	A5.1	C	The development proposal is for a modern warehouse development where each unit creates a socially, visually and physically amendable work environment.
	A5.2	C	Where pedestrian movements occur, non-slip, easily cleaned paving materials are used where oil and water may accumulate.
	A5.3	C	Site illumination is provided during times of operation in parking and pedestrian areas.
	A5.4	C	The design has incorporated Crime Prevention Through Environmental Design (CPTED) principles to ensure a safe and secure working environment for users.
P6	A6	C	The surrounding area does not accommodate sensitive uses.
P7	A7.1	C	The proposed uses do not emit high electromagnetic or signal transmissions in the vicinity of airports or airport navigational systems.
	A7.2	C	The building height does not exceed 15 metres **(refer Appendix J: Drawing No. DA-04).**
P8	A.8	C	Building design and layout provide a non-graffiti-friendly environment.

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4.2 N/A
4.3 N/A

Appendix C – Industrial Amenity and Performance Code

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1	A1	C	The design and scale of the proposed development is consistent with the intent of the General Industry Area.
P2	A2	C	The proposal does not incorporate the significant emission of contaminants beyond the boundary of the subject site.
P3-P4	A3-A4	N/A	Not applicable for Code Assessment applications.
P5	A5.1	C	Liquid or solid wastes are not discharged to land or waters.
	A5.2	C	Any area proposed to accommodate a potentially contaminating activity will be bunded and roofed to ensure that potentially contaminated substances will not contaminate stormwater.
	A5.3	C	No raw materials are to be stored outside of the proposed warehouses.
P6	A6	C	The proposed development does not result in the release of contaminants to the ground.
P7	A7	C	The proposed development does not involve the storage of Dangerous Goods above the volumes/quantities identified in Chapter 3, Industrial Areas, Schedule 2 of the City Plan 2000.
P8	A8	N/A	Not Applicable for Code Assessment applications.
P9	A9	C	The design of the development proposal allows for a change in the level at the site boundary to comply with the *AS1428 – Design for Access and Mobility* requirements.
P10	A10.1	N/A	The subject site is not located within a residential area and traffic from the site does not use local residential streets.
	A10.2-A10.3	N/A	The subject site is not within 150 metres of a sensitive receiving environment.

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P11	A11	C	Loading/unloading and associated manoeuvring areas for vehicles on site have been designed to comply with the Transport, Access, Parking and Servicing Planning Scheme Policy.

Appendix D – Stormwater Management Code

Performance Criteria	Acceptable Solutions		Suggested Solutions
General			
P1	A1.1	C	The proposed development complies with the Subdivision and Development Guidelines in the management of stormwater.
	A1.2	C	A Site Based Stormwater Management Plan will be prepared at Operational Works Stage of the proposed development.
	A1.3	C	The proposed development complies with the Stormwater Management Plan (SMP) prepared by Chilton Woodward & Associates **(refer Appendix K: Drawing No. 05965 – sk1).**
Flooding			
P1	A1	C	The proposed development complies with the requirements of Council's Subdivision and Development Guidelines in not increasing flood level or flood duration on upstream, down stream or adjacent properties.
P2	A2.1	C	The design utilises the existing recently constructed drainage network in accordance with the Subdivision and Development Guidelines of the Brisbane City Council.
	A2.2	C	The design allows for sufficient room to provide for a stormwater system that will comply with the Subdivision and Development Guidelines of the Brisbane City Council, in accordance with the Stormwater Management Plan prepared be Chilton Woodward & Associates **(refer Appendix K: Drawing No. 05965 – sk1).**

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P3	A3.1	C	All development is located above minimum flood immunity levels in accordance with the Subdivision and Development Guidelines of the Brisbane City Council.
	A3.2	C	Road access is provided in accordance with the flood immunity levels identified in Brisbane City Council's Subdivision and Development Guidelines.
P4	A4	C	No channel works are proposed within the drainage channel.
P5	A5	C	Any design and construction of erosion treatment features incorporate natural channel design features, which will comply with the Subdivision and Development Guidelines of the Brisbane City Council.
P6	A6	C	The design complies with Subdivision and Development Guidelines of the Brisbane City Council.
P7	A7	C	The design of detention and retention storage features complies with the Subdivision and Development Guidelines of the Brisbane City Council.
Water Quality and Drainage			
P1	A1.1	C	The design of the development proposal provides for stormwater quality best management practices that are sufficient and comply with the Subdivision and Development Guidelines of the Brisbane City Council.
	A1.2	C	The proposed development for stormwater quality best management are designed, constructed and maintained in accordance with the Subdivision and Development Guidelines of the Brisbane City Council **(refer Appendix K: Drawing No. 05965 – sk1).**
P2	A2	C	The development proposal complies with the Erosion and Sediment Control Standard of the Brisbane City Council.
High Risk Development			
P3- P4	A3.1- A4	N/A	The proposed development is not classified as high-risk development.

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Appendix E - Services, Works and Infrastructure Code

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1	A1	C	The site forms part of a recently constructed industrial subdivision that is provided with all required infrastructure services such as reticulated water, power, telecommunications and waste collection. Curtin Avenue does not provide access to the existing or proposed building and mangroves are recolonising the open drain in Curtin Avenue. In the circumstances no changes to the external works in Curtin Avenue East are warranted or are intended as part of this development.
P2	A2	C	Savage Street is a sealed road with concrete kerb and channel.
P3	A3.1	C	Conduits, cabling or ducting is provided within this development proposal to allow for future services to service the building. All work is designed in accordance with the relevant Building Codes and Australian Standards.
	A3.2	N/A	The proposed development is for an extension to an existing warehouse within the General Industry Area.

Appendix F – Landscaping Code

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1	A1.1	C	The selection of plants that are landscaping the frontages of the subject site will be of visual interest through the variety in form, texture and seasonal colour. A plan depicting the location, age and species will be submitted as part of the subsequent application for Operational Works. The existing landscape treatments will be enhanced in accordance with the Landscape Plan to be prepared and submitted as part of Operational Works.
	A1.2	C	The variety of species selected for the proposed development will compliment the existing vegetation.

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	A1.3	C	The majority (at least 80%) of the landscaping area is visually prominent and open to the sky.
P2	A2.1	C	Existing trees are to be retained as part of the proposed site design, wherever possible.
	A2.2	C	No significant vegetation is proposed for removal at the subject site.
	A2.3	C	Appropriate site planning and procedures will be undertaken to ensure the healthy retention of existing trees.
P3	A3.1	C	The proposed development enhances the local character of the area through proposed round canopy trees, screening shrubs, low shrubs and ground covers.
	A3.2	C	Planting of vegetation along the rear boundary of the subject site is not required as the site adjoins a stand of mangroves.
	A3.3	C	Planting of vegetation along the entire length of the side boundary of the subject site is to be depicted at Operational Works Stage of the application.
P4	A4.1	C	The entire frontage of the subject site is to be landscaped with high canopy trees.
	A4.2	C	A variety of trees and shrubs to various sizes will be provided to enhance variety and interest.
	A4.3	C	Spreading trees and shrubs are provided in all landscaping areas.
P5	A5.1- A5.4	C	Landscape treatment is proposed in this development in accordance with the Landscape Plan to be submitted as part of the Operational Works stage of development.
P6	A6.1	C	Landscaping is provided throughout the car parking and driveways area at regular intervals.
	A6.2	C	One shade tree is provided for every six car parking spaces, and plans to achieve this outcome will be submitted at the time of lodgement of the application for Operational Works.

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	A6.3	C	This will be provided in more detail at Operational Works Stage of the Development.
	A6.4	C	This will be provided in more detail at Operational Works Stage of the Development.
P7	A7	C	Species are selected in accordance with the Planting Species Planning Scheme Policy.
Screening and Buffering			
P8	A8	C	Landscaping occurring along the front and side boundaries comply with Acceptable solutions 3.1 and 3.2.
P9	A9.1	N/A	No acoustic barriers or long fences are proposed in this development.
	A9.2	C	All planting and recessed areas are located within the boundary of the subject site.
	A9.3	C	All vegetation is planted within these areas.
P10	A10	C	The landscaping area along the entire frontage of the subject site is planted using the appropriate combination of trees, shrubs and ground covers.
P11	A11.1-A11.2	N/A	No significant remnant vegetation is located adjoining or adjacent the subject site.
Maintenance and drainage			
P12	A12.1	C	Plans depicting appropriate drainage in garden beds and landscaped areas will occur at Operational Works Stage of the development.
	A12.2	C	Landscape works on site will not restrict the flow of water along overland flow paths.
	A12.3	C	The opportunities for water infiltration is maximised through garden beds and landscaped areas.
P13	A13.1	N/A	No turf areas are proposed in this development application.
	A13.2	C	Irrigation systems will be designated in the Operational Works Stage of the development application.

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	A13.3	N/A	One hose cock is provided within each private landscape and recreation area.
	A13.4	N/A	No turf areas are proposed in this development.
	A13.5	C	This will occur at Operational Works Stage of the development application.
	A13.6	C	Plant species will be selected in accordance with maintenance routine identified at Operational Works Stage of the development.
Safety			
P14	A14	C	Trees with a minimum 1.8 metre of clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways.
P15	A15.1	C	Landscaping enables visibility along pathways and restricts the opportunity for concealment.
	A15.2	C	The use of extensive lengths of dense shrubby vegetation over 1.5 metres high has been avoided along the frontages to Savage Street and Curtin Avenue East, and open space areas.
	A15.3	C	The fire resistant species are planted in areas of bushfire hazard and the landscaping designed to minimise bushfire hazards.
	A15.4	C	Surfaces are stable and useable in all weathers.
	A15.5	C	Security and foot lighting is provided to site entries, driveways, parking areas, building entries and pedestrian ways.
Utilities and services			
P16	A16.1	C	Plants are located to enable tradespersons to access and view metres within the site.
	A16.2	C	Plant species are selected and sited taking into consideration the location of overhead and underground services.
	A16.3	C	An irrigation control device is to be provided and located in common landscape and recreation areas.

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Performance Criteria	Acceptable Solutions		Suggested Solutions
Transport System			
P1	A1	N/A	The proposed development does not have high traffic generating potential.
P2	A2	N/A	The site is remote from existing and proposed public transport facilities.
P3	A3	C	The proposed development is subject to code assessment.
P4	A4.1	C	There is no direct access to motorways or arterial routes from the subject site.
	A4.2	C	The major traffic generators are only accessed from district or suburban routes.
P5	A5.1	C	One vehicle footpath crossing is provided in accordance with the TAPS Policy guidelines that to allow optimal on site manoeuvring for service vehicles including AV's.
	A5.2	C	A vehicle manoeuvring area is provided on site in accordance with the design vehicle table and servicing layout design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy.
P6	A6.1	C	Vehicle access to the site is located on the southwestern boundary and is in accordance with the site access design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy.
	A6.2	C	Vehicle site access to the subject site is provided in accordance with *Figure d Standard Non-residential Vehicle Crossing,* in Section 3.5.2 of the Transport, Access, Parking and Servicing Planning Scheme Policy.
Vehicle Parking			

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P7	A7.1	C	Parking bays, manoeuvring areas and driveways are designed in compliance with the Transport, Access, Parking and Servicing Planning Scheme Policy.
	A7.2	C	The proposal provides for 76 car parking spaces (including 1 PWD space), in compliance with the requirements of the Transport, Access, Parking and Servicing Planning Scheme Policy.
	A7.3	N/A	The subject site is not located within the City Centre or City Frame.
	A7.4	C	76 car parking spaces (including 1 PWD space) are provided in accordance with the requirements of the Transport, Access, Parking and Servicing Planning Scheme Policy.
P8	A8	C	The location of the car parking spaces do not adversely affect the adjoining development and stormwater from the car parking area will be screened and filtered prior to discharge to the drainage channel.
Servicing			
P9	A9.1	C	The servicing facilities on site are in accordance with the design vehicle table in the Transport, Access, Parking and Servicing Planning Scheme Policy.
	A9.2	C	The loading and unloading facilities and associated vehicle manoeuvring areas onsite are designed in accordance with the servicing layout design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy.

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Appendix H – Waterway Code

4.1 General

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1	A1	C	No vegetation will be disturbed within the Waterway corridor.
P2	A2	N/A	The subject site is not located on the waterfront.

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P3	A3.1-A3.2	C	The drainage channel as identified by Council, as a waterway does not require a maintenance program. An existing control of the flow of water is through natural enhancement techniques such as rocks and vegetation to slow down the flow at peak times.
P4	A4.1-A4.2	C	A rehabilitation plan is not required as the subject site is not located within an identified Catchment Management area.

4.2 Water flow – see Stormwater Management Code
4.3 Water quality – see Stormwater Management Code
4.4 Biodiversity – see Biodiversity Code

4.5 Open space/recreation/riparian amenity

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1	A1	N/A	The subject site does not have frontage to a waterway or the Brisbane River.
P2	A2	N/A	No recreational or open space areas are included in this development as it is for an extension to an existing warehouse.

4.6 Location and design of buildings, structures and activities

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1-P3	A1.1 –A3.4	N/A	The subject site is not located within a Brisbane River Corridor.

4.7 Riparian Landscape

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1	A1	C	The open drain situated along the Curtin Avenue frontage of the subject has site allowed for native vegetation to recolonise the street frontage and complement the 2 metre landscaping buffer depicted along the front boundary **(refer Appendix A – Photographs and Appendix J: Drawing No. DA-01).**
P2	A2	N/A	The development proposal does not create terraces stepping down to the water.

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P3	A3.1 -A3.2	N/A	No retaining walls are proposed.
P4	A4	N/A	No steps or ramps are proposed.

4.8 Access to Waterways and the Brisbane River

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1	A1.1 -A1.6	N/A	The subject site is not fronting the Brisbane River or the waterfront.

4.9 Dry boat storage

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1	A1.1 -A1.4	N/A	No dry boat storage is proposed.

Appendix K – Biodiversity Code

Performance Criteria	Acceptable Solutions		Suggested Solutions
P1	A1.1	C	Ecological features identified on site are protected where applicable **(refer Appendix L: Site Investigation, Remediation ad Validation Report prepared by Envirotest).**
	A1.2	C	Potential impacts are identified, assessed and protected.
	A1.3	C	The proposed development layout protects areas of significance throughout the design.
	A1.4	C	Revegetation of the proposed development on the subject site is to be prepared at Operational Works Stage of the development application.
	A1.5	C	The proposal meets the needs of protected significant vegetation identified by Council.
P2	A2	C	There are no ecological corridors on this site.
P3	A3.1	C	Clearing for fire management does not occur outside Building Location Plans, accessways and areas required for essential infrastructure and services.

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	A3.2	N/A	The proposed development complies with Acceptable Solution 3.1.
P4	A4.1- A4.2	N/A	The subject site does not support significant ecological features and/or processes.
Waterways and wetlands			
P5	A5	C	The proposed development does not adversely affect the Waterway corridor located at the rear of the subject site **(refer Appendix L -Site Investigation, Remediation ad Validation Report prepared by Envirotest).**
Information			
P6	A6	N/A	There are no significant ecological features identified on the site **(refer Appendix L -Site Investigation, Remediation ad Validation Report prepared by Envirotest).**

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SITE INVESTIGATION, REMEDIATION AND VALIDATION REPORT

cnr Curtin Avenue East and Savage Street
Pinkenba QLD 4008

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Prepared for:

Ván Riet Architects
4/179 Given Terrace
Paddington QLD 4064

Envirotest

October 2005

Document Control Summary

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Job No:	**2005399**
Client:	**van Riet Architects**

Description:

Project team: sch4p4(6) Person BAppSc MPhil PhD MEIANZ MAWA
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1.0 INTRODUCTION

van Riet Architects commissioned Envirotest to prepare a Site Investigation, Remediation and Validation Report for Lot 1213 on SP177378 at the corner of Curtin Avenue East and Savage Street, Pinkenba, Brisbane to remove this lot from the Environmental Management Register.

The Lot is currently on the Environmental Management Register due to the notifiable activities of former chemical manufacturing (fertilisers) and storage of chemicals and petroleum products (fuel) (see Appendix 1). van Riet Architects propose to re-configure the site and existing buildings into several industrial lots.

The aim of this report is to determine the nature and extent of on-site contamination (if any) associated with past activities, remediate and validate the site for proposed industrial development. Remediation of facilities on-site is limited to an above ground fuel tank (5000L capacity). Chemical manufacturing and storage of bulk materials were discontinued in 2003 and the site is currently vacant with chemicals, products and plant removed.

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2.0 SCOPE OF WORK

A site investigation, remediation work (removal of fuel tank) and validation have been conducted by Envirotest in accordance with the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland May 1998.*

The scope of this report covers:

(1) Site investigation:

- Property description;
- Development of a site history and land uses;
- Inspection of site;
- Identification of potential contamination from the site history;
- Characterisation of any fill materials and soils on-site;
- Sampling and testing of surface and sub-surface soils; and
- Assessment of soil quality results including comparison with EPA Environmental Investigation Thresholds for different land use scenarios and any remediation works.

(2) Remediation

- Removal of above ground fuel tank.

(3) Validation

- Inspection and validation testing of soils at former fuel tank bund, under chemical manufacturing and storage areas.

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3.0 SITE IDENTIFICATION

3.1 General

The site information helps to identify and determine the extent of potential contaminants associated with the current and former land uses. In this case, the land use of concern is the former chemical manufacturing and storage site (fertiliser chemicals) with *in situ* facilities.

3.2 Site Location

The subject property under investigation is located at the corner of Curtin Avenue East and Savage Street, Pinkenba, Brisbane. The general location of the property is shown in Figure 1.

The land is currently described as Lot 1213 on SP177378, County of Stanley, Parish of Toombul.

Figure 2 (Smartmap) details the lot boundaries in relation to street access and neighbouring property boundaries. The lot occupies a land area of 45 000 m² (4.5ha).

A plan of the existing site showing a large industrial building used for chemical manufacturing/storage, administration buildings, parking and concrete apron/driveway for truck loading/unloading is presented as Figure 3.

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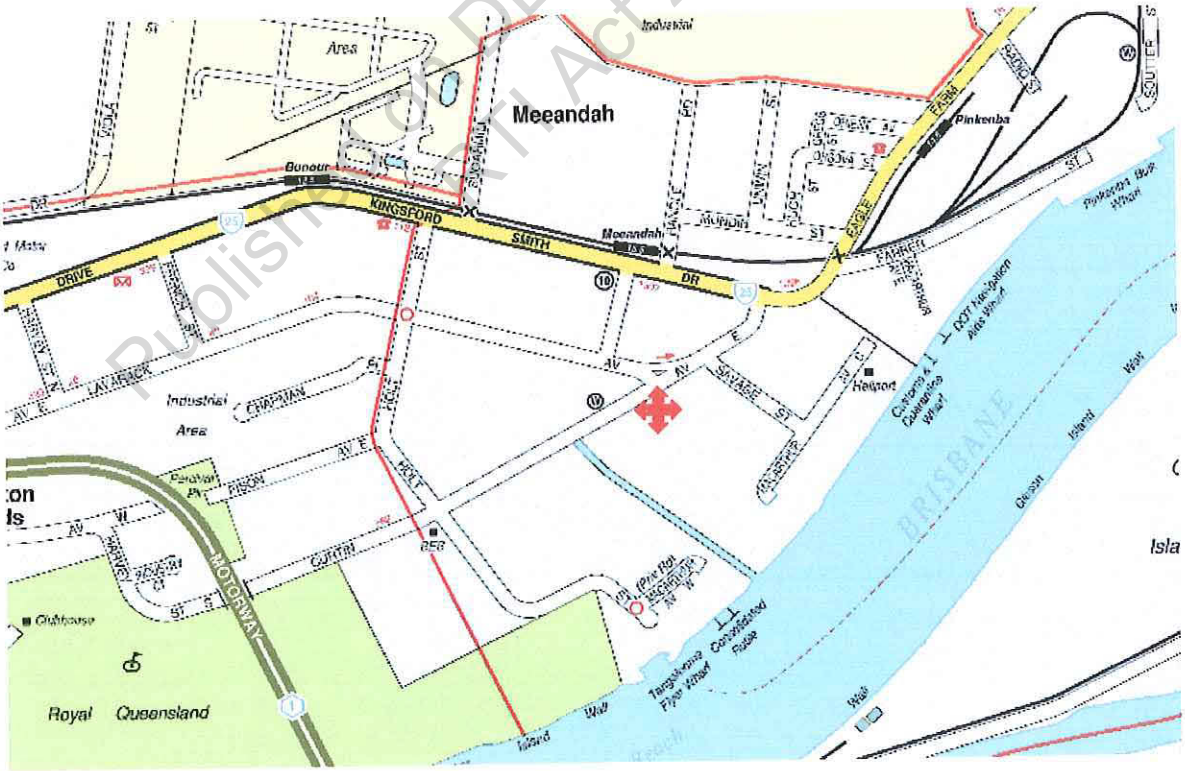
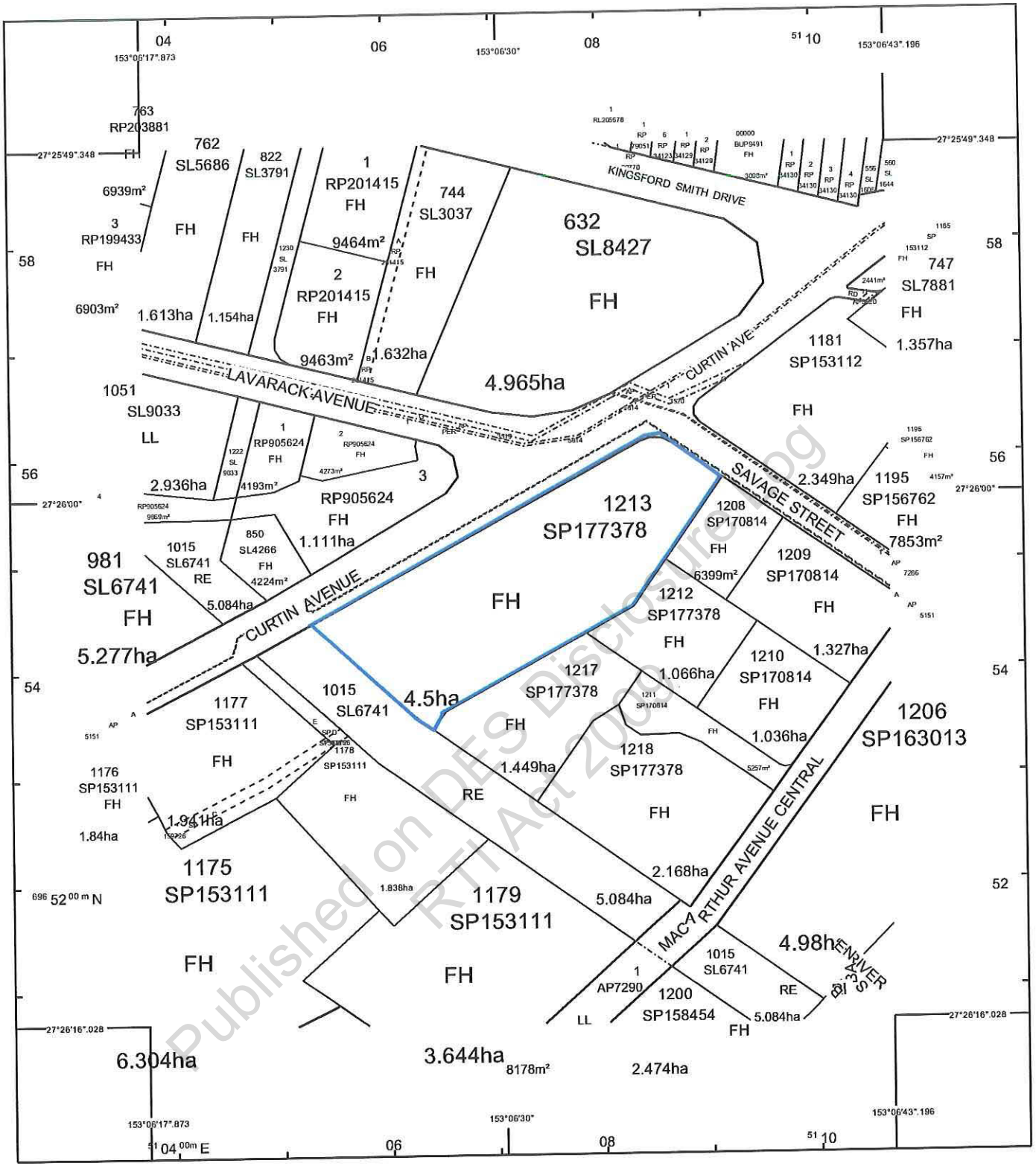


Figure 1: Site Locality – Eagle Farm, Brisbane
Source: UBD Brisbane 2000. Universal Press Pty Ltd (Publisher) 2000



STANDARD MAP NUMBER
9543-33123

0 100 200 300 400 500 m
HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 5000

MAP WINDOW POSITION & NEAREST LOCALITY

153°05'39".534
27°26'02".698
PINKENBA
1.29 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	1213/SP177378
Area/Volume	4.5ha
Tenure	FREEHOLD
Local Government	BRISBANE CITY
Locality	PINKENBA
Parish	TOOMBUL
County	STANLEY
Parcel/Segment	146/18507

CLIENT SERVICE STANDARDS

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SmartMap
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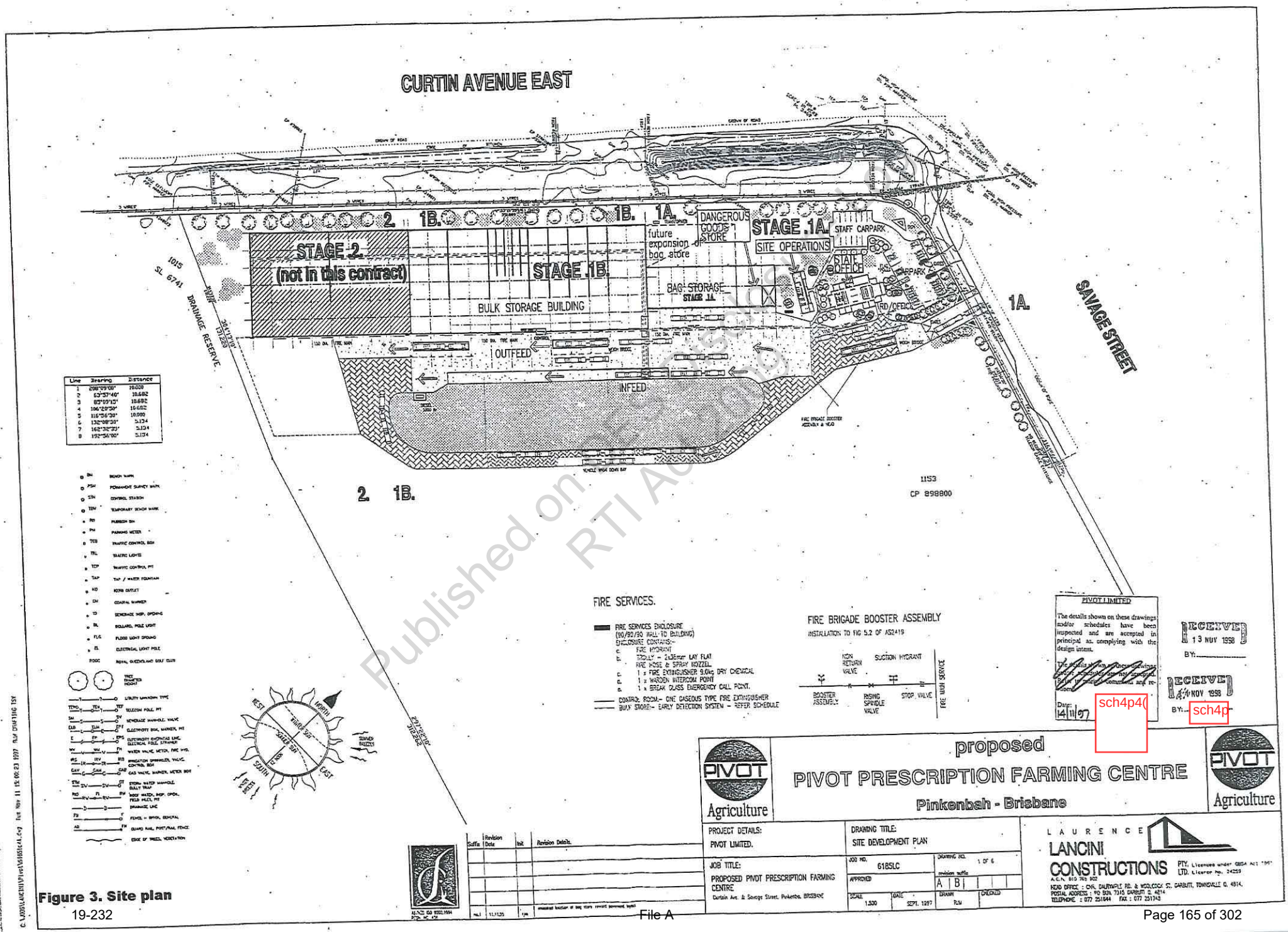
(c) The State of Queensland, Natural Resources and Mines, 2005.

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Figure 2. Property SmartMap

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Figure 3. Site plan

3.3 *Site History*

Property titles and anecdotal evidence were used to compile the site history. Current and historical title searches, and Registered Plan – Lot 1213 on SP 177378 are included in Appendix 2. A summary of the ownership history is included in Table 1.

The site is registered on the Environmental Management Register due to the notifiable activities of operating (1) chemical manufacture or formulation; (2) petroleum product or fuel storage; and (3) chemical storage (EMR Site ID: 732996).

3.3.1 Ownership

Current ownership is registered to the Port of Brisbane Corporation. The site is currently vacant.

The history of ownership of the site has been compiled from the historical title search (DNRM).

Table 1: Registered Ownership

Date of Title Registration/Transfer	Property Description	Owner/s
05/01/2005	Lot 1213 on SP177378	Port of Brisbane Corporation
05/01/2005	Survey Plan No. 708336144 subdivides the land into Lots 1212, 1213, 1217 and 1218 on SP177378	
11/06/2004	Lot 1207 on SP170814	Port of Brisbane Corporation
11/06/2004	Survey Plan No. 707799111 subdivides the land into Lots 1207 to 1211 on SP170814	
16/10/2002	Lot 1188 on SP153112	Port of Brisbane Corporation
16/10/2002	Survey Plan No. 706039081 subdivides the land into Lots 1181-1188 on SP153112	
21/12/1998*	Lot 1159 on SP113153	Port of Brisbane Corporation

* date title created

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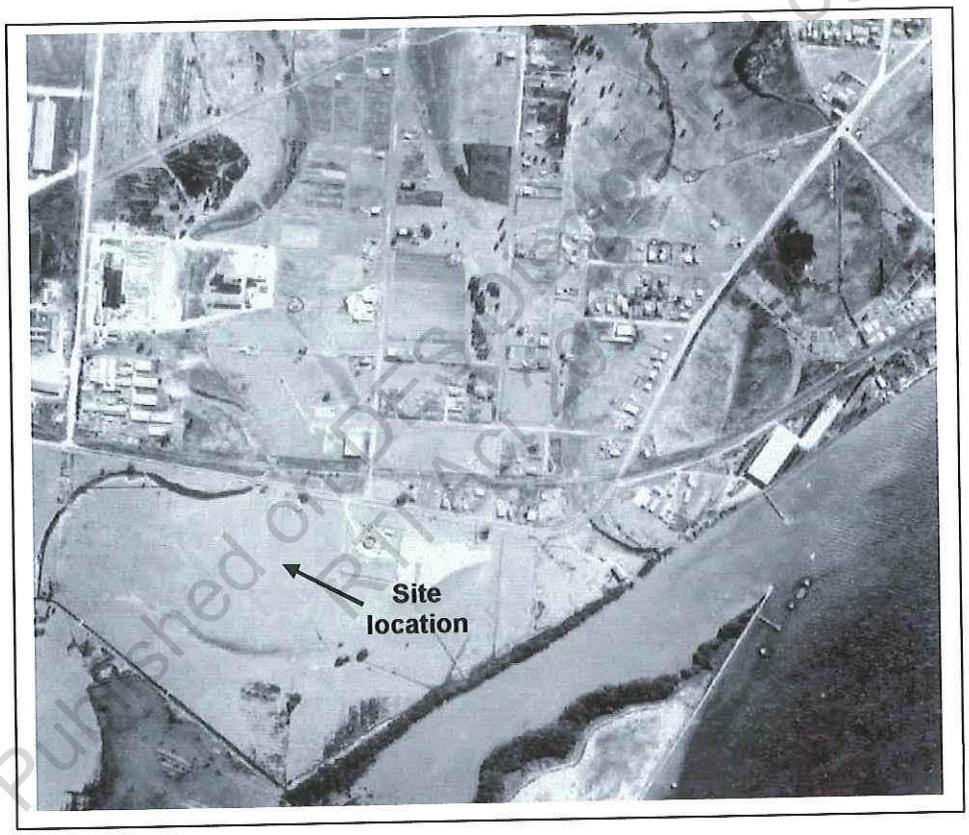
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3.3.2 Aerial Photograph Interpretation

A series of aerial photographs covering the site were obtained from the Department of Natural Resources and Mines' Sunmap centre in Woolloongabba. Copies were made of these photographs. In addition, the Mapview data file (Brisbane (north)), compiled from 2002 aerial photography, was examined.

The aerial photograph taken in 1951 (Figure 4) shows the undeveloped site south of Kingsford Smith Drive and near the mangrove fringed tidal drain.

The aerial photographs taken in 1978, 1982 and 1991 (Figures 5, 6 and 7) indicate that the site remained undeveloped while the tidal creek (drain) has been straightened. To the east of the site, extensive fill had occurred on the Eagle Farm Industrial Estate. The vacant site area also appears to be subject to periodic tidal inundation.



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Figure 4: Aerial Photograph of Site and Surrounding Area in 1951
Film No. BCC0, Frame 9302, Run 7
Source: Department of Natural Resources and Mines

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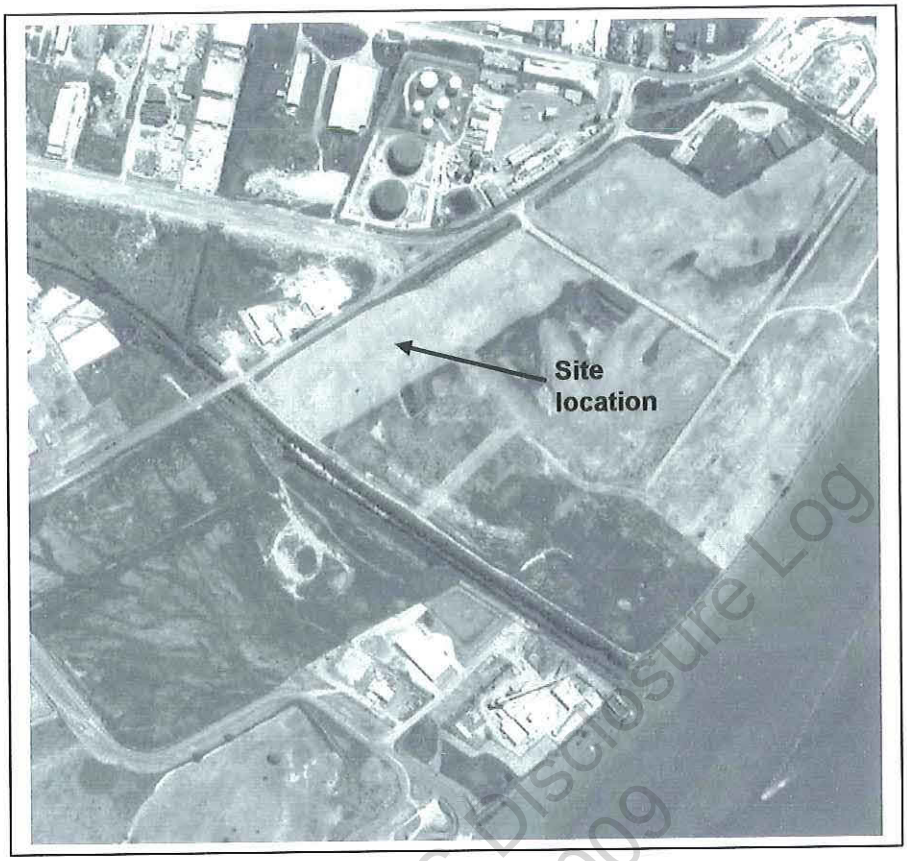


Figure 5: Aerial Photograph of Site and Surrounding Area in 1978
Film No. Q3458, Frame: 9979, Run 7
Source: Department of Natural Resources and Mines

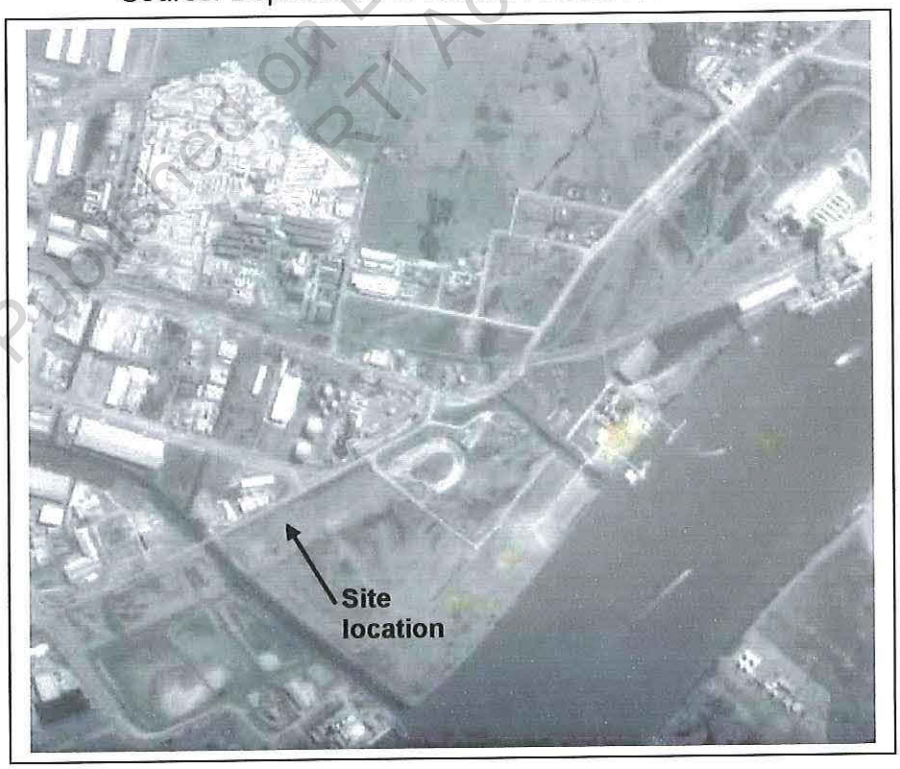


Figure 6: Aerial Photograph of Site and Surrounding Area in 1982
Film No. Q4020, Frame: 223, Run: 12
Source: Department of Natural Resources and Mines

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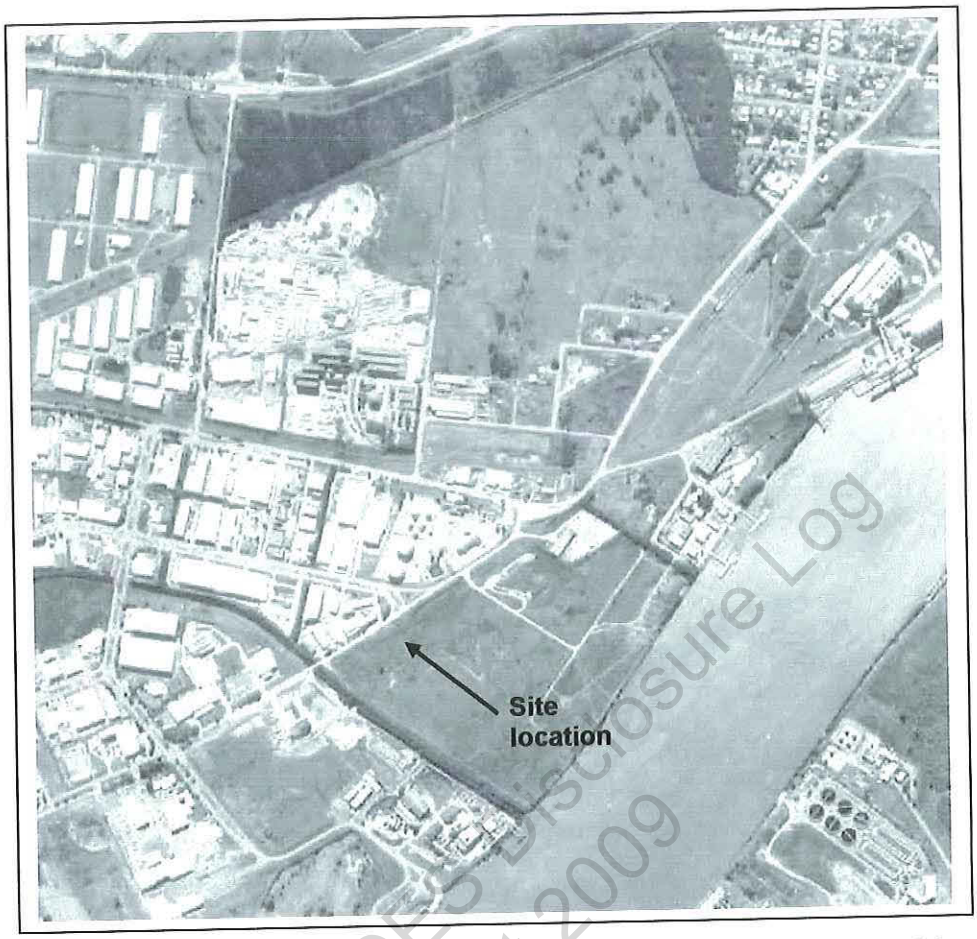


Figure 7: Aerial Photograph of Site and Surrounding Area in 1991
Film No. Q4951, Frame: 79, Run: 13
Source: Department of Natural Resources and Mines

In the late 1990s, the site area known as the Pivot site was subject to sand filling by the Port of Brisbane Corporation and development as the Pivot Agriculture Facility as shown in the Mapview image of 2002 (Figure 8).

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Figure 8: MapView Aerial Photograph of Site, 2002
Source: Department of Natural Resources, Mines and Energy

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Current building and roadway facilities on Lot 1213 SP177378, as shown in Site Plan (Figure 3) are evident while undeveloped surcharged areas of the industrial estate are shown to the south-east (Savage Street and Macarthur Avenue).

Additional site history information from aerial photographs has been compiled by URS (2003) as presented in Table 2.

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Table 2: Summary of Information from Aerial Photographs

Photograph Date	Key Features
1946	The approximate area where the site should be located is undeveloped land. A portion of the site may be within the tidal zone of the Brisbane River. Kingsford Smith Drive is present, however Curtin Avenue East is not present.
1972	The area appears to have been filled (reclaimed) which would include all or part of the site and land to the south, south-east and south-west of the site. The tidal creek to the west is also present which indicates that this was a man-made feature. No development has occurred on the land. The industrial facility known as the Bentley Complex is visible to the north across Curtin Avenue East. This facility contains four large aboveground storage tanks and associated buildings.
1981	The site is undeveloped, however Savage Street and Macarthur Avenue have been constructed. Some minor development has occurred in the present day location of Summit Fertilisers. Two additional large aboveground storage tanks have been constructed on the Bentley Complex located to the north. An industrial facility is also present in the location of the current Queensland Seed and Grain Processors (north-north-west of the site).
1987	No changes from the previous photograph.
1994	An industrial facility is present in the current location of Industrial Galvanizers Queensland, which is located across the tidal creek to the south-west of the site. The minor development in the present day location of Summit Fertilisers has been removed.
1997	The entire area of the site and where Summit Fertilisers will be constructed appears to be in the process of land development (i.e. the area appears to have been levelled and graded).
2002	The current site layout is visible along with the Summit Fertilisers, and Industrial Galvanizers Queensland appears to have expanded.

Source: URS (2003)

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3.3.3 Pivot Agricultural Facility

Chemicals Used or Stored On-Site

The URS (2003) environmental audit of the Pivot Agricultural Facilities provides a useful and comprehensive summary of chemicals (raw materials and fertiliser products) and fuel that were reported by Pivot staff to be stored on the site since the commencement of the facility's operations in 1998.

The operations at the facility ended in June 2003 and the facility was in the process of being closed down when URS (2003) conducted their audit. Consequently, the summary of both materials listed in Table 3 are described as an approximation. Pivot staff did not know exact quantities of materials stored (URS, 2003).

The fertiliser production capacity was broadly between 20 000 and 100 000 tonnes per year based on the EPA licence (URS, 2003).

Table 3: Estimates of Materials Stored on Site (1998-2003 operational period)

Material	Type of Storage	Quantity	Comments
Diesel	AST	5000L	AST bunded with no staining visible beyond bund
Mono ammonium phosphate	In individual bays and bags	1800 tonnes	Chemicals were stored in individual bays located within the main facility prior to blending. Once the final product was formulated, it was either loaded into vehicles for bulk transport or packaged into 50kg or 1 tonne bags. The quantities shown were generally maintained throughout the life of the facility.
Di ammonium phosphate	In individual bays and bags	1800 tonnes	
Urea	In individual bays and bags	5000 tonnes	
Potassium chloride	In individual bays and bags	1800 tonnes	
Di calcium phosphate	In individual bays and bags	1800 tonnes	
Calcium ammonium nitrate	In individual bays and bags	Less than 2000 tonnes	These chemicals were purchased once yearly and stored in 1 tonne bags. The chemicals were used throughout the year for the formulation of product. Generally, the materials came in 2000 tonnes shipments and this quantity would be depleted over the following year.
Potassium sulphate	In individual bays and bags	Less than 2000 tonnes	

Taken from URS (2003)

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Storage Areas

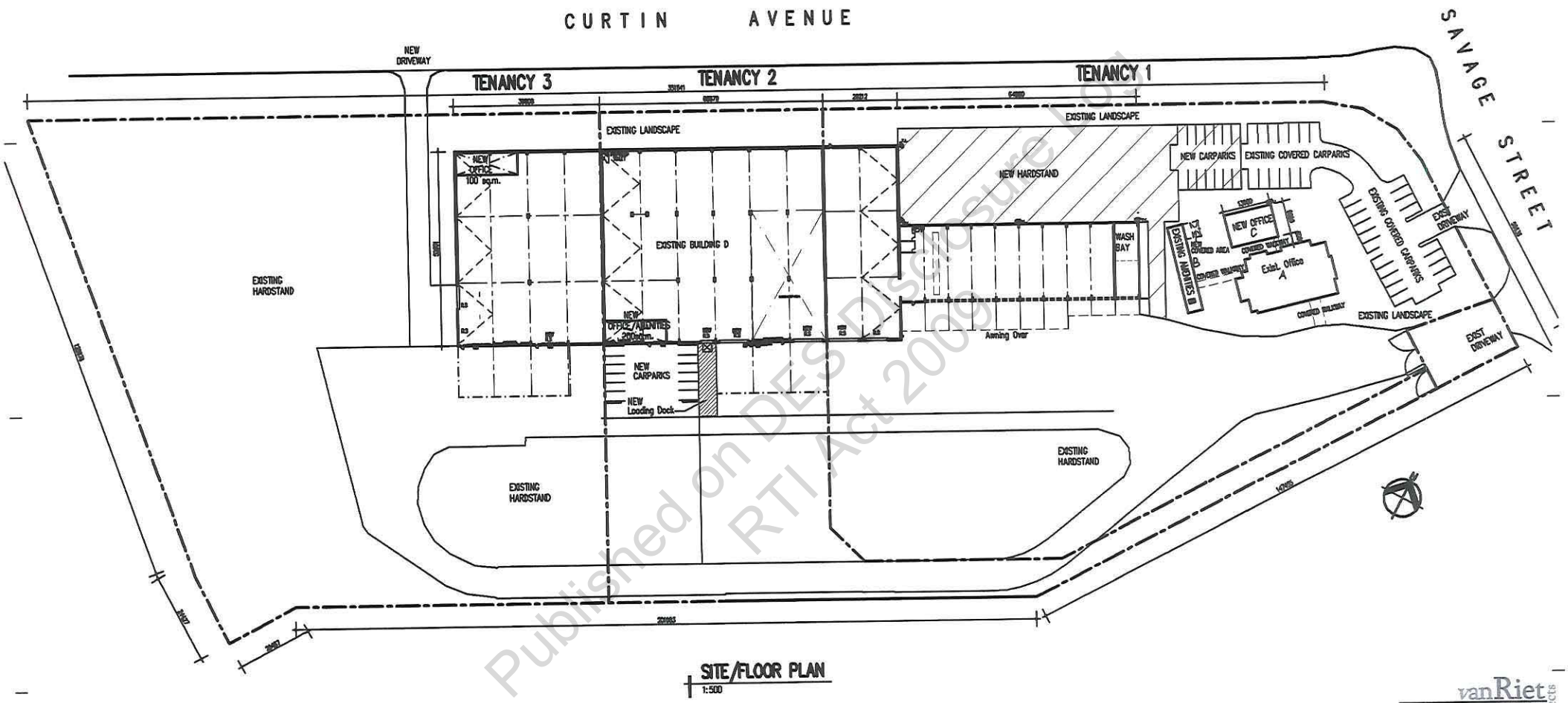
Raw materials were stored in concrete bays located within the main facility (the large industrial building) prior to blending and packaging. Packaged product was stored in a designated area inside the main facility. Additionally, packaged product was placed on pallets and covered with a tarpaulin within a hardstand area located adjacent to the western portion of the main facility (URS, 2003). No pesticides were reported to be formulated or stored on this site.

The bulk chemicals were mineral salts or fertiliser chemicals such as urea. Potential contaminants were limited practically to trace element residues (e.g. copper, zinc, lead and cadmium) and petroleum hydrocarbons from minor fuel use (AST 5000L) or trucks. The latter would be considered an insignificant source of soil contamination. No highly corrosive substances such as acids and strong alkalis were used although one or more of the mineral salts can form corrosive substances that attack steelwork.

3.3.4 Town Planning and Proposed Development

The site is zoned as general industry within the Brisbane City Plan 2000. It was originally filled and developed by the Port of Brisbane Corporation as industrial land adjacent to the Eagle Farm Industrial Estate and near the Brisbane River estuary.

van Riet Architects propose to re-configure and develop the site into smaller industrial lots retaining some of the existing buildings. A proposed development plan is presented as Figure 9.



SITE/FLOOR PLAN
1:500

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SUMMARY:
SITE AREA 45000sq.m.
SITE COVER 9354sq.m.
GROSS FLOOR AREA 9454sq.m.
CARPARKING 57 carparks
R.P.D
LOT 1158 ON SP106251
PARISH OF
COUNTY OF

vanRiet architects

Project
PROPOSED DEVELOPMENT
at CURTIN AVENUE
SAVAGE STREET,EAGLE FARM
R. P.
LOT 1158 on SP106251
Client

Title
SITE DETAILS
Drawn SEP'05 By N.S
Scale AS SHOWN at A1 Checked JVR
Job No. 05-127 Dwg. No. DA-01 Revision P1

Figure 9. Proposed development plan

H:\VRA-DOCS\PROJECTS\2005\05-127 Lot 1158 Curtin Avenue Savage Street Eagle Farm Architect\Drawings\DA\DA-01.dwg, 9/30/2005 1:56:56 PM

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3.4 *Hydrogeology*

3.4.1 Geology and Soils

The Australia 1:100 000 geological map of Brisbane (Sheet 9543, First Edition 1986) indicates that the site is situated within alluvial plains (URS, 2003). This site and much of the surrounding area is on reclaimed land. The reclaimed land of the site comprises dredged material (1 to 2m depth) consisting of sands and gravels overlying alluvial sediments (see borelogs, Appendix 3). Fill soils contained shell fragments, grit and some coarse sediments or gravel. A geotechnical report by Golder Associates (September 2001) describes surcharging of dredged spoil in the Pivot area but not specifically on this lot. It notes, however, that the Pivot site overlies a band of very deep compressible alluvia, in the former embayment area.

3.4.2 Hydrogeology

The site is not within a Queensland Department of Natural Resources and Mines (NRM) "Proclaimed Area" under the Water Act 2000, hence there is no requirement to license bores in the area and limited information is available on groundwater use in the area. NRM records indicate that there are no registered bores located within a 1km radius of the site. Given the known site uses surrounding the site, it is considered unlikely that shallow groundwater underlying the site would be utilised for a beneficial use. However, NRM records cannot confirm that shallow groundwater has not, in the past, and is not being currently used for beneficial purposes such as industrial use, irrigation, stock watering, domestic use or as a potable water source (URS, 2003).

Groundwater on the site was found to be about 2m or more below the ground level at the time of drilling (dry conditions). URS (2003) have estimated a depth of 1 to 2m below ground level with groundwater measurement likely to be towards the tidal creek, Brisbane River and possibly to the open drain in the north to north-west.

Constructed stormwater drainage to the west of the site was at depths of about 2m and would be expected to reduce infiltration into the shallow water table.

3.5 Site Topography and Drainage

The elevation contours of the site are shown in Figure 10, Mapview (2002) and the site is approximately 3-3.5m above the Australian Height Datum (AHD). It is essentially flat with a slight slope towards the grassed areas located near the south to south-east corner of the site.

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Figure 10: MapView Aerial Photograph of Site, 2002 showing Elevation Contours
Source: Department of Natural Resources, Mines and Energy

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The site has a network of surface grates and underground pipes that are designed to collect stormwaters and readily discharge them into the tidal creek on the western perimeter, and into Savage Street on the east. These are drawn on Figure 3.

Off-site, drainage along Curtin Avenue and probably saline waters sustain a narrow band of mangroves in the roadside drain along this frontage.

3.6 Surrounding Land Uses

The nature of surrounding industrial land uses is shown on the Mapview image (Figure 8). These are summarised as follows:

Location	Activities
Eastern site, Savage Street	Summit Fertilisers Manufacturing/Storage
Southern Side, towards Macarthur Avenue	Queensland Sheet and Steel, Argent Distribution Centre and Bostick Findley (adhesives, sealants, waterproofing and concrete repair products) drain to nearby Brisbane River estuary
Western side, tidal creek with fringing mangroves other side of creek	Saint GoBain Ceramic Materials Industrial Galvanizers
Northern side, Curtin Avenue East – opposite site	Tank storage facility Queensland Seed and Grain Processors Toll Specialist Division Queensland Liquid (LIQUIP) – road tankers

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3.7 Site Inspection

A formal site inspection was carried out by sch4p4(6) Perse and sch4p4(6) Personal info of Envirotest on 8 August 2005. This included an inspection of the above ground fuel tank by Fuel Doctors and site drilling by East Coast Geotechnical.

The inspection confirmed that all EMR notifiable activities on the site had ceased. The only EMR facility remaining was an above ground fuel tank (5000L) and gravity fed hose within a concrete bund.

The vacant site consisted basically of a large industrial building (practically cleaned and empty), administration buildings (empty), concrete driveways and aprons, hardfill surface and large grassed areas covering sandy fill materials. The site was fully secured with a wire mesh fence and locked gates.

There was no visible evidence of significant spillages or stored materials. Inside the large industrial building, there were chemical stains and corrosion on the concrete near loading bays, while steelwork on inside of walls and roller doors of the building were corroded, presumably from past bulk chemical use and storage.

The following observations were made of potential sources or areas of contamination:

Parameters	Observations
Bulk materials – chemicals identified in URS audit	No bulk materials, stockpiles or significant residues.
Raw material or product drums, containers or bags	None observed.
Hazardous chemical storage	Designated hazardous chemical store in industrial building empty and cleaned.
Chemical spillages and stains	• Corroded concrete and stains in an area of large building. (Soils under this area of concrete were sampled and tested.) • Minor stormwater ponding and nutrient enrichment on concrete surface in eastern section of large building. (Not considered contaminated and readily cleaned up.)
Pipework/sumps	No contaminants observed.
Liquid tanks – above ground	• Fuel tank, 5000L capacity – minor liquid residues (~50-70L) in sealed tank. • No leaks or spillages in bund. • Adjoining concrete and grassed area clean.
Liquid tanks – inground	• Concrete recycling tank (see photographs, Appendix 8) at former truck washing area. • Washdown water used to irrigate grassed area (URS Audit Report, 2003). • No evidence of contamination. • Grass in good condition.
Solid wastes	• No abrasives, ash or stockpiled materials (e.g. metals). • No rubbish or construction wastes.
Fill materials	• Pumped sandy-clay fill with shells and gravel materials – depths of 1-2m.
Stormwater drains	• Network of below ground stormwater drains and surface grates. • Open drains on perimeter. • No visible contamination, e.g. discoloration, odours, oils or excessive algae from nutrient enrichment.
Adjoining land uses	• No visible impact on site from perimeter land uses or potential emissions. • Tidal creek – fringing mangrove vegetation healthy. • Weed infestations along western perimeter.

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4.0 SAMPLING PLAN

The rationale for the sampling plan was based on a review of a site environmental audit (URS, 2003) of the Pivot Agriculture Facility which was prepared for the Port of Brisbane Corporation, a site inspection by Envirotest of the vacant site in July 2005 and the notifiable activities on the EMR.

Notifiable activities involved chemical manufacture or formulation and storage (fertiliser chemicals) as well as minor petroleum product storage (distillate) in an above ground 5000L tank. The site had also been extensively filled by surcharging of dredged sands by the Port of Brisbane Corporation.

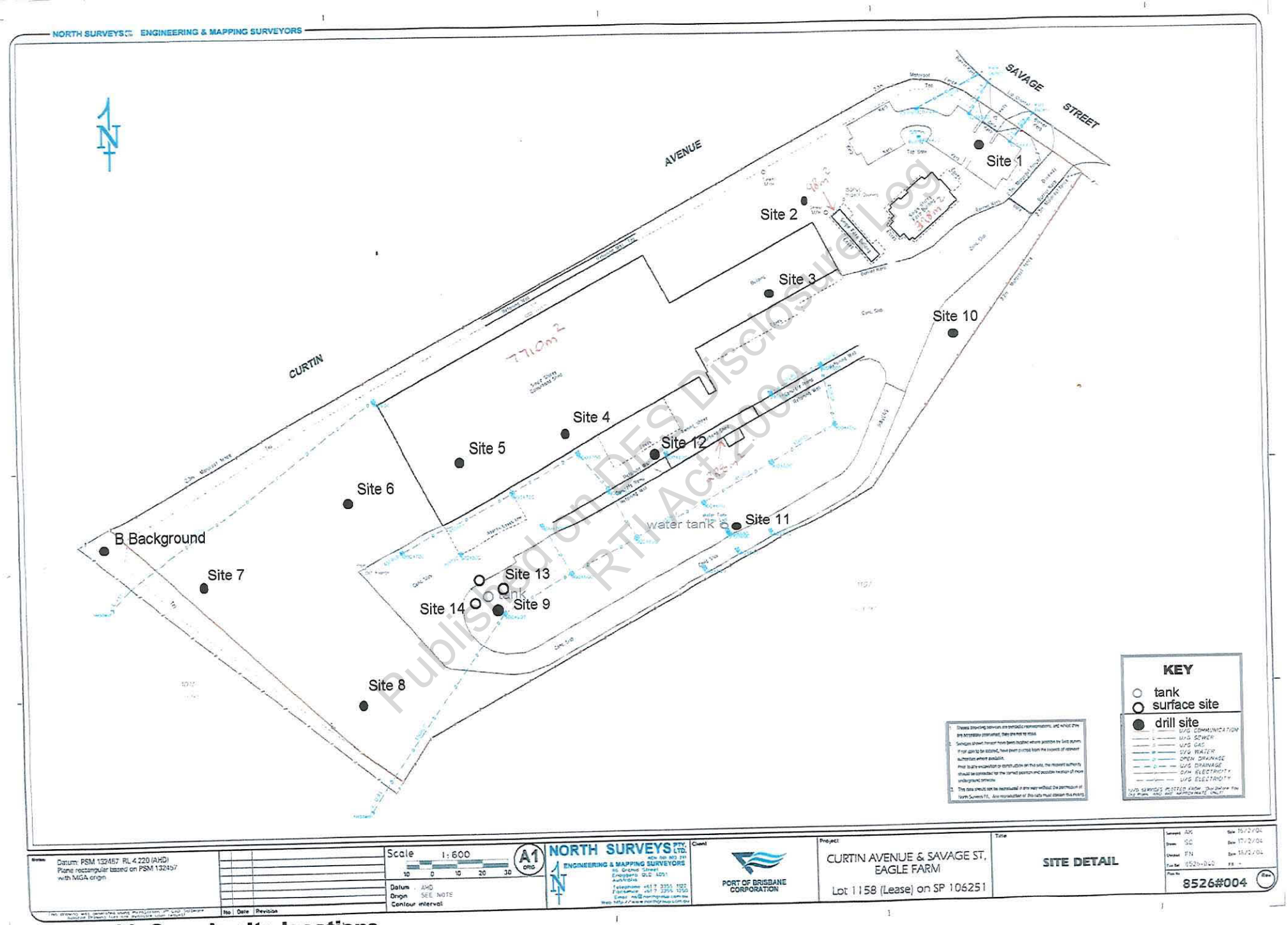
Sampling in the site investigation was stratified to address areas used for fertiliser manufacturing, storage and transport, above ground tank and bund, and fill materials overlying potential acid sulphate soils.

The samples were to be analysed for heavy metals, petroleum hydrocarbons and BTEX to provide a broad overview of major contaminants and determine if there were any significant areas of soil contamination resulting from former activities of fertiliser chemicals.

Soil samples were taken from fill materials and natural soil at different depths around the site including under concrete slabs and the large industrial building. The bunded area of the above ground tank (5000L) was also checked for integrity and sampled.

Envirotest conducted on-site sampling on 8 August 2005 (sch4p4(6) Personal infor and sch4p4(6 sch4p4(. The sample site locations and parameters tested are detailed in Table 4 and the sampling locations are shown in Figure 11.

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Figure 11. Sample site locations

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Table 4: Soil Sample Locations and Possible Contaminants

Sample No.	Sample ID	Depth	TPH	BTEX	Trace Elements (As/Cd/Cr/Cu/Hg/ Pb/Ni/Zn)	Pesticides
2005399-01	Site 1	0-200mm	✓	✓	✓	✓
2005399-04	Site 1	1.5m	✓	✓	✓	✓
2005399-06	Site 2	0-200mm	✓	✓	✓	✓
2005399-11	Site 2	2.2m	✓	✓	✓	✓
2005399-12	Site 3	0-200mm	✓	✓	✓	✓
2005399-16	Site 3	2m	✓	✓	✓	✓
2005399-17	Site 4	0-200mm	✓	✓	✓	✓
2005399-20	Site 4	1.5m	✓	✓	✓	✓
2005399-22	Site 5	0-200mm	✓	✓	✓	✓
2005399-26	Site 5	2m	✓	✓	✓	✓
2005399-27	Site 6	0-200mm	✓	✓	✓	✓
2005399-30	Site 6	1.5m	✓	✓	✓	✓
2005399-32	Site 7	0-300mm	✓	✓	✓	✓
2005399-35	Site 7	1.5m	✓	✓	✓	✓
2005399-37	Site 8	0-200mm	✓	✓	✓	✓
2005399-40	Site 8	1.5m	✓	✓	✓	✓
2005399-42	Site 9	0-200mm	✓	✓	✓	✓
2005399-46	Site 9	2m	✓	✓	✓	✓
2005399-47	Site 10	0-200mm	✓	✓	✓	✓
2005399-51	Site 10	2m	✓	✓	✓	✓
2005399-52	Site 11	0-200mm	✓	✓	✓	✓
2005399-55	Site 11	1.5m	✓	✓	✓	✓
2005399-57	Site 12	0-200mm	✓	✓	✓	✓
2005399-60	Site 12	1.5m	✓	✓	✓	✓
2005399-62	Site 13	East Tank Bund 0-200mm	✓	✓	✓	✓
2005399-63	Site 14	West Tank Bund 0-200mm	✓	✓	✓	✓
2005399-64	Site B	0-200mm	✓	✓	✓	✓

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4.1 Sampling Methodology

- Sampling methodology was in accordance with AS4482: Guide to the sampling and Investigation of Potentially Contaminated Soil.
- Soil samples for organic and metals analysis were collected in Envirotest prepared glass sample bottles (750mL) fitted with teflon-lined lids. Bottles were acid, solvent and distilled water washed according to Envirotest's laboratory procedures.
- Soil samples were collected using 'East-Coast Geotechnical' drilling rig (soil auger) and stainless steel hand auger. All sampling equipment was washed, rinsed and dried between sampling locations to prevent cross contamination.
- Sampling bottles were labelled in the field (location, sample number, date and soil depth), stored on ice in eskies and transported directly to the Envirotest laboratory for registration and preparation. The soil samples were registered on the same day of collection at Envirotest and stored in a secure cold room until analysis.
- Samples remained in the custody of Envirotest.
- Sampling details and field monitoring results were recorded on 'Envirotest – Field Sampling Form'. Chain of Custody details are also recorded on this form (Appendix 4).
- The sample preservation methods are detailed in the analytical report (Appendix 5).
- Sub-samples were sent to Australian Laboratory Services for the purpose of quality control (Appendix 6).

4.2 Occupational Health and Safety

- Envirotest's Health and Safety Policy was applied.
- Appraisal of working conditions was made for types of potential contaminants (e.g. lead, petroleum hydrocarbons).
- Information, instruction, training and supervision necessary to ensure the health and safety of employees were provided.
- Personal protective equipment for the degree of risk assessed was available.
- Prior to the fieldwork a workplace health and safety form was completed (Appendix 7).

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5.0 ANALYTICAL

5.1 Sample Preparation

Samples were prepared according to NEPC (1999) Schedule B(3). *Guideline on Laboratory Analysis of Potentially Contaminated Soils.* National Environment Protection (*Assessment of Site Contamination*) Measure 1999.

Field moist portions were analysed for BTEX, petroleum hydrocarbon residues, persistent pesticides and trace elements. Samples were ground and mixed in a mortar and pestle to obtain a homogenous sub-sample. Air-dry samples were sieved to pass a 1.0mm sieve. The moisture content of field moist samples was determined gravimetrically (@ 105°C) and all results were reported on a dry weight basis.

5.2 Analytes

- Trace elements (arsenic, cadmium, chromium, copper, lead, mercury, nickel, zinc);
- Total petroleum hydrocarbons by fractions;
- BTEX (benzene, toulene, ethylbenzene, xylene isomers); and
- Persistent pesticides (organochlorine and organophosphorus insecticides, triazine herbicides). (Significant synthetic pyrethroids and diuron degradation can also be detected if present.)

Analytical methodology is described in Envirotest's Laboratory Report (2005399a) contained in Appendix 5.

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5.3 Quality Assurance

Analysis of samples was controlled by Envirotest's Analytical Plan Job No. 2005399 and laboratory procedures.

The Levels of Reporting (LOR) for parameters analysed are presented below:

Table 5: Levels of Reporting (LOR) for parameters analysed.

Parameter	Level of Reporting (LOR) Soil Samples
	mg/kg dry weight
Trace Elements	
Mercury	0.1
Arsenic, cadmium, chromium, copper, lead, nickel, zinc	1
BTEX	
Benzene	0.1
Toluene	0.1
Ethylbenzene	0.1
m,p-xylene	0.1
o-xylene	0.1
Total Petroleum Hydrocarbons	
C_6-C_9	10
C_{10}-C_{14}	50
C_{15}-C_{28}	100
C_{29}-C_{36}	100
Pesticides	
Organochlorine and organophosphorus insecticides, triazine herbicides	0.1

Note: mg/kg = ppm = parts per million

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- Sampling, registration and documentation procedures were carried out and checked by Envirotest personnel.
- Sample identification numbers were assigned and maintained throughout testing and recorded in Analytical Quality Plan, Job Files and Analyst Workbooks accordingly with test data.
- Procedural blanks were carried out per batch of analytical samples.
- Quality control measurements were maintained on a method and batch basis. Envirotest's quality control results are included in Appendix 5 – Envirotest's Laboratory Report (2005399a) and in Section 8.1.
- Quality control samples were submitted to Australian Laboratory Services for inter-laboratory comparison of:
  - Trace elements;
  - BTEX;
  - Total petroleum hydrocarbons; and
  - Pesticides (organochlorine and organophosphorus insecticides)
- Comparative results between Envirotest and Australian Laboratory Services samples are summarised in Section 8.2, Table 15. A copy of the ALS Analytical Report is included in Appendix 6.

6.0 RESULTS

The analytical results for each of the parameters tested in the soil samples are presented in Tables 6 to 11 (see also Appendix 5). The results can be compared with the appropriate environmental or health-based investigation level used by the Queensland EPA (Contaminated Land Unit) (see Tables 12 and 13).

Investigation threshold levels for soils in Table 12 are taken from the Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland, May 1998 produced by the Department of Environment and Heritage.

The soil quality guidelines for total petroleum hydrocarbons (TPH) by fractions in Table 13 have been adopted by the Queensland EPA.

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6.1 Analytical Results

Table 6: Trace Elements in Soils
Lot 1213 SP177378, cnr Curtin Avenue East and Savage Street, Pinkenba
8 August 2005

Site No.	Laboratory No.	Depth	Arsenic	Cadmium	Chromium	Copper	Lead	Mercury	Nickel	Zinc
			mg/kg dry weight basis							
Site 1	2005399-01	0-200mm	1	<1	4	2	5	<0.1	2	2
Site 1	2005399-04	1.5m	2	<1	35	11	11	<0.1	10	31
Site 2	2005399-06	0-200mm	3	<1	22	13	10	<0.1	1	25
Site 2	2005399-11	2.2m	8	<1	39	29	26	0.2	23	85
Site 3	2005399-12	0-200mm	2	<1	24	6	5	<0.1	7	4
Site 3	2005399-16	2m	17	<1	61	40	36	0.4	27	156
Site 4	2005399-17	0-200mm	4	<1	23	8	7	<0.1	2	7
Site 4	2005399-20	1.5m	2	<1	41	12	10	<0.1	18	29
Site 5	2005399-22	0-200mm	1	<1	19	5	4	<0.1	5	2
Site 5	2005399-26	2m	2	<1	29	17	14	0.1	20	47
Site 6	2005399-27	0-200mm	2	<1	17	23	49	<0.1	12	171
Site 6	2005399-30	1.5m	3	<1	29	10	10	<0.1	4	25
Site 7	2005399-32	0-300mm	<1	<1	19	5	4	<0.1	<1	9
Site 7	2005399-35	1.5m	<1	<1	29	11	14	<0.1	16	55
Site 8	2005399-37	0-200mm	<1	<1	7	4	8	<0.1	<1	54
Site 8	2005399-40	1.5m	<1	<1	40	16	11	<0.1	17	41
Site 9	2005399-42	0-200mm	<1	1	34	32	14	<0.1	4	76
Site 9	2005399-46	2m	<1	<1	26	7	5	<0.1	8	12
Site 10	2005399-47	0-200mm	<1	<1	32	24	28	<0.1	6	50
Site 10	2005399-51	2m	<1	<1	8	6	5	<0.1	7	5
Site 11	2005399-52	0-200mm	<1	<1	39	34	21	<0.1	11	273
Site 11	2005399-55	1.5m	<1	<1	21	5	3	<0.1	1	3
Site 12	2005399-57	0-200mm	<1	<1	37	44	17	<0.1	8	6
Site 12	2005399-60	1.5m	<1	<1	27	7	4	<0.1	11	15
Site 13	2005399-62	East Tank Bund 0-200mm	<1	<1	39	31	21	<0.1	12	215
Site 14	2005399-63	West Tank Bund 0-200mm	4	<1	6	32	5	<0.1	8	236
Site B	2005399-64	0-200mm	5	<1	25	16	20	0.2	11	86

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Table 7: Total Petroleum Hydrocarbons in Soils
Lot 1213 SP177378, cnr Curtin Avenue East and Savage Street, Pinkenba
8 August 2005

Site No.	Laboratory Sample No.	Depth (mm)	C_6-C_9	C_{10}-C_{14}	C_{15}-C_{28}	C_{29}-C_{36}
			mg/kg dry weight basis			
Site 1	2005399-01	0-200mm	<10	<50	<100	194
Site 1	2005399-04	1.5m	<10	<50	<100	193
Site 2	2005399-06	0-200mm	<10	<50	<100	137
Site 2	2005399-11	2.2m	<10	<50	<100	182
Site 3	2005399-12	0-200mm	<10	<50	<100	145
Site 3	2005399-16	2m	<10	<50	<100	<100
Site 4	2005399-17	0-200mm	<10	<50	<100	134
Site 4	2005399-20	1.5m	<10	<50	<100	125
Site 5	2005399-22	0-200mm	<10	<50	<100	<100
Site 5	2005399-26	2m	<10	<50	<100	119
Site 6	2005399-27	0-200mm	<10	<50	<100	<100
Site 6	2005399-30	1.5m	<10	<50	<100	<100
Site 7	2005399-32	0-300mm	<10	<50	<100	<100
Site 7	2005399-35	1.5m	<10	<50	<100	<100
Site 8	2005399-37	0-200mm	<10	<50	<100	<100
Site 8	2005399-40	1.5m	<10	<50	<100	<100
Site 9	2005399-42	0-200mm	<10	<50	<100	<100
Site 9	2005399-46	2m	<10	<50	<100	<100
Site 10	2005399-47	0-200mm	<10	<50	<100	180
Site 10	2005399-51	2m	<10	<50	<100	136
Site 11	2005399-52	0-200mm	<10	<50	<100	114
Site 11	2005399-55	1.5m	<10	<50	<100	<100
Site 12	2005399-57	0-200mm	<10	<50	<100	<100
Site 12	2005399-60	1.5m	<10	<50	<100	<100
Site 13	2005399-62	East Tank Bund 0-200mm	<10	<50	<100	<100
Site 14	2005399-63	West Tank Bund 0-200mm	<10	<50	<100	<100
Site B	2005399-64	0-200mm	<10	<50	<100	<100

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Table 8: BTEX in Soils
Lot 1213 SP177378, cnr Curtin Avenue East and Savage Street, Pinkenba
8 August 2005

Site No.	Laboratory Sample No.	Depth	Benzene	Toluene	Ethylbenzene	Xylene isomers
			mg/kg dry weight basis			
Site 1	2005399-01	0-200mm	<0.1	<0.1	<0.1	<0.1
Site 1	2005399-04	1.5m	<0.1	<0.1	<0.1	<0.1
Site 2	2005399-06	0-200mm	<0.1	<0.1	<0.1	<0.1
Site 2	2005399-11	2.2m	<0.1	<0.1	<0.1	<0.1
Site 3	2005399-12	0-200mm	<0.1	<0.1	<0.1	<0.1
Site 3	2005399-16	2m	<0.1	<0.1	<0.1	<0.1
Site 4	2005399-17	0-200mm	<0.1	<0.1	<0.1	<0.1
Site 4	2005399-20	1.5m	<0.1	<0.1	<0.1	<0.1
Site 5	2005399-22	0-200mm	<0.1	<0.1	<0.1	<0.1
Site 5	2005399-26	2m	<0.1	<0.1	<0.1	<0.1
Site 6	2005399-27	0-200mm	<0.1	<0.1	<0.1	<0.1
Site 6	2005399-30	1.5m	<0.1	<0.1	<0.1	<0.1
Site 7	2005399-32	0-300mm	<0.1	<0.1	<0.1	<0.1
Site 7	2005399-35	1.5m	<0.1	<0.1	<0.1	<0.1
Site 8	2005399-37	0-200mm	<0.1	<0.1	<0.1	<0.1
Site 8	2005399-40	1.5m	<0.1	<0.1	<0.1	<0.1
Site 9	2005399-42	0-200mm	<0.1	<0.1	<0.1	<0.1
Site 9	2005399-46	2m	<0.1	<0.1	<0.1	<0.1
Site 10	2005399-47	0-200mm	<0.1	<0.1	<0.1	<0.1
Site 10	2005399-51	2m	<0.1	<0.1	<0.1	<0.1
Site 11	2005399-52	0-200mm	<0.1	0.4	<0.1	<0.1
Site 11	2005399-55	1.5m	<0.1	<0.1	<0.1	<0.1
Site 12	2005399-57	0-200mm	<0.1	<0.1	<0.1	<0.1
Site 12	2005399-60	1.5m	<0.1	<0.1	<0.1	<0.1
Site 13	2005399-62	East Tank Bund 0-200mm	<0.1	<0.1	<0.1	<0.1
Site 14	2005399-63	West Tank Bund 0-200mm	<0.1	<0.1	<0.1	<0.1
Site B	2005399-64	0-200mm	<0.1	<0.1	<0.1	<0.1

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Table 9: Organochlorine Insecticides in Soils
Lot 1213 SP177378, cnr Curtin Avenue East and Savage Street, Pinkenba
8 August 2005

Site No.	Laboratory No.	Depth	a-BHC	Hexachloro-benzene	b-BHC + Lindane	Heptachlor	Aldrin	Heptachlor epoxide	Total chlordane	a-Endosulphan	DDE	Dieldrin	Endrin	DDD	b-Endosulphan	Endrin aldehyde	DDT	Endosulphan sulphate	Methoxychlor
			mg/kg, dry weight basis																
Site 1	2005399-01	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 1	2005399-04	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 2	2005399-06	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 2	2005399-11	2.2m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 3	2005399-12	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 3	2005399-16	2m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 4	2005399-17	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 4	2005399-20	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 5	2005399-22	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 5	2005399-26	2m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 6	2005399-27	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 6	2005399-30	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 7	2005399-32	0-300mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 7	2005399-35	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 8	2005399-37	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 8	2005399-40	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 9	2005399-42	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 9	2005399-46	2m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 10	2005399-47	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 10	2005399-51	2m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 11	2005399-52	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Site No.	Laboratory No.	Depth	a-BHC	Hexachloro-benzene	b-BHC + Lindane	Heptachlor	Aldrin	Heptachlor epoxide	Total chlordane	a-Endosulphan	DDE	Dieldrin	Endrin	DDD	b-Endosulphan	Endrin aldehyde	DDT	Endosulphan sulphate	Methoxychlor
			mg/kg, dry weight basis																
Site 11	2005399-55	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 12	2005399-57	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 12	2005399-60	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 13	2005399-62	East Tank Bund 0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 14	2005399-63	West Tank Bund 0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site B	2005399-64	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Table 10: Organophosphorus Insecticides in Soils
Lot 1213 SP177378, cnr Curtin Avenue East and Savage Street, Pinkenba
8 August 2005

Site No.	Laboratory No.	Depth	Tributylphos-phorotrithiote	Dylox (trichlorphos)	Dichlorvos	Demeton-S-methyl	Dimethoate	Methyl parathion	Disulfuton	Dichlofenthion	Famphur	Fenthion	Chlorpyriphos	Chlorfenvinphos	Fenchlorphos	Tri-o-cresyl phosphate	Sulprofos	Guthion	Leptophos
			mg/kg, dry weight																
Site 1	2005399-01	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 1	2005399-04	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 2	2005399-06	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 2	2005399-11	2.2m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 3	2005399-12	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 3	2005399-16	2m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 4	2005399-17	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 4	2005399-20	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 5	2005399-22	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 5	2005399-26	2m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 6	2005399-27	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 6	2005399-30	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 7	2005399-32	0-300mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 7	2005399-35	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 8	2005399-37	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 8	2005399-40	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 9	2005399-42	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 9	2005399-46	2m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 10	2005399-47	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 10	2005399-51	2m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Site No.	Laboratory No.	Depth	Tributylphos-phorotrithiote	Dylox (trichlorphos)	Dichlorvos	Demeton-S-methyl	Dimethoate	Methyl parathion	Disulfuton	Dichlofenthion	Famphur	Fenthion	Chlorpyriphos	Chlorfenvinphos	Fenchlorphos	Tri-o-cresyl phosphate	Sulprofos	Guthion	Leptophos
			mg/kg, dry weight																
Site 11	2005399-52	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 11	2005399-55	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 12	2005399-57	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 12	2005399-60	1.5m	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 13	2005399-62	East Tank Bund 0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site 14	2005399-63	West Tank Bund 0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Site B	2005399-64	0-200mm	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Table 11: Triazine Herbicides in Soils
Lot 1213 SP177378, cnr Curtin Avenue East and Savage Street, Pinkenba
8 August 2005

Site No.	Laboratory No.	Depth	Atrazine	Simazine
			mg/kg, dry weight basis	
Site 1	2005399-01	0-200mm	<0.1	<0.1
Site 1	2005399-04	1.5m	<0.1	<0.1
Site 2	2005399-06	0-200mm	<0.1	<0.1
Site 2	2005399-11	2.2m	<0.1	<0.1
Site 3	2005399-12	0-200mm	<0.1	<0.1
Site 3	2005399-16	2m	<0.1	<0.1
Site 4	2005399-17	0-200mm	<0.1	<0.1
Site 4	2005399-20	1.5m	<0.1	<0.1
Site 5	2005399-22	0-200mm	<0.1	<0.1
Site 5	2005399-26	2m	<0.1	<0.1
Site 6	2005399-27	0-200mm	<0.1	<0.1
Site 6	2005399-30	1.5m	<0.1	<0.1
Site 7	2005399-32	0-300mm	<0.1	<0.1
Site 7	2005399-35	1.5m	<0.1	<0.1
Site 8	2005399-37	0-200mm	<0.1	<0.1
Site 8	2005399-40	1.5m	<0.1	<0.1
Site 9	2005399-42	0-200mm	<0.1	<0.1
Site 9	2005399-46	2m	<0.1	<0.1
Site 10	2005399-47	0-200mm	<0.1	<0.1
Site 10	2005399-51	2m	<0.1	<0.1
Site 11	2005399-52	0-200mm	<0.1	0.4
Site 11	2005399-55	1.5m	<0.1	<0.1
Site 12	2005399-57	0-200mm	<0.1	<0.1
Site 12	2005399-60	1.5m	<0.1	<0.1
Site 13	2005399-62	East Tank Bund 0-200mm	<0.1	<0.1
Site 14	2005399-63	West Tank Bund 0-200mm	<0.1	<0.1
Site B	2005399-64	0-200mm	<0.1	<0.1

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Table 12: Investigation Thresholds for Contaminants in Soils (DoE, 1998)

Substance	Background Levels (mg/kg)	Environmental Investigation Levels (mg/kg)	Health-Based Investigation Levels (mg/kg) in Various Exposure Settings[1]					
			A	B[a]	C[b]	D	E	F
Metals/Metalloids								
Antimony	4-44	20	-	-	-	-	-	-
Arsenic	0.2-30	20	100	-	-	400	200	500
Barium	20-200	-	-	-	-	-	-	-
Beryllium	-	-	20	-	-	80	40	100
Boron	1-75	-	-	-	-	-	-	-
Cadmium	0.04-2	3	20	-	-	80	40	100
Chromium (III)[c, d]	0.5-110	50	12%	-	-	48%	24%	60%
Chromium (VI)	-	-	100	-	-	400	200	500
Cobalt	2-170	-	-	-	-	-	-	-
Copper	1-190	60	1000	-	-	4000	2000	5000
Lead	<2-200	300	300	-	-	1200	600	1500
Manganese	4-12600	500	1500	-	-	6000	3000	7500
Mercury[c, e]	0.001-0.1	1	15	-	-	60	30	75
Methyl Mercury[e]	-	-	10	-	-	40	20	50
Molybdenum	<1-20	-	-	-	-	-	-	-
Nickel	2-400	60	600	-	-	2400	600[F]	3000
Tin	1-25	50	-	-	-	-	-	-
Zinc	2-180	200	7000	-	-	28000	14000	35000
Monocyclic Aromatic Hydrocarbons (MAH)								
Benzene	-	1	-	-	-	-	-	-
Toluene	-	-	-	-	-	-	-	-
Polycyclic Aromatic Hydrocarbons (PAH)								
PAH (total)	0.95-5	-	20	-	-	80	40	100
Benzo(a)pyrene	-	-	1	-	-	4	2	5
Chlorinated Hydrocarbons								
PCB (total)	-	1	10	-	-	40	20	50
Pesticides								
Aldrin + Dieldrin	-	0.2	10	-	-	40	20	50
Chlordane	-	-	50	-	-	200	100	250
DDT & derivatives	-	0.2	200	-	-	800	400	1000
Heptachlor	-	-	10	-	-	40	20	50
Other Chemicals								
Cyanides (complexed)	-	-	500	-	-	2000	1000	2500
Phenols[g]	-	-	8500	-	-	34000	17000	42500
Sulphate	35-1000	2000	-	-	-	-	-	-
pH	6-8							

[a] Site- and contaminant-specific: on-site sampling preferred
[b] Site- and contaminant-specific
[c] Need to ensure valency state by site history/analysis/knowledge of environmental behaviour
[d] Soil discolouration will occur at these concentrations
[e] Need to ensure form of substance by site history/analysis/knowledge of environmental behaviour
[f] Skin contact resulting in exacerbation of pre-existing skin sensitisation is the critical effect and recreational use is considered the same as residential use because of the skin contact opportunities.
[g] Odours and skin irritation may occur at lower, as yet undetermined, concentrations. PVC pipes may be affected at high concentrations, possibly adversely affecting water therein.

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[1] Exposure Settings

A 'Standard' residential with garden/accessibility soil (home grown produce contributing less than 10% of fruit and vegetable intake; no poultry); this category includes children's day-care centers, preschools and primary schools.

B Residential with substantial vegetable garden (contributing up to 50% of vegetable and fruit intake); and poultry providing all dietary egg intake and 25% of poultry meat intake.

C Residential with substantial vegetable garden (contributing up to 50% of vegetable and fruit intake); poultry excluded.

D Residential with minimal opportunities for soil access; includes high-rise apartments and flats

E Parks, recreational open space and playing fields, includes secondary schools

F Commercial/industrial: includes premises such as shops and offices as well as factories and industrial sites. (If, however, a commercial site is also used for residential purposes or regular soil access by children is possible, then the appropriate residential setting should be used). It is assumed that thirty years is the duration of exposure

Table 13: Environmental Protection Agency – Indicative Values for Petroleum Hydrocarbon Fractions

Petroleum Hydrocarbon Fraction	Environmental Investigation Level (mg/kg)
$C_6 - C_9$	100
C_{10}-C_{14}	100
C_{15}-C_{28}	1000
C_{29}-C_{36}	1000

Source: CHEM Unit, 1991

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7.0 SOIL QUALITY ASSESSMENT

7.1 Introduction

The soil results for surface and sub-surface soils, including sandy fill and sub-surface natural soils, were compared with Table 12; Investigation Thresholds for Contaminants in Soils (DoE, 1998) and the Environmental Protection Agency – Indicative Values for Petroleum Hydrocarbon Fractions (Table 13).

The proposed land use for this site is general industry and re-configuration into several lots is proposed, including structural modification of the existing large industrial building.

As all notifiable activities (see EMR) on this site have been removed, it is also intended to remove this existing lot from the EMR.

Thus, soil quality results have been compared with the Environmental Investigation Levels (EILs) and indicative values for TPH fractions to evaluate the degree of environmental risk and land use suitability for industrial purposes in the case of no further notifiable activities.

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7.2 Trace Elements

A broad range of heavy metals and arsenic were measured in surface and sub-surface soils including fill to depth of 1 – 1.5m or so (see borelogs, Appendix 3).

Trace element levels did not exceed environmental investigation levels (Table 6) except for zinc at Sites 11 (0-200mm), 13 (0-200mm) and 14 (0-200mm).

These surface concentrations were relatively low, from 215 to 273 mg/kg dry weight and were located near the tank bund (Sites 13 and 14) and former truck wash (Site 11). Elevated zinc was found only in surface soils.

The zinc levels are still within the background range for EILs and well below the health-based investigation level for a residential A scenario.

The sporadic occurrence and levels of zinc strongly indicate negligible or insignificant risks for this industrial site at Pinkenba. This would also apply to an urban residential site.

Insignificant heavy metal and arsenic contamination of soils was indicated from chemical storage or pumped sand fill.

7.3 Total Petroleum Hydrocarbons and BTEX

All soils sampled across the site and at depth were analysed for volatile benzenes (BTEX) and petroleum hydrocarbon fractions (from C_6 to C_{36} range). Degraded oil residues (C_{29}-C_{36}) at low concentrations (114 to 194 mg/kg) i.e. below indicative values in Table 13 were measured at various depths at Sites 1 to 5, 10 and 11.

Sites 1 and 2 did not correlate with the use or storage of manufacturing chemicals for fertilisers, nor did residue patterns at depths of 1.5 and 2m in the various sites. It is possible that these residues were related to some areas of fill materials and past activities.

Insignificant evidence of petroleum contamination or spillages was found at the bunded fuel tank. The ALS testing of surface soil from Site 13 (east of bund) found low levels of $C_{15} – C_{28}$ (260 mg/kg) and $C_{29} – C_{36}$ (150 mg/kg). The URS audit report did not identify

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any spillages at this fuel facility. Site 9, which was next to the drainage sump for the bund, was drilled to 2m and tested for TPH (and BTEX) residues. Levels were below the limits of reporting. No petroleum odours or residues were measured in surface soils (Sites 9 and 14). Trace to low levels of TPH residues were indicated at Site 13.

Visual inspection (8 August 2005) confirmed no evidence of residues on concrete near bund or in bund including sump. The fill point (hose) was located within the bund and no bowser was installed (see photographs, Appendix 8).

The integrity of the above ground fuel tank and bund was noted from inspection. The residual liquid in the tank has been pumped out and the tank is inactive (Fuel Doctors) (see Appendix 9). The tank has been subsequently removed from the site for recommissioning at another unspecified site by van Riet Architects.

The soil samples were also examined for volatile benzenes (BTEX) within the $C_6 - C_9$ fraction. No residues of BTEX were detected in the soils throughout the site (surface and sub-surface).

The absence of BTEX around the fuel tank area further confirms no or insignificant contamination from the use and storage of fuel (5000L).

Our assessment is that this notifiable activity has been decommissioned and there is insignificant residual contamination.

7.4 Pesticides

The URS (2003) site audit noted that pesticides were not stored on the site and only used for minor maintenance and pest control (rodent baits) on the property. Termite control was not indicated by the nature of the industrial structures (concrete/steel fabrication) or brickwork.

Potential pesticide residues within fill materials were examined throughout the site. As shown in Tables 9 to 11, no significant environmental residues of pesticides were detected (<0.1 mg/kg dry weight) in the soils.

7.5 Wash Tank Area

The truck washing area included a wash tank (~10 000L) to collect drainage. Inspection of this area found *in situ* services and a clean wash apron (concrete). There were no spillages, stains or residues of any significance. Drilling was conducted next to the inground wash tank to check for any potential leakage or soil contaminants.

No leakage of water or moisture was found to a depth of 1.5m or so, equivalent to the tank depth. Soil tests at 0-200mm and 1.5m detected only an elevated zinc (0-200mm) and low $C_{29} - C_{36}$ residues in these soil samples. The zinc could be due to corrosion of galvanised fittings in the area and $C_{29} - C_{36}$ due to truck washings.

The tank and services (e.g. water drains and electrical) are to be retained for future development works.

As shown by the photographs in Appendix 8, this is a useful minor facility with insignificant contamination indicated by inspection, previous audit (URS, 2003) and soil testing.

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8.0 QUALITY CONTROL

8.1 Envirotest Internal Quality Control

Table 14 shows the results of Envirotest's internal quality controls.

Table 14: Quality Control Results in Soils

Parameter	Type of Quality Control	QC Reference	QC Batch No.	Units*	Laboratory Control Standards		
					Measured	Nominal	% Recovery of Known Additions
Trace elements							
Arsenic	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	42	45	93.3
Cadmium	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	81	83	97.6
Chromium	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	52	48	108.3
Copper	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	49	52	94.2
Lead	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	5.3	5.0	106
Mercury	Spiked Recovery		STE20-5399	mg/kg	92	95	96.8
Nickel	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	53	54	98.1
Zinc	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	201	206	97.6
Total petroleum hydrocarbons							
C_{10}-C_{14}	TPH-5M	326-52B	SO30-5399	%	109	100	109
C_{15}-C_{28}	TPH-5M	326-52B	SO30-5399	%	114	100	114
C_{29}-C_{36}	O-2268 O-2095 O-2128	224-145A 241-95B 261-116A	SO30-5399	%	72	100	72

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8.2 Inter-Laboratory Quality Control

Quality control samples (10% of samples) were submitted to Australian Laboratory Services (ALS) to allow for comparative analysis.

Inter laboratory results reported similar trigger values for contaminated land assessment.

Table 15: Comparative Table of Envirotest and Australian Laboratory Services (ALS) Results for Soils

Parameter	*Units	Envirotest	ALS[1]	Envirotest	ALS[1]	Envirotest	ALS[1]
Laboratory No		*2005399-6*		*2005399-30*		*2005399-62*	
Trace Elements							
Arsenic	mg/kg	3	<5	3	<5	<1	9
Cadmium	mg/kg	<1	<1	<1	<1	<1	<1
Chromium	mg/kg	22	3	29	9	39	12
Copper	mg/kg	13	8	10	<5	31	30
Lead	mg/kg	10	6	10	8	21	9
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel	mg/kg	1	<2	4	6	12	5
Zinc	mg/kg	25	24	25	26	215	183
Total Petroleum Hydrocarbons							
C_6-C_9	mg/kg	<10	<2	<10	<2	<10	<2
C_{10}-C_{14}	mg/kg	<50	<50	<50	<50	<50	70
C_{15}-C_{28}	mg/kg	<100	<100	<100	<100	<100	260
C_{29}-C_{36}	mg/kg	137	<100	<100	<100	<100	150
BTEX							
Benzene	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Toluene	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Ethylbenzene	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Xylene isomers	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Organochlorine Pesticides							
a-BHC	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Hexachlorobenzene	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
b-BHC + Lindane	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Heptachlor	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Aldrin	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Heptachlor Epoxide	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Total chlordane	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
a-Endosulphan	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
DDE	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Dieldrin	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Endrin	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
DDD	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
b-Endosulphan	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Endrin aldehyde	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
DDT	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Endosulphan sulphate	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Methoxychlor	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2

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Parameter	*Units	Envirotest	ALS[1]	Envirotest	ALS[1]	Envirotest	ALS[1]
Laboratory No		*2005399-6*		*2005399-30*		*2005399-62*	
Organophosphorus Pesticides							
Dichlorvos	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Demeton-S-methyl	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Dimethoate	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Methyl parathion	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Fenthion	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Chlorpyriphos	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Chlorfenvinphos	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05

[1] Australian Laboratory Services

** Results reported on a dry weight basis*

The inter-laboratory QC samples showed an acceptable agreement between trace elements, BTEX and TPH fractions, and pesticide residues except for elevated C_{15}-C_{28}, 260 mg/kg and C_{29}-C_{36}, 150 mg/kg (ALS) compared with <100mg/kg, respectively (Envirotest) for sample number 2005399-62.

This variation between different sub-samples was reviewed but considered minor at these low levels. The ALS result was adopted for evaluation purposes.

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9.0 CONCLUSIONS AND RECOMMENDATIONS

The site investigation of Lot 1213 SP177378, corner of Curtin Avenue East and Savage Street, Pinkenba found insignificant contamination of soils by trace elements, BTEX or petroleum hydrocarbons (and pesticides) which were identified as potential contaminants on the basis of previous land use practices, and notifiable activities (EMR).

Elevated levels of zinc were measured in several surface soils. Although these levels were above the Environmental Investigation Level, they were within normal background levels cited in the Draft Guidelines for the assessment and management of contaminated land in Queensland and well below health-based investigation levels for residential "A" scenario.

Low levels of degraded petroleum hydrocarbons (C_{29}-C_{36}) were found in soils (surface and at depth). However, these levels were well within the EPA's indicative values for petroleum hydrocarbons.

There was no specific on-site source of these low level residues which are presumed to occur in fill materials.

An above ground fuel tank (5000L capacity) within a concrete bund has been decommissioned and removed by the owner for recommissioning elsewhere. This minor fuel facility was maintained in good condition and insignificant TPH contamination was found in soils next to this facility.

An open truck washdown bay with a recycling tank remains *in situ* for possible use in the future. There was insignificant environmental risk from this facility which is not a notifiable activity.

On the basis of this site investigation, remediation and validation report, it is recommended that this property be removed from the Environmental Management Register. The listed notifiable activities have been removed and the site investigation has evaluated that there is insignificant residual contamination in soils on the site.

It is further recommended that a land use suitability statement for all purposes be issued by the Environmental Protection Agency.

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10.0 LIMITATION

Envirotest has conducted this site investigation, remediation and validation at Lot 1213, SP177378, corner of Curtin Avenue East and Savage Street, Pinkenba the subject of this report, and has prepared this report on the basis of that assessment.

The work was conducted in response to instructions from the client within the time frame of the client and all activities on site were conducted in good-faith by Envirotest.

Should there be any enquiries in relation to this report please contact Envirotest, (07) 33436066.

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11.0 REFERENCES

Australian Standard, AS 4482.1-1997 - Guide to the sampling and investigation of potentially contaminated soil.

Department of Environment (DoE) (1998). *Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland.* Currently Environmental Protection Agency (EPA).

Golder Associates (2001). Report on Effectiveness of Surcharging of Three Sites at Eagle Farm Industrial Estate, Brisbane. Prepared for Port of Brisbane Corporation.

National Environment and Protection Council (NEPC) (1999). *Schedule B(3). Guideline on Laboratory Analysis of Potentially Contaminated Soils.* National Environment Protection (*Assessment of Site Contamination*) Measure 1999.

URS (2003). Site Audit at the Pivot Agriculture Facility, Curtin Avenue East and Savage Street, Eagle Farm, Qld. Prepared for Port of Brisbane Corporation.

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APPENDIX 1

Environmental Management Register /Contaminated Lands Register Search Lot 1213 on SP177378

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QLD ENVIRONMENTAL PROTECTION AGENCY

ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 732996 EMR Site Id: 54334 04 May 2005

This response relates to a search request received for the site:

Lot: 1213 Plan: SP177378

EMR RESULT

The above site IS included on the Environmental Management Register.

The site you have searched has been subdivided from the following site, which is included on the EMR. Subdivided new parcels will remain on the EMR unless it can be shown that they are not located near the contaminating activity.

Lot: 1207 Plan: SP170814
Address: CURTIN AVENUE
PINKENBA 4008

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

CHEMICAL MANUFACTURE OR FORMULATION - manufacturing, blending, mixing or formulating chemicals if -
(a) the chemicals are designated dangerous goods under the dangerous goods code; and
(b) the facility used to manufacture, blend, mix or formulate the chemicals has a design production capacity of more than 1 t per week.
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.
CHEMICAL STORAGE - (other than petroleum products or oil under item 29) - storing more than 10 t of chemicals (other than compressed or liquefied gases) that are dangerous goods under the dangerous goods code.

CLR RESULT

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

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APPENDIX 2

Registered Plan, Current and Historical Title Searches
Lot 1213 on SP177378

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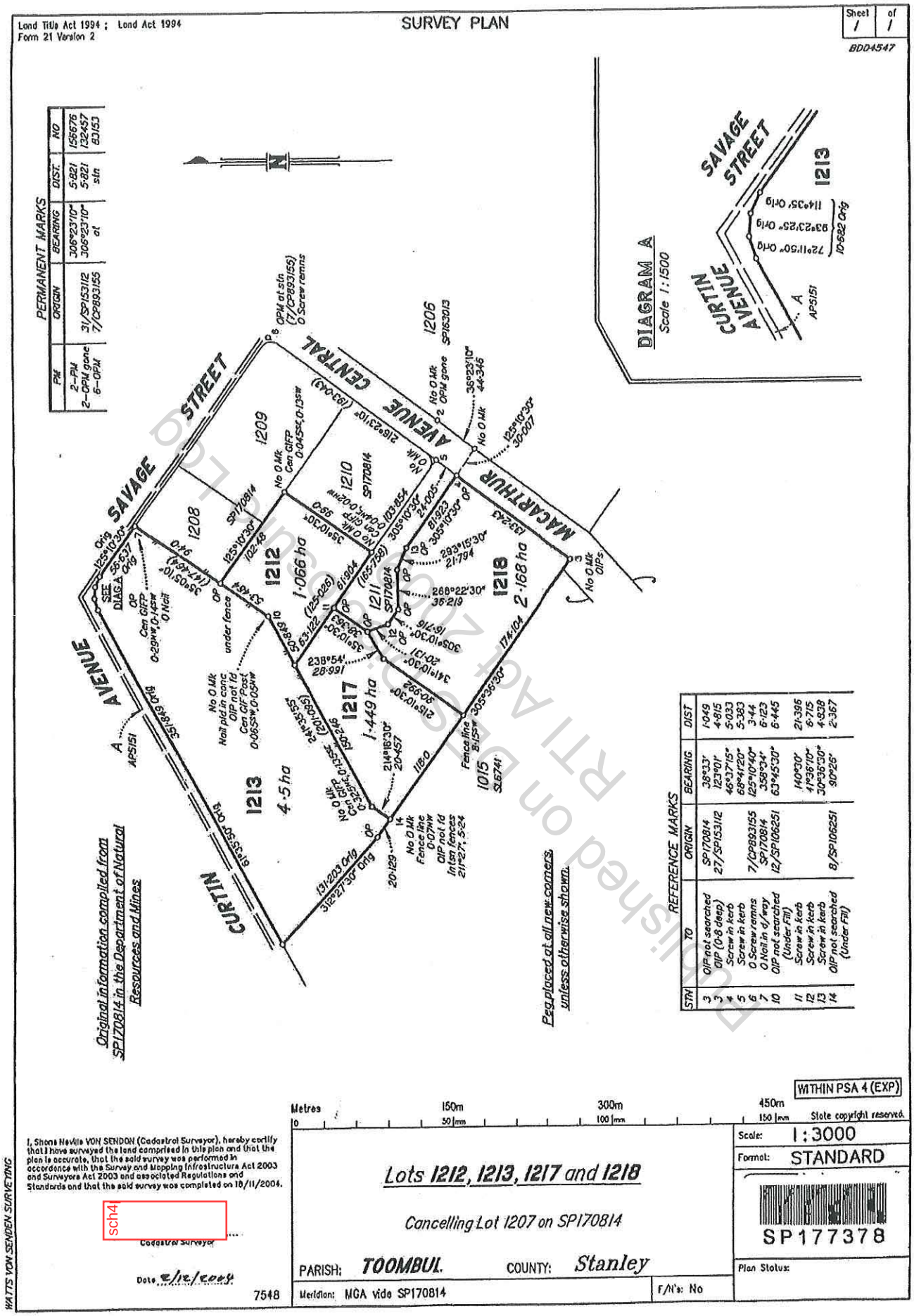
Release

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

SURVEY PLAN

Sheet 1 of 1

BDD4547



I, Shane Neville VON SENDEN (Cadastral Surveyor), hereby certify that I have 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 18/11/2004.

sch4

Cadastral Surveyor

Date 8/12/2004

7548

WATTS VON SENDEN SURVEYING

Lots 1212, 1213, 1217 and 1218

Cancelling Lot 1207 on SP170814

PARISH: TOOMBUL. COUNTY: Stanley

Meridian: MGA vide SP170814

F/It's: No

Scale: 1:3000

Format: STANDARD

SP177378

Plan Status:

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendment is not permitted. Contact the surveyor or Spatial Queensland Ltd for information.

Published on Data.Qld.gov.au under RTI Act 2009

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

708336144

$492.80
05/01/2005 09:13

BE 400 NT

Registered

5. Lodged by

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

1. Certificate of Registered Owners or Lessees.

I/We PORT OF BRISBANE CORPORATION

(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~~

(THE COMMON SEAL of the PORT OF
(BRISBANE CORPORATION was hereto
(affixed this 17th day of
(DECEMBER 2004 under
(authority of a resolution of
(PORT OF BRISBANE CORPORATION
(by JEFFREY WILLIAM COLEMAN
((Title) CHIEF EXECUTIVE OFFICER
(by WILLIAM FRANCIS TRAVERS
((Title) ACTING GM PORT DEVELOPMENT
(
(in the presence of
(
(

sch4p4(6) Personal

* Rule out whichever is inapplicable

6.

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50500771	1207	SP170814	1212, 1213, 1217 and 1218	–	–

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

Lot 1159 on SP113153	1212, 1213, 1217 and 1218
Orig	Lots

7. Portion Allocation :

8. Map Reference :
9543-33123

9. Locality :
PINKENBA

10. Local Government :
BRISBANE C.C.

11. Passed & Endorsed :

By : Stephen Geoffrey WATTS
Date : 2/12/2004
Signed : sch4p4(6) Per
Designation : Cadastral Surveyor

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/Director Date
*delete words not required

13. Lodgement Fees :

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

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt :
Surveyor : 7548

14. Insert Plan Number SP177378

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QUEENSLAND GOVERNMENT

CURRENT TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 1103394
Search Date: 01/08/2005 11:42 am

Title Reference: 50536036
Date Created: 06/01/2005

Previous Title: 50500771

REGISTERED OWNER

Dealing No: 708336144 05/01/2005

PORT OF BRISBANE CORPORATION

ESTATE AND LAND

Estate in Fee Simple

LOT 1213 SURVEY PLAN 177378
County of STANLEY Parish of TOOMBUL
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 40018261 (Lot 1159 on SP 113153)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

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Requested By: External Supervisor

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QUEENSLAND GOVERNMENT

HISTORICAL TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 1103396
Search Date: 01/08/2005 11:45 am

Title Reference: 40018261
Date Created: 21/12/1998

This Title Has Been Fully Cancelled

[Form 1.1] Title Reference: 40018261

QUEENSLAND

DEED OF GRANT OF LAND

Land Act 1994

Elizabeth the Second, by the Grace of God, Queen of Australia, and Her other Realms and Territories, Head of the Commonwealth:-

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WE, with the advice of the Executive Council, under the Land Act 1994, grant in fee simple all that parcel of land described in Schedule 1 to the person described in Schedule 2,

SUBJECT TO the reservations and conditions specified, and such other reservations and conditions as may be contained in and declared by the laws of the State.

Specified Reservations -
(a) All minerals (as defined by the Mineral Resources Act 1989) on and below the surface of the land
(b) The right of access for the purpose of searching for and working any mines (as defined by the Mineral Resources Act 1989) in any part of the land
(c) All petroleum (as defined by the Petroleum Act 1923) on and below the surface of the land
(d) All rights of access for the purpose of searching for and for the operations of obtaining petroleum in any part of the land, and all rights of way for access and for pipelines and other purposes requisite for obtaining and conveying petroleum in the event of petroleum being obtained in any part of the said land
(e) All quarry material (as defined by the Forestry Act 1959) on and below the surface of the land

Specified Conditions - Nil
IN TESTIMONY WHEREOF, WE have caused this OUR grant to be sealed with the Seal of the State of Queensland.

WITNESS Our Trusty and Well-beloved His Excellency Major General Peter Arnison, Officer of the Order of Australia, Governor in and over the State of Queensland and its Dependencies, in the Commonwealth of Australia at

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QUEENSLAND GOVERNMENT

HISTORICAL TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 1103396
Search Date: 01/08/2005 11:45 am

Title Reference: 40018261
Date Created: 21/12/1998

Government House, Brisbane, in Queensland aforesaid, this 17th day of December, in the 47th Year of Our Reign and in the year of Our Lord 1998.

REGISTERED OWNER

PORT OF BRISBANE CORPORATION

ESTATE AND LAND

Estate in Fee Simple

LOT 1159 SURVEY PLAN 113153
County of STANLEY Parish of TOOMBUL

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. REQUEST FOR INDEFEASIBLE TITLE No 703075295
   An Indefeasible Title is requested for the land
   Produced at 08:06 on 21/12/1998

2. Rights and interests reserved to the Crown by
   Deed of Grant No. 40018261 (Lot 1159 on SP 113153)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Historical Title Search **

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Requested By: External Supervisor

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HISTORICAL TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 1103396
Search Date: 01/08/2005 11:45 am

Title Reference: 50249542
Date Created: 21/12/1998

Previous Title: 40018261

This Title Has Been Fully Cancelled

REGISTERED OWNER

Dealing No: 703075295 21/12/1998

PORT OF BRISBANE CORPORATION

ESTATE AND LAND

Estate in Fee Simple

LOT 1159 SURVEY PLAN 113153
County of STANLEY Parish of TOOMBUL

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. SURVEY PLAN No 706039081
   subdivides the land into
   LOTS 1181-1188 ON SP153112
   Produced at 12:00 on 16/10/2002

2. LEASE No 705765982
   ASIA PACIFIC AEROSPACE PTY LTD A.C.N. 057 052 026
   OF LEASE PE ON SP130776
   Produced at 15:57 on 03/07/2002

3. SURVEY PLAN No 705765976
   surveys part of the land into
   LEASE PE ON SP130776
   Produced at 15:55 on 03/07/2002

4. LEASE No 704915359
   HELITECH NOMINEES PTY LIMITED A.C.N. 010 808 616
   OF LEASE PF ON SP138000
   Produced at 15:32 on 23/07/2001

5. SURVEY PLAN No 704915351
   surveys part of the land into
   LEASE PF ON SP138000
   Produced at 15:30 on 23/07/2001

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HISTORICAL TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 1103396
Search Date: 01/08/2005 11:45 am

Title Reference: 50249542
Date Created: 21/12/1998

EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

6. MORTGAGE No 703717146
   AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522
   over
   LEASE: 703644040
   Produced at 11:28 on 25/11/1999

7. LEASE No 703644040 CANCELLED BY 703717146
   HELITECH PROPERTIES PTY LIMITED A.C.N. 084 804 946
   OF PART OF THE LAND (LEASE PA) ON SP109659
   Produced at 14:54 on 20/10/1999

8. SURVEY PLAN No 703079274
   surveys part of the land into
   LEASE PA ON SP109659
   Produced at 11:20 on 22/12/1998

9. Rights and interests reserved to the Crown by
   Deed of Grant No. 40018261 (Lot 1159 on SP 113153)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Historical Title Search **

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QUEENSLAND GOVERNMENT

HISTORICAL TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 1103396
Search Date: 01/08/2005 11:45 am

Title Reference: 50412504
Date Created: 28/10/2002

Previous Title: 50249542

This Title Has Been Fully Cancelled

REGISTERED OWNER

Dealing No: 706039081 16/10/2002

PORT OF BRISBANE CORPORATION

ESTATE AND LAND

Estate in Fee Simple

LOT 1188 SURVEY PLAN 153112
County of STANLEY Parish of TOOMBUL
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. SURVEY PLAN No 707799111
   subdivides the land into
   LOTS 1207 TO 1211 ON SP170814
   Produced at 10:37 on 11/06/2004

2. Rights and interests reserved to the Crown by
   Deed of Grant No. 40018261 (Lot 1159 on SP 113153)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Historical Title Search **

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QUEENSLAND GOVERNMENT

HISTORICAL TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 1103396
Search Date: 01/08/2005 11:45 am

Title Reference: 50500771
Date Created: 16/06/2004

Previous Title: 50412504

This Title Has Been Fully Cancelled

REGISTERED OWNER

Dealing No: 707799111 11/06/2004

PORT OF BRISBANE CORPORATION

ESTATE AND LAND

Estate in Fee Simple

LOT 1207 SURVEY PLAN 170814
County of STANLEY Parish of TOOMBUL
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. SURVEY PLAN No 708336144
   subdivides the land into
   LOTS 1212, 1213, 1217 AND 1218 ON SP177378
   Produced at 09:13 on 05/01/2005

2. Rights and interests reserved to the Crown by
   Deed of Grant No. 40018261 (Lot 1159 on SP 113153)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Historical Title Search **

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APPENDIX 3

Bore Logs

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Release

LOCATION: Site 1 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
0.5									
Fill									
shells present	Gr							S	D
1									
1.5 shells present	DBr							CLS	M
Substrate									
shells present	DBr							CLS	W
2									
end of drilling									

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Release

LOCATION: Site 2 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE	MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY	COMMENTS
	COLOUR	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT	
0.5 Fill 1 1.5	Gr					Sand	M	Shells present
2 Substrate	DGr					SC		Highly plastic
end of drilling 2.5 3								

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Release

LOCATION: Site 3 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
concrete									
0.5 Fill shells present 1	LGr							S	D
Fill lots of shells present 1.5	Br O							S	M
Substrate shells present highly plastic clay 2	DBr							MC	
end of drilling									

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Release

LOCATION: Site 4 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
concrete									
0.5 Fill some shells present 1	LGr							S	
1.5 Fill shells present	DBr O Bl							S	
Substrate highly plastic clay 2	DBr							MC	
end of drilling									

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LOCATION: Site 5 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
concrete									
0.5 Fill shells present	LGr							S	
1 1.5									
Substrate highly plastic clay	DBr O							CLS	M
2 end of drilling									

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Release

LOCATION: Site 6 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
Fill	LBr					3	2-6mm	S	D
0.5 Fill shells present 1 1.5	Gr							S	D
Substrate shells present 2	DBr							S	W
end of drilling									

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LOCATION: Site 7 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
0.5 Fill shells present	Gr							S	D
1 1.5									
Substrate	DBr O							CLS	M
decayed organic matter	Bl							LMC	M
2 end of drilling									

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LOCATION: Site 8 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
0.5 Fill few shells	Gr							S	D
1 1.5 Substrate sample reacted with A/S on bottle watertable	DBr							SC	W
Substrate 2	Gr DY							S	W
end of drilling									

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LOCATION: Site 9 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
0.5									
Fill shells present	Gr							S	M
1									
1.5									
watertable	DGr							CLS	W
Substrate shells present sample reacted	Br							SC	W
2									
end of drilling									

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LOCATION: Site 10 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
Fill	LBr							LS	
0.5 1 Fill sample had odour of stale water	Gr							S	M
1.5									
Substrate	Gr							S	W
2 Bl sandy organic matter									
end of drilling									

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LOCATION: Site 11 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
Fill						3	2-6mm	S	
0.5 Fill shells present	Gr							S	D
1 1.5									
Substrate shells abundant	Gr Bl							CLS	W
2 end of drilling									

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LOCATION: Site 12 Pinkenba	JOB No.: 2005399	LOGGED BY: CRM
DATE:8 August 2005	PROJECT: van Riet Architects, cnr Curtin Ave East & Savage St	

STRATIGRAPHIC DESCRIPTION	SOIL PROFILE			MOTTLES		COARSE FRAGMENTS		FIELD TEXTURE	HYDROLOGY
	COLOUR	FIELD pH	H_2O_2 pH	ABUNDANCE	COLOUR	ABUNDANCE	SIZE		MOISTURE CONTENT
Fill shells present	LY					3	2-6mm	S	D
Fill topsoil loam	DBr					3	2-6mm	L	
0.5 Fill shells abundant 1 1.5	Gr							S	M
Fill shells present watertable	Bl							S	M
Substrate 2	Bl							MC	W
end of drilling									

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Bore Log Key

Soil Profile

Horizon	Description
A	Top layer of soil, can be divided into two parts. A_1 The surface soil, generally referred to as the topsoil. A_2 Layer between A_1 and B horizon. Characterised by pale colour and extensive leaching and poor structure.
B	Layer below A horizon, usually finer in texture (ie greater clay content) denser and stronger in colour. Can be divided into layers B_1, B_2, B_3 etc. based on colour texture, structure etc. B_1 Transitional horizon between A and B_2, has characteristics of both. B_2 Horizon of maximum development due to concentrations of clay and minerals , strong in colour. B_3 Similar to B_2 except variations in colour and structure.
C	Layer consisting of weathered bedrock material and remnant soils.
D	Bedrock material

Colour:

R	Red
O	Orange
Br	Brown
Y	Yellow
Gr	Grey
Bl	Black
W	White
B	Blue
G	Green

Shading:

L	Light
D	Dark

Mottles - Abundance:

0	No mottles	0
1	Very few	<2%
2	Few	2% - 10%
3	Common	10% - 20%
4	Many	20% - 50%

Coarse Fragments:
Abundance

0	No coarse fragments	0
1	Very few	<2%
2	Few	2% - 10%
3	Common	10% - 20%
4	Many	20% - 50%
5	Abundant	50% - 90%
6	Very abundant	>90%

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Size:

1	Small pebbles	2 - 6 mm
2	Medium pebbles	6 - 20 mm
3	Large pebbles	20 - 60 mm
4	Cobbles	60 - 200 mm
5	Stones	200 - 600 mm
6	Boulders	600 mm - 2 m
7	Large boulders	>2 m

Field Texture:

Sl	Silt
S	Sand
LS	Loamy sand
CLS	Clayey sand
SC	Sandy clay
SL	Sandy loam
FSL	Fine sandy loam
LSC---	Light sandy clay loam
L	Loam
Lfsy	Loam, fine sandy
SiL	Silt Loam
SCL	Sandy clay loam
CL	Clay loam
SiCL	Silty clay loam
FSCL	Fine sandy clay loam
SSiL	Sandy silty loam
SiC	Silty Clay
CLS	Clay loam, sandy
LMC	Light medium clay
MC	Medium clay
HC	Heavy clay

Hydrology:

D	Dry
M	Moist
W	Wet

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References:

Charman, P & Murphy B (1992), *Soils: Their Properties and Management*, Sydney University Press.

McDonald, R.C; Isbell, R.F; Speight, J.G, Walker, J and Hopkins, M.S (1990). *Australian Soil and Land Survey, Field Handbook.* Inkata Press, Melbourne

Northcote, K.H. (1992). *A factual key for the recognition of Australian Soils.* Rellim Technical Publications Pty. Ltd.

Release

APPENDIX 4

Envirotest Field Sampling and Chain of Custody Form

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Release

Job No: 2005399 Date: 8/8/05	**ENVIROTEST** *Scientific Assessment for Environmental Solutions* **Sample Form & Chain of Custody**

Client Van Riet Architects	Contact: sch4p4(6) Personal information
Location: Curtin Avenue East, Pinkenba	

Sample Description and Monitoring Details

Site No.	Sample Type	Location	Monitoring Results	Sample Taken	Container Type	ID No. (√)
1	Soil	0-200mm		✓	150ml G(A/S)	-1
1	"	500mm		✓		-2
1	"	1m		✓		-3
1	"	1.5m		✓		-4
1	"	2m		✓		-5
2	"	0-200mm		✓		-6
2	"	500mm		✓		-7
2	"	1m		✓		-8
2	"	1.5m		✓		-9
2	"	2m		✓		-10
2	"	2.2m		✓		-11
3	"	0-200mm		✓		-12
3	"	500mm		✓		-13
3	"	1m		✓		-14
3	"	1.5m		✓		-15

Calibration: ❑

Legal Sample: ❑ Yes ❑ No | Witnessed By:

Comments:

Chain of Custody

To: Envirotest	From sch4p4(6) Personal information
Collected By: sch4p4(6) Personal information	Date: 8/8/05
Containers Intact: ☑ Yes ❑ No	Cold Stored: ☑ Yes ❑ No
Relinquished By: sch4p4(6) Personal in	Received By: sch4p4(6) Personal informa
Relinquished By:	Received By: sch4p4(6) Personal in

Published on DES Disclosure Log RTI Act 2009

Job No: 2005399

Date: 8/8/05

ENVIROTEST

Scientific Assessment for Environmental Solutions

Sample Form & Chain of Custody

Client Van Riet Architects	**Contact:** sch4p4(6) Personal information
Location: Curtin Avenue East, Pinkenba	

Sample Description and Monitoring Details

Site No.	Sample Type	Location	Monitoring Results	Sample Taken	Container Type	ID No. (√)
3	Soil	2m		✓	750mL G(A/S)	-16
4	"	0-200mm		✓	"	-17
4	"	500mm		✓	"	-18
4	"	1m		✓	"	-19
4	"	1.5m		✓	"	-20
4	"	2m		✓	"	-21
5	"	0-200mm		✓	"	-22
5	"	500mm		✓	"	-23
5	"	1m		✓	"	-24
5	"	1.5m		✓	"	-25
5	"	2m		✓	"	-26
6	"	0-200mm		✓	"	-27
6	"	500mm		✓	"	-28
6	"	1m		✓	"	-29
6	"	1.5m		✓	"	-30

Calibration: ☐

Legal Sample: ☐ Yes ☐ No | Witnessed By:

Comments:

Chain of Custody

To: Envirotest	From sch4p4(6) Personal information
Collected By: sch4p4(6) Personal information	Date: 8/8/05
Containers Intact: ☑ Yes ☐ No	Cold Stored: ☑ Yes ☐ No
Relinquished By: sch4p4(6) Personal info	Received By: sch4p4(6) Personal inf
Relinquished By:	Received By: sch4p4(6) Personal

Published on DES Disclosure Log RTI Act 2009

Job No: 2005399

Date: 8/8/05

ENVIROTEST

Scientific Assessment for Environmental Solutions

Sample Form & Chain of Custody

Client van Riet Architects	**Contact:** sch4p4(6) Personal information
Location: Curtin Avenue East, Pinkenba	

Sample Description and Monitoring Details

Site No.	Sample Type	Location	Monitoring Results	Sample Taken	Container Type	ID No. (√)
6	Soil	2m		✓	750mL G(A/S)	-31
7	"	0-300mm		✓	"	-32
7	"	500mm		✓	"	-33
7	"	1m		✓	"	-34
7	"	1.5m		✓	"	-35
7	"	2m		✓	"	-36
8	Soil	0-200mm		✓	"	-37
8	"	500mm		✓	"	-38
8	"	1m		✓	"	-39
8	"	1.5m		✓	"	-40
8	"	2m		✓	"	-41
9	Soil	0-200mm		✓	"	-42
9	"	500mm		✓	"	-43
9	"	1m		✓	"	-44
9	"	1.5m		✓	"	-45

Calibration: ☐

Legal Sample: ☐ Yes ☐ No | Witnessed By:

Comments:

Chain of Custody

To: Envirotest	From sch4p4(6) Personal information
Collected By: sch4p4(6) Personal information	Date: 8/8/05
Containers Intact: ☑ Yes ☐ No	Cold Stored: ☑ Yes ☐ No
Relinquished By: sch4p4(6) Personal infor	Received By: sch4p4(6) Personal information
Relinquished By:	Received By: sch4p4(6) Personal information

Published on DES Disclosure Log RTI Act 2009

Job No: 2005399 Date: 8/8/05	**ENVIROTEST** *Scientific Assessment for Environmental Solutions* **Sample Form & Chain of Custody**

Client: van Riet Architects	Contact: sch4p4(6) Personal information
Location: Curbin Ave East, Pinkenba	

Sample Description and Monitoring Details

Site No.	Sample Type	Location	Monitoring Results	Sample Taken	Container Type	ID No. (√)
9	Soil	2m		✓	250mL G(NS)	-46
10	Soil	0-200mm		✓	"	-47
10	"	500mm		✓	"	-48
10	"	1m		✓	"	-49
10	"	1.5m		✓	"	-50
10	"	2m		✓	"	-51
11	Soil	0-200mm		✓	"	-52
11	"	500mm		✓	"	-53
11	"	1m		✓	"	-54
11	"	1.5m		✓	"	-55
11	"	2m		✓	"	-56
12	Soil	0-200mm		✓	"	-57
12	"	500mm		✓	"	-58
12	"	1m		✓	"	-59
12	"	1.5m		✓	"	-60

Calibration: ☐

Legal Sample: ☐ Yes ☐ No | Witnessed By:

Comments:

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Chain of Custody

To: Envirotest	From sch4p4(6) Personal informati
Collected By:	Date: 8/8/05
Containers Intact: ☑ Yes ☐ No	Cold Stored: ☑ Yes ☐ No
Relinquished By sch4p4(6) Personal information	Received By:
Relinquished By:	Received By:

Job No: 2005399

Date: 8/8/05

ENVIROTEST

Scientific Assessment for Environmental Solutions

Sample Form & Chain of Custody

Client von Rit Architects	**Contact:** sch4p4(6) Personal information
Location: Curtin Ave East, Pinkenba	

Sample Description and Monitoring Details

Site No.	Sample Type	Location	Monitoring Results	Sample Taken	Container Type	ID No. (√)
12	Soil	2m		✓	150mL 6(A/S)	-61
13	Soil	0-200mm		✓	"	-62
14	Soil	0-200mm		✓	"	-63
15 B	Soil	0-200mm		✓	"	-64

Calibration: ❑

Legal Sample: ❑ Yes ❑ No | Witnessed By:

Comments:

Chain of Custody

To: Envirotest	From sch4p4(6) Personal information
Collected By:	Date: 8/8/05
Containers Intact: ☑ Yes ❑ No	Cold Stored: ❑ Yes ❑ No
Relinquished By: sch4p4(6) Personal inform	Received By:
Relinquished By:	Received By:

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APPENDIX 5

Envirotest
Analytical Report – 2005399a

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Release

ENVIROTEST
Scientific Assessment for Environmental Solutions
• Investigations • Analytical • Monitoring • Management

Offices and Laboratory
Lot 12 Don Young Road
Mt Gravatt Research Park
Nathan Q 4111
Australia
Ph: 07 3343 6066
Fax: 07 3343 9917
Email: envirotest@envirotest.com.au
Web Site: www.envirotest.com.au

Envirotest
Analytical Report 2005399a

Date:	8-Sep-05
Job No:	2005399
Client:	van Riet Architects Pty Ltd
Contact:	sch4p4(6) Personal inf
Address:	4/179 Given Terrace, Paddington Q 4064
Phone:	07 3368 3227
Fax:	07 3368 3172
Client Request:	Site investigation
Location of Sampling:	Curtin Avenue East, Pinkenba
Sampler:	Envirotest: sch4p4(6) Personal information
Date of Sampling:	8/8/05
Date of Receipt:	8/8/05
Order No:	

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Envirotest
Analytical Report 2005399a

Sample Details:

Lab No	Sample ID	Sample Type	Sample Description	Preservation	Container
2005399-01	Site 1	Soil	0-200mm	4°C	750mL G(A/S)
2005399-04	Site 1	Soil	1.5m	4°C	750mL G(A/S)
2005399-06	Site 2	Soil	0-200mm	4°C	750mL G(A/S)
2005399-11	Site 2	Soil	2.2m	4°C	750mL G(A/S)
2005399-12	Site 3	Soil	0-200mm	4°C	750mL G(A/S)
2005399-16	Site 3	Soil	2m	4°C	750mL G(A/S)
2005399-17	Site 4	Soil	0-200mm	4°C	750mL G(A/S)
2005399-20	Site 4	Soil	1.5m	4°C	750mL G(A/S)
2005399-22	Site 5	Soil	0-200mm	4°C	750mL G(A/S)
2005399-26	Site 5	Soil	2m	4°C	750mL G(A/S)
2005399-27	Site 6	Soil	0-200mm	4°C	750mL G(A/S)
2005399-30	Site 6	Soil	1.5m	4°C	750mL G(A/S)
2005399-32	Site 7	Soil	0-300mm	4°C	750mL G(A/S)
2005399-35	Site 7	Soil	1.5m	4°C	750mL G(A/S)
2005399-37	Site 8	Soil	0-200mm	4°C	750mL G(A/S)
2005399-40	Site 8	Soil	1.5m	4°C	750mL G(A/S)
2005399-42	Site 9	Soil	0-200mm	4°C	750mL G(A/S)
2005399-46	Site 9	Soil	2m	4°C	750mL G(A/S)
2005399-47	Site 10	Soil	0-200mm	4°C	750mL G(A/S)
2005399-51	Site 10	Soil	2m	4°C	750mL G(A/S)
2005399-52	Site 11	Soil	0-200mm	4°C	750mL G(A/S)
2005399-55	Site 11	Soil	1.5m	4°C	750mL G(A/S)
2005399-57	Site 12	Soil	0-200mm	4°C	750mL G(A/S)
2005399-60	Site 12	Soil	1.5m	4°C	750mL G(A/S)
2005399-62	Site 13	Soil	East Tank Bund 0-200mm	4°C	750mL G(A/S)
2005399-63	Site 14	Soil	West Tank Bund 0-200mm	4°C	750mL G(A/S)
2005399-64	Site B	Soil	0-200mm	4°C	750mL G(A/S)

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P = polyethylene
G = glass
S = sterile
(D) = distilled water washed
(A/S) = acid and solvent washed

Release

Envirotest
Analytical Report 2005399a

Analytical Methodology:

Parameter	Envirotest Method No.	Analytical Method	Reference
Trace Elements: (As,Cd,Cu,Cr,Ni,Pb,Zn)	SSP-10	Nitric acid and hydrogen peroxide digest @ 95°C.	USEPA-3050B
	STE-20	Atomic Absorption Spectrometry (flame/graphite furnace/hydride generation).	USEPA-SW-846-7000A
Mercury	SSP-70	Aqua regia and potassium permanganate digest @ 95°C	USEPA-7471B
	STE-20	Atomic Absorption Spectrometry (flame/graphite furnace/hydride generation).	USEPA-SW-846-7000A
Total Petroleum Hydrocarbons	SO-30	Solvent extraction by sonication. Determination by gas liquid chromatography coupled with a flame ionisation detector (GLC-FID).	USEPA -SW-846 3550B 8100
BTEX	SO-10	Analysis of BTEX in head space using solid phase microextraction (SPME) and gas liquid chromatography connected to a mass spectrophotometer (GC/MS).	USEPA SW-846 5021
Pesticides	SO-39	Solvent extraction by sonication. Determination by gas liquid chromatography coupled with a mass spectrometer (GC-MS).	USEPA SW-846 3550B 3620B 8081A

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Envirotest

Analytical Results: Analytical Report 2005399a

Parameter	*Units								
Laboratory No		*2005399-01*	*2005399-04*	*2005399-06*	*2005399-11*	*2005399-12*	*2005399-16*	*2005399-17*	*2005399-20*
Sample ID		*Site 1*	*Site 1*	*Site 2*	*Site 2*	*Site 3*	*Site 3*	*Site 4*	*Site 4*
Sample Description		0-200mm	1.5m	0-200mm	2.2m	0-200mm	2m	0-200mm	1.5m
Trace Elements									
Arsenic	mg/kg	1	2	3	8	2	17	4	2
Cadmium	mg/kg	<1	<1	<1	<1	<1	<1	<1	<1
Chromium	mg/kg	4	35	22	39	24	61	23	41
Copper	mg/kg	2	11	13	29	6	40	8	12
Lead	mg/kg	5	11	10	26	5	36	7	10
Mercury	mg/kg	<0.1	<0.1	<0.1	0.2	<0.1	0.4	<0.1	<0.1
Nickel	mg/kg	2	10	1	23	7	27	2	18
Zinc	mg/kg	2	31	25	85	4	156	7	29
Total Petroleum Hydrocarbons									
C_6-C_9	mg/kg	<10	<10	<10	<10	<10	<10	<10	<10
C_{10}-C_{14}	mg/kg	<50	<50	<50	<50	<50	<50	<50	<50
C_{15}-C_{28}	mg/kg	<100	<100	<100	<100	<100	<100	<100	<100
C_{29}-C_{36}	mg/kg	194	193	137	182	145	<100	134	125
BTEX									
Benzene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Xylene isomers	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Analytical Report 2005399a

Analytical Results:

Parameter	*Units								
Laboratory No		*2005399-01*	*2005399-04*	*2005399-06*	*2005399-11*	*2005399-12*	*2005399-16*	*2005399-17*	*2005399-20*
Sample ID		*Site 1*	*Site 1*	*Site 2*	*Site 2*	*Site 3*	*Site 3*	*Site 4*	*Site 4*
Sample Description		0-200mm	1.5m	0-200mm	2.2m	0-200mm	2m	0-200mm	1.5m
Organochlorine Pesticides									
a-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Hexachlorobenzene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
b-BHC + Lindane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
a-Endosulphan	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
DDD	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
b-Endosulphan	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
DDT	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulphan sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Analytical Report 2005399a

Analytical Results:

Parameter	*Units								
Laboratory No		2005399-01	2005399-04	2005399-06	2005399-11	2005399-12	2005399-16	2005399-17	2005399-20
Sample ID		Site 1	Site 1	Site 2	Site 2	Site 3	Site 3	Site 4	Site 4
Sample Description		0-200mm	1.5m	0-200mm	2.2m	0-200mm	2m	0-200mm	1.5m
Organophosphorus Pesticides									
Tributylphosphorotrithiote	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dylox (trichlorphos)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dichlorvos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Demeton-S-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methyl parathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Disulfuton	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dichlofenthion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Famphur	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fenthion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyriphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorfenvinphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fenchlorphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Tri-o-cresyl phosphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Sulprofos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Guthion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Leptophos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Triazine Herbicides									
Atrazine	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Simazine	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

Results reported on a dry weight basis

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Envirotest
Analytical Report 2005399a

Analytical Results:

Parameter	*Units								
Laboratory No		*2005399-22*	*2005399-26*	*2005399-27*	*2005399-30*	*2005399-32*	*2005399-35*	*2005399-37*	*2005399-40*
Sample ID		*Site 5*	*Site 5*	*Site 6*	*Site 6*	*Site 7*	*Site 7*	*Site 8*	*Site 8*
Sample Description		0-200mm	2m	0-200mm	1.5m	0-300mm	1.5m	0-200mm	1.5m
Trace Elements									
Arsenic	mg/kg	1	2	2	3	<1	<1	<1	<1
Cadmium	mg/kg	<1	<1	<1	<1	<1	<1	<1	<1
Chromium	mg/kg	19	29	17	29	19	29	7	40
Copper	mg/kg	5	17	23	10	5	11	4	16
Lead	mg/kg	4	14	49	10	4	14	8	11
Mercury	mg/kg	<0.1	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel	mg/kg	5	20	12	4	<1	16	<1	17
Zinc	mg/kg	2	47	171	25	9	55	54	41
Total Petroleum Hydrocarbons									
C_6-C_9	mg/kg	<10	<10	<10	<10	<10	<10	<10	<10
C_{10}-C_{14}	mg/kg	<50	<50	<50	<50	<50	<50	<50	<50
C_{15}-C_{28}	mg/kg	<100	<100	<100	<100	<100	<100	<100	<100
C_{29}-C_{36}	mg/kg	<100	119	<100	<100	<100	<100	<100	<100
BTEX									
Benzene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Xylene isomers	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Envirotest
Analytical Report 2005399a

Analytical Results:

Parameter	***Units**								
Laboratory No		*2005399-22*	*2005399-26*	*2005399-27*	*2005399-30*	*2005399-32*	*2005399-35*	*2005399-37*	*2005399-40*
Sample ID		*Site 5*	*Site 5*	*Site 6*	*Site 6*	*Site 7*	*Site 7*	*Site 8*	*Site 8*
Sample Description		0-200mm	2m	0-200mm	1.5m	0-300mm	1.5m	0-200mm	1.5m
Organochlorine Pesticides									
a-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Hexachlorobenzene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
b-BHC + Lindane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
a-Endosulphan	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
DDD	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
b-Endosulphan	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
DDT	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulphan sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Envirotest
Analytical Report 2005399a

Analytical Results:

Parameter	*Units								
Laboratory No		*2005399-22*	*2005399-26*	*2005399-27*	*2005399-30*	*2005399-32*	*2005399-35*	*2005399-37*	*2005399-40*
Sample ID		*Site 5*	*Site 5*	*Site 6*	*Site 6*	*Site 7*	*Site 7*	*Site 8*	*Site 8*
Sample Description		0-200mm	2m	0-200mm	1.5m	0-300mm	1.5m	0-200mm	1.5m
Organophosphorus Pesticides									
Tributylphosphorotrithiote	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dylox (trichlorphos)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dichlorvos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Demeton-S-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methyl parathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Disulfuton	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dichlofenthion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Famphur	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fenthion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyriphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorfenvinphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fenchlorphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Tri-o-cresyl phosphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Sulprofos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Guthion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Leptophos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Triazine Herbicides									
Atrazine	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Simazine	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

*Results reported on a dry weight basis

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Envirotest
Analytical Report 2005399a

Analytical Results:

Parameter	*Units								
Laboratory No		*2005399-42*	*2005399-46*	*2005399-47*	*2005399-51*	*2005399-52*	*2005399-55*	*2005399-57*	*2005399-60*
Sample ID		*Site 9*	*Site 9*	*Site 10*	*Site 10*	*Site 11*	*Site 11*	*Site 12*	*Site 12*
Sample Description		0-200mm	2m	0-200mm	2m	0-200mm	1.5m	0-200mm	1.5m
Trace Elements									
Arsenic	mg/kg	<1	<1	<1	<1	<1	<1	<1	<1
Cadmium	mg/kg	1	<1	<1	<1	<1	<1	<1	<1
Chromium	mg/kg	34	26	32	8	39	21	37	27
Copper	mg/kg	32	7	24	6	34	5	44	7
Lead	mg/kg	14	5	28	5	21	3	17	4
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel	mg/kg	4	8	6	7	11	1	8	11
Zinc	mg/kg	76	12	50	5	273	3	6	15
Total Petroleum Hydrocarbons									
C_6-C_9	mg/kg	<10	<10	<10	<10	<10	<10	<10	<10
C_{10}-C_{14}	mg/kg	<50	<50	<50	<50	<50	<50	<50	<50
C_{15}-C_{28}	mg/kg	<100	<100	<100	<100	<100	<100	<100	<100
C_{29}-C_{36}	mg/kg	<100	<100	180	136	114	<100	<100	<100
BTEX									
Benzene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	<0.1	<0.1	<0.1	<0.1	0.4	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Xylene isomers	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Envirotest
Analytical Report 2005399a

Analytical Results:

Parameter	*Units								
Laboratory No		*2005399-42*	*2005399-46*	*2005399-47*	*2005399-51*	*2005399-52*	*2005399-55*	*2005399-57*	*2005399-60*
Sample ID		*Site 9*	*Site 9*	*Site 10*	*Site 10*	*Site 11*	*Site 11*	*Site 12*	*Site 12*
Sample Description		0-200mm	2m	0-200mm	2m	0-200mm	1.5m	0-200mm	1.5m
Organochlorine Pesticides									
a-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Hexachlorobenzene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
b-BHC + Lindane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
a-Endosulphan	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
DDD	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
b-Endosulphan	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
DDT	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulphan sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Envirotest

Analytical Report 2005399a

Analytical Results:

Parameter	*Units								
Laboratory No		*2005399-42*	*2005399-46*	*2005399-47*	*2005399-51*	*2005399-52*	*2005399-55*	*2005399-57*	*2005399-60*
Sample ID		*Site 9*	*Site 9*	*Site 10*	*Site 10*	*Site 11*	*Site 11*	*Site 12*	*Site 12*
Sample Description		0-200mm	2m	0-200mm	2m	0-200mm	1.5m	0-200mm	1.5m
Organophosphorus Pesticides									
Tributylphosphorotrithiote	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dylox (trichlorphos)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dichlorvos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Demeton-S-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methyl parathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Disulfuton	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dichlofenthion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Famphur	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fenthion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyriphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorfenvinphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fenchlorphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Tri-o-cresyl phosphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Sulprofos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Guthion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Leptophos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Triazine Herbicides									
Atrazine	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Simazine	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

**Results reported on a dry weight basis*

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Envirotest
Analytical Report 2005399a

Analytical Results:

Parameter	***Units**			
Laboratory No		*2005399-62*	*2005399-63*	*2005399-64*
Sample ID		*Site 13*	*Site 14*	*Site B*
Sample Description		East Tank Bund 0-200mm	West Tank Bund 0-200mm	0-200mm
Trace Elements				
Arsenic	mg/kg	<1	4	5
Cadmium	mg/kg	<1	<1	<1
Chromium	mg/kg	39	6	25
Copper	mg/kg	31	32	16
Lead	mg/kg	21	5	20
Mercury	mg/kg	<0.1	<0.1	0.2
Nickel	mg/kg	12	8	11
Zinc	mg/kg	215	236	86
Total Petroleum Hydrocarbons				
C_6-C_9	mg/kg	<10	<10	<10
C_{10}-C_{14}	mg/kg	<50	<50	<50
C_{15}-C_{28}	mg/kg	<100	<100	<100
C_{29}-C_{36}	mg/kg	<100	<100	<100
BTEX				
Benzene	mg/kg	<0.1	<0.1	<0.1
Toluene	mg/kg	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	<0.1	<0.1	<0.1
Xylene isomers	mg/kg	<0.1	<0.1	<0.1

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Envirotest
Analytical Report 2005399a

Analytical Results:

Parameter	***Units**			
Laboratory No		*2005399-62*	*2005399-63*	*2005399-64*
Sample ID		*Site 13*	*Site 14*	*Site B*
Sample Description		East Tank Bund 0-200mm	West Tank Bund 0-200mm	0-200mm
Organochlorine Pesticides				
a-BHC	mg/kg	<0.1	<0.1	<0.1
Hexachlorobenzene	mg/kg	<0.1	<0.1	<0.1
b-BHC + Lindane	mg/kg	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1
Total chlordane	mg/kg	<0.1	<0.1	<0.1
a-Endosulphan	mg/kg	<0.1	<0.1	<0.1
DDE	mg/kg	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1
DDD	mg/kg	<0.1	<0.1	<0.1
b-Endosulphan	mg/kg	<0.1	<0.1	<0.1
Endrin aldehyde	mg/kg	<0.1	<0.1	<0.1
DDT	mg/kg	<0.1	<0.1	<0.1
Endosulphan sulphate	mg/kg	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1

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Envirotest
Analytical Report 2005399a

Analytical Results:

Parameter	*Units			
Laboratory No		*2005399-62*	*2005399-63*	*2005399-64*
Sample ID		*Site 13*	*Site 14*	*Site B*
Sample Description		East Tank Bund 0-200mm	West Tank Bund 0-200mm	0-200mm
Organophosphorus Pesticides				
Tributylphosphorotrithiote	mg/kg	<0.1	<0.1	<0.1
Dylox (trichlorphos)	mg/kg	<0.1	<0.1	<0.1
Dichlorvos	mg/kg	<0.1	<0.1	<0.1
Demeton-S-methyl	mg/kg	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1
Methyl parathion	mg/kg	<0.1	<0.1	<0.1
Disulfuton	mg/kg	<0.1	<0.1	<0.1
Dichlofenthion	mg/kg	<0.1	<0.1	<0.1
Famphur	mg/kg	<0.1	<0.1	<0.1
Fenthion	mg/kg	<0.1	<0.1	<0.1
Chlorpyriphos	mg/kg	<0.1	<0.1	<0.1
Chlorfenvinphos	mg/kg	<0.1	<0.1	<0.1
Fenchlorphos	mg/kg	<0.1	<0.1	<0.1
Tri-o-cresyl phosphate	mg/kg	<0.1	<0.1	<0.1
Sulprofos	mg/kg	<0.1	<0.1	<0.1
Guthion	mg/kg	<0.1	<0.1	<0.1
Leptophos	mg/kg	<0.1	<0.1	<0.1
Triazine Herbicides				
Atrazine	mg/kg	<0.1	<0.1	<0.1
Simazine	mg/kg	<0.1	<0.1	<0.1

*Results reported on a dry weight basis

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Envirotest Analytical Report 2005399a
Internal QC - Soils

Parameter	Type of Quality Control	QC Reference	QC Batch No.	*Units	Laboratory Control Standards		
					Measured	Nominal	% Recovery of Known Additions
Trace elements							
Arsenic	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	42	45	93.3%
Cadmium	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	81	83	97.6%
Chromium	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	52	48	108.3%
Copper	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	49	52	94.2%
Mercury	Spike (Recovery)		STE20-5399	µg/L	5.3	5.0	106.0%
Lead	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	92	95	96.8%
Nickel	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	53	54	98.1%
Zinc	Loam B - CRM-LO-B	691029	STE20-5399	mg/kg	201	206	97.6%
Total Petroleum Hydrocarbons							
C_{10}-C_{14}	TPH-5M	326-52B	SO30-5399	%	109	100	109.0%
C_{15}-C_{28}	TPH-5M	326-52B	SO30-5399	%	114	100	114.0%
C_{29}-C_{36}	O-2268	224-145A	SO30-5399	%	72	100	72.0%
	O-2095	241-95B					
	O-2128	261-116A					
**Results reported on a dry weight basis*							

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Analytical Results:

Parameter	*Units	Envirotest	ALS[1]	Envirotest	ALS[1]	Envirotest	ALS[1]
Laboratory No		*2005399-6*		*2005399-30*		*2005399-62*	
Trace Elements							
Arsenic	mg/kg	3	<5	3	<5	<1	9
Cadmium	mg/kg	<1	<1	<1	<1	<1	<1
Chromium	mg/kg	22	3	29	9	39	12
Copper	mg/kg	13	8	10	<5	31	30
Lead	mg/kg	10	6	10	8	21	9
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel	mg/kg	1	<2	4	6	12	5
Zinc	mg/kg	25	24	25	26	215	183
Total Petroleum Hydrocarbons							
C_6-C_9	mg/kg	<10	<2	<10	<2	<10	<2
C_{10}-C_{14}	mg/kg	<50	<50	<50	<50	<50	70
C_{15}-C_{28}	mg/kg	<100	<100	<100	<100	<100	260
C_{29}-C_{36}	mg/kg	137	<100	<100	<100	<100	150
BTEX							
Benzene	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Toluene	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Ethylbenzene	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Xylene isomers	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Organochlorine Pesticides							
a-BHC	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Hexachlorobenzene	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
b-BHC + Lindane	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Heptachlor	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Aldrin	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Heptachlor Epoxide	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Total chlordane	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
a-Endosulphan	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
DDE	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Dieldrin	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Endrin	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
DDD	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
b-Endosulphan	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Endrin aldehyde	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
DDT	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Endosulphan sulphate	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Methoxychlor	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2

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Release

Interlaboratory QC

Analytical Results:

Parameter	*Units	Envirotest	ALS[1]	Envirotest	ALS[1]	Envirotest	ALS[1]
Laboratory No		*2005399-6*		*2005399-30*		*2005399-62*	
Organophosphorus Pesticides							
Dichlorvos	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Demeton-S-methyl	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Dimethoate	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Methyl parathion	mg/kg	<0.1	<0.2	<0.1	<0.2	<0.1	<0.2
Fenthion	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Chlorpyriphos	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05
Chlorfenvinphos	mg/kg	<0.1	<0.05	<0.1	<0.05	<0.1	<0.05

[1] Australian Laboratory Services

** Results reported on a dry weight basis*

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Release

APPENDIX 6

Inter-laboratory Quality Control
Australian Laboratory Services Analytical Report

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Release

AUSTRALIAN LABORATORY SERVICES PTY LTD ABN 84 009 936 029
32 Shand Street Stafford QLD 4053 Australia
Telephone: 61-7-32437222 Facsimile: 61-7-32437259 http://www.alsenviro.com/

ALS Environmental

SAMPLE RECEIPT NOTIFICATION (SRN)

Client Details

Client	:	ENVIROTEST
Contact	:	sch4p4(6) Personal information
Address	:	LOT 12 DON YOUNG STREET MT GRAVATT RES PARK NATHAN QLD AUSTRALIA 4111
Project	:	- Not provided -
Order number	:	P4578
C-O-C Number	:	- Not provided -
Site	:	- Not provided -
Sampler	:	- Not provided -
E-mail	:	lab@envirotest.com.au
Telephone	:	(07)3343-6066
Facsimile	:	(07)3343-9917

Laboratory Details

Laboratory	:	ALS Environmental Brisbane
Manager	:	sch4p4(6) Person
Address	:	32 Shand Street Stafford QLD Australia 4053
Quote number	:	----
Work order	:	EB0507079
E-mail	:	sch4p4(6) Per@alsenviro.com
Telephone	:	61-7-32437222
Facsimile	:	61-7-32437259

Dates

Date Samples Received	:	9 Aug 2005
SRA Issue Date	:	9 Aug 2005
Scheduled Reporting Date	:	23 Aug 2005

Delivery Details

Mode of Delivery	:	Carrier.	Temperature		: 0 C
No. of coolers/boxes	:	1 6 PACK	No. of samples	- Received	4
Security Seal	:	Intact.		- Analysed	4

Comments

- **Samples received in appropriately pretreated and preserved containers.**
- **Sample(s) have been received within recommended holding times.**

- Analytical work for this work order will be conducted at ALSE Brisbane.
- Please direct any queries related to sample condition / numbering / breakages to Jordi Mir.
- Sample Disposal - Aqueous (14 days), Solid (90 days) from date of completion of work order.
- Please direct any turn around / technical queries to the laboratory contact designated above.
- When the sampling time is not supplied on the COC documentation, ALSE defaults the sampling time to that of the COC 'relinquishment' time (if supplied). If this also is not supplied, ALSE defaults the sampling time to the 'time of receipt at Laboratory'.

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Client	: ENVIROTEST	Work Order	: EB0507079
Project	: - Not provided -	ALS Quote Reference	: ----

ALS Environmental

Requested Reports

- ACCOUNTS PAYABLE
  - Invoice — Email — envirotest@envirotest.com.au
- MR sch4p4(6) Personal inf
  - A4 - Certificate of Analysis - NEPM format — Email — lab@envirotest.com.au
  - A4 - Quality Control Report - NEPM format — Email — lab@envirotest.com.au
  - ENMRG Export Format — Email — lab@envirotest.com.au
  - Chain of Custody Acknowledgement — Email — lab@envirotest.com.au
  - A4 - Sample Receipt Notification - Standard format — Email — lab@envirotest.com.au

Sample Container(s) / Preservation Non-Compliance Log

All comparisons are made against pretreatment/preservation AS, APHA, USEPA standards.

- **No sample container / preservation non-compliance exist.**

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AUSTRALIAN LABORATORY SERVICES P/L

BRISBANE LABORATORY
32 Shand Street
STAFFORD QLD 4053
Tel: 61 7 3243 7222
Fax: 61 7 3243 7218

SYDNEY LABORATORY
Unit 28 Metro Centre
38-46 South Street
RYDALMERE NSW 2116
Tel: 61 2 9841 9500
Fax: 61 2 9841 9530

SAMPLE SUBMISSION FORM
(Environmental Laboratory)

Please Note: The following information is required to expedite sample analysis. Please complete all the necessary details and return this form with samples.

COMPANY NAME: ENVIROTEST

CLIENT CONTACT NAME: sch4p4(6) Personal information DATE: 9/8/05

POSTAL ADDRESS: LOT 12 DON YOUNG ROAD

NATHAN QLD POSTCODE: 4111

PHONE NUMBER: (07) 3343 6066 FAX NUMBER: (07) 3343 9917

ORDER NUMBER: P4578 ALS QUOTATION NUMBER: EN/___/___

SECONDARY CONTACTS (If Required):

Name: _____ Name: _____

Address: _____ Address: _____

Phone: _____ Fax: _____ Phone: _____

ALS Environmental
Brisbane
Work Order
EB0507079

Report Version: WOLabel 1.00
Telephone : 61-7-32437222

SAMPLE ANALYTICAL REQUIREMENTS:

	SAMPLE I.D.	ANALYSIS REQUIRED
1	2005407-2	METALS: (As, Cr, Cd, Cu, Hg, Ni, Pb, Zn) TPH+BTEX, OC+OP PESTICIDES
2	2005399-6	" " " " "
3	2005399-30	" " " " "
4	2005399-62	" " " " " + SPOCAS
		Received by IACS
		9/8/05 1435

sch4p4(6) Personal information

NFORM (75/3)

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ALS Environmental

CERTIFICATE OF ANALYSIS

Client	:	ENVIROTEST	Laboratory	:	ALS Environmental Brisbane	Page	: 1 of 6
Contact	:	MR sch4p4(6) Personal inf	Contact	:	sch4p4(6) Per		
Address	:	LOT 12 DON YOUNG STREET MT GRAVATT RES PARK NATHAN QLD AUSTRALIA 4111	Address	:	32 Shand Street Stafford QLD Australia 4053	Work order	: EB0507079
						Amendment No.	: 1
Project	:	- Not provided -	Quote number	:	---	Date received	: 9 Aug 2005
Order number	:	P4578				Date issued	: 22 Sep 2005
C-O-C number	:	- Not provided -					
Site	:	- Not provided -					
E-mail	:	lab@envirotest.com.au	E-mail	:	sch4p4(6) Per@alsenviro.com	No. of samples	
Telephone	:	07 3343 6066	Telephone	:	61-7-32437222	Received	: 4
Facsimile	:	07 3343 9917	Facsimile	:	61-7-32437259	Analysed	: 4

This final report for the ALSE work order reference EB0507079 supersedes any previous reports with this reference.
Results apply to the samples as submitted. All pages of this report have been checked and approved for release.
This report contains the following information:

- Analytical results for samples submitted
- Surrogate control limits

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ALSE - Excellence in Analytical Testing

NATA Accredited Laboratory - 825

This document is issued in accordance with NATA's accreditation requirements.

Accredited for compliance with ISO/IEC 17025.

This document has been digitally signed by those names that appear on this report and are the authorised signatories. Digital signing has been carried out in compliance with procedures specified in 21 CFR Part 11.

Signatory	Department
sch4p4(6) Pers	Inorganics - NATA 818 (Brisbane) Organics - NATA 818 (Brisbane)

When moisture determination has been performed, results are reported on a dry weight basis. When a reported 'less than' result is higher than the LOR, this may be due to primary sample extracts/digestion dilution and/or insuffient sample amount for analysis. Surrogate Recovery Limits are static and based on USEPA SW846 or ALS-QWI/EN38 (in the absence of specified USEPA limits).
Abbreviations: ***CAS number*** = *Chemical Abstract Services number,* ***LOR*** = *Limit of Reporting.* ***# Indicates a raised LOR, * Indicates failed Surrogate Recoveries.***
When date(s) and/or time(s) are shown bracketed, these have been assumed by the laboratory for process purposes.

Analytical Results

			Client Sample ID :	2005407-2	2005399-6	2005399-30	2005399-62	
			Sample Matrix Type / Description :	SOIL / SOIL	SOIL / SOIL	SOIL / SOIL	SOIL / SOIL	
			Sample Date / Time :	8 Aug 2005 15:00	8 Aug 2005 15:00	8 Aug 2005 15:00	8 Aug 2005 15:00	
			Laboratory Sample ID :	EB0507079-001	EB0507079-002	EB0507079-003	EB0507079-004	
Analyte	*CAS number*	*LOR*	*Units*					
EA029-A: pH Measurements								
pH KCl (23A)		0.1	pH Unit	—	—	—	6.4	
pH OX (23B)		0.1	pH Unit	—	—	—	3.0	
EA029-B: Acidity Trail								
Titratable Actual Acidity (23F)		2	mole H+ / t	—	—	—	<2	
Titratable Peroxide Acidity (23G)		2	mole H+ / t	—	—	—	214	
Titratable Sulfidic Acidity (23H)		2	mole H+ / t	—	—	—	214	
sulfidic - Titratable Actual Acidity (s-23F)		0.02	% pyrite S	—	—	—	<0.02	
sulfidic - Titratable Peroxide Acidity (s-23G)		0.02	% pyrite S	—	—	—	0.34	
sulfidic - Titratable Sulfidic Acidity (s-23H)		0.02	% pyrite S	—	—	—	0.34	
EA029-C: Sulfur Trail								
KCl Extractable Sulfur (23Ce)		0.02	% S	—	—	—	<0.02	
Peroxide Sulfur (23De)		0.02	% S	—	—	—	0.06	
Peroxide Oxidisable Sulfur (23E)		0.02	% S	—	—	—	0.06	
Acidity - Peroxide Oxidisable Sulfur (a-23E)		10	mole H+ / t	—	—	—	37	
EA029-D: Calcium Values								
KCl Extractable Calcium (23Vh)		0.02	% Ca	—	—	—	0.20	
Peroxide Calcium (23Wh)		0.02	% Ca	—	—	—	0.28	
Acid Reacted Calcium (23X)		0.02	% Ca	—	—	—	0.08	
Acidity - Acid Reacted Calcium (a-23X)		10	mole H+ / t	—	—	—	40	
sulfidic - Acid Reacted Calcium (s-23X)		0.02	% S	—	—	—	0.06	
EA029-E: Magnesium Values								
KCl Extractable Magnesium (23Sm)		0.02	% Mg	—	—	—	0.04	
Peroxide Magnesium (23Tm)		0.02	% Mg	—	—	—	0.05	
Acid Reacted Magnesium (23U)		0.02	% Mg	—	—	—	<0.02	
Acidity - Acid Reacted Magnesium (a-23U)		10	mole H+ / t	—	—	—	<10	
sulfidic - Acid Reacted Magnesium (s-23U)		0.02	% S	—	—	—	<0.02	

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Analytical Results

Analyte	CAS number	LOR	Units	Client Sample ID: 2005407-2 Sample Matrix Type / Description: SOIL / SOIL Sample Date / Time: 8 Aug 2005 15:00 Laboratory Sample ID: EB0507079-001	2005399-6 SOIL / SOIL 8 Aug 2005 15:00 EB0507079-002	2005399-30 SOIL / SOIL 8 Aug 2005 15:00 EB0507079-003	2005399-62 SOIL / SOIL 8 Aug 2005 15:00 EB0507079-004	
EA029-H: Acid Base Accounting								
ANC Fineness Factor		0.5		---	---	---	1.5	
Net Acidity (sulfur units)		0.02	% S	---	---	---	0.06	
Net Acidity (acidity units)		10	mole H+ / t	---	---	---	37	
Liming Rate		1	kg CaCO3/t	---	---	---	3	
EA055: Moisture Content								
Moisture Content (dried @ 103°C)		1.0	%	13.3	1.6	13.3	11.5	
EG005T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	<5	9	
Cadmium	7440-43-9	1	mg/kg	2	<1	<1	<1	
Chromium	7440-47-3	2	mg/kg	4	3	9	12	
Copper	7440-50-8	5	mg/kg	59	8	<5	30	
Lead	7439-92-1	5	mg/kg	710	6	8	9	
Nickel	7440-02-0	2	mg/kg	4	<2	6	5	
Zinc	7440-66-6	5	mg/kg	481	24	26	183	
EG035T: Total Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	0.3	<0.1	<0.1	<0.1	
EP068A: Organochlorine Pesticides (OC)								
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
4,4'-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
4,4'-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
4,4'-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	

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Analytical Results

Analyte	CAS number	LOR	Units	Client Sample ID: 2005407-2	2005399-6	2005399-30	2005399-62	
Sample Matrix Type / Description:				SOIL / SOIL	SOIL / SOIL	SOIL / SOIL	SOIL / SOIL	
Sample Date / Time:				8 Aug 2005 15:00	8 Aug 2005 15:00	8 Aug 2005 15:00	8 Aug 2005 15:00	
Laboratory Sample ID:				EB0507079-001	EB0507079-002	EB0507079-003	EB0507079-004	
EP068A: Organochlorine Pesticides (OC)								
Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	
EP068B: Organophosphorus Pesticides (OP)								
Dichlorvos	62-73-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Demeton-S-methyl	919-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Monocrotophos	6923-22-4	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	
Dimethoate	60-51-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Diazinon	333-41-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Chlorpyrifos-methyl	5598-13-0	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Parathion-methyl	298-00-0	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	
Malathion	121-75-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Fenthion	55-38-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Chlorpyrifos	2921-88-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Parathion	56-38-2	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	
Pirimphos-ethyl	23505-41-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Chlorfenvinphos	470-90-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Bromophos-ethyl	4824-78-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Fenamiphos	22224-92-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Prothiofos	34643-46-4	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Ethion	563-12-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
Carbophenothion	786-19-6	0.05	mg/kg	<0.05	<0.05	<0.05	0.05	
Methyl Azinphos	86-50-0	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	
EP080/071: Total Petroleum Hydrocarbons								
C6 - C9 Fraction		2	mg/kg	<2	<2	<2	<2	
C10 - C14 Fraction		50	mg/kg	<50	<50	<50	70	
C15 - C28 Fraction		100	mg/kg	450	<100	<100	260	
C29 - C36 Fraction		100	mg/kg	600	<100	<100	150	
EP080: BTEX								
Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	
Toluene	108-88-3	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	
Ethylbenzene	100-41-4	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	
meta- & para-Xylene	108-38-3 106-42-3	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	
ortho-Xylene	95-47-6	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	
EP068S: Organochlorine Pesticide Surrogate								
Dibromo-DDE		0.1	%	111	107	79.5	98.0	

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Analytical Results

Analyte	CAS number	LOR	Units	Client Sample ID: 2005407-2 Sample Matrix Type / Description: SOIL / SOIL Sample Date / Time: 8 Aug 2005 15:00 Laboratory Sample ID: EB0507079-001	2005399-6 SOIL / SOIL 8 Aug 2005 15:00 EB0507079-002	2005399-30 SOIL / SOIL 8 Aug 2005 15:00 EB0507079-003	2005399-62 SOIL / SOIL 8 Aug 2005 15:00 EB0507079-004	
EP068T: Organophosphorus Pesticide Surrogate								
DEF	78-48-8	0.1	%	108	85.8	73.6	108	
EP080S: TPH(V)/BTEX Surrogates								
1,2-Dichloroethane-D4	17060-07-0	0.1	%	80.2	81.8	82.9	80.6	
Toluene-D8	2037-26-5	0.1	%	88.0	85.2	85.4	86.3	
4-Bromofluorobenzene	460-00-4	0.1	%	85.2	86.0	87.4	83.6	

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Surrogate Control Limits

The analytical procedures used by ALS Environmental are based on established internationally-recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In house procedure are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported herein. Reference methods from which ALSE methods are based are provided in parenthesis.

Matrix Type: SOIL

Method name	*Analyte name*	*Surrogate Control Limits*	
		Lower Limit	*Upper Limit*
EP068: Pesticides by GCMS			
EP068S: Organochlorine Pesticide Surrogate	Dibromo-DDE	10	136
EP068T: Organophosphorus Pesticide Surrogate	DEF	10	110
EP080: TPH Volatiles/BTEX			
EP080S: TPH(V)/BTEX Surrogates	1,2-Dichloroethane-D4	80	120
	Toluene-D8	81	117
	4-Bromofluorobenzene	74	121

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QUALITY CONTROL REPORT

Client	:	ENVIROTEST	Laboratory	:	ALS Environmental Brisbane	Page	: 1 of 15
Contact	:	MR sch4p4(6) Personal	Contact	:	sch4p4(6) Per		
Address	:	LOT 12 DON YOUNG STREET MT GRAVATT RES PARK NATHAN QLD AUSTRALIA 4111	Address	:	32 Shand Street Stafford QLD Australia 4053	Work order	: EB0507079
						Amendment No.	:
Project	:	- Not provided -	Quote number	:	---	Date received	: 9 Aug 2005
Order number	:	P4578				Date issued	: 23 Aug 2005
C-O-C number	:	- Not provided -					
Site	:	- Not provided -					
E-mail	:	lab@envirotest.com.au	E-mail	:	sch4p4(6) Pe@alsenviro.com	No. of samples	
Telephone	:	(07)3343-6066	Telephone	:	61-7-32437222	Received	: 4
Facsimile	:	(07)3343-9917	Facsimile	:	61-7-32437259	Analysed	: 4

This final report for the ALSE work order reference EB0507079 supersedes any previous reports with this reference.
Results apply to the samples as submitted. All pages of this report have been checked and approved for release.
This report contains the following information:

- Laboratory Duplicates (DUP); Relative Percentage Difference (RPD) and Acceptance Limits
- Method Blank (MB) and Laboratory Control Samples (LCS); Recovery and Acceptance Limits
- Matrix Spikes (MS); Recovery and Acceptance Limits

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Accredited for compliance with ISO/IED 17025

This document has been digitally signed by those names that appear on this report and are the authorised signatories. Digital signing has been carried out in compliance with procedures specified in 21 CFR Part 11.

Signatory	Department
sch4p4(6) Pers	Inorganics - NATA 818 (Brisbane) Organics - NATA 818 (Brisbane)

Quality Control Report - Laboratory Duplicates (DUP)

The quality control term **Laboratory Duplicate** refers to an intralaboratory split sample randomly selected from the sample batch. Laboratory duplicates provide information on method precision and sample heterogeneity.
- Anonymous - Client Sample IDs refer to samples which are not specifically part of this work order but formed part of the QC process lot. *Abbreviations:* ***LOR*** = *Limit of Reporting,* ***RPD*** = *Relative Percent Difference.*
* Indicates failed QC. The permitted ranges for the RPD of Laboratory Duplicates (relative percent deviation) are specified in ALS Method QWI-EN/38 and are dependent on the magnitude of results in comparison to the level of reporting:- Result < 10 times LOR, no limit - Result between 10 and 20 times LOR, 0% - 50% - Result > 20 times LOR, 0% - 20%

Laboratory Duplicates (DUP) Report

Matrix Type: SOIL

Laboratory Sample ID	*Client Sample ID*	*Analyte name*	*LOR*	*Original Result*	*Duplicate Result*	*RPD*
EA029-A: pH Measurements						
EA029-A: pH Measurements - (QC Lot: 103050)				pH Unit	pH Unit	%
EB0507079-004	200S399-30	pH KCl (23A)	0.1 pH Unit	6.4	6.4	0.0
		pH OX (23B)	0.1 pH Unit	3.0	2.9	3.4
EA029-B: Acidity Trail						
EA029-B: Acidity Trail - (QC Lot: 103050)				mole H+ / t	mole H+ / t	%
EB0507079-004	200S399-30	Titratable Actual Acidity (23F)	2 mole H+ / t	<2	<2	0.0
		Titratable Peroxide Acidity (23G)	2 mole H+ / t	214	212	0.9
		Titratable Sulfidic Acidity (23H)	2 mole H+ / t	214	212	0.9
		sulfidic - Titratable Actual Acidity (s-23F)	0.02 % pyrite S	<0.02	<0.02	0.0
		sulfidic - Titratable Peroxide Acidity (s-23G)	0.02 % pyrite S	0.34	0.34	0.0
		sulfidic - Titratable Sulfidic Acidity (s-23H)	0.02 % pyrite S	0.34	0.34	0.0
EA029-C: Sulfur Trail						
EA029-C: Sulfur Trail - (QC Lot: 103050)				% S	% S	%
EB0507079-004	200S399-30	KCl Extractable Sulfur (23Ce)	0.02 % S	<0.02	<0.02	0.0
		Peroxide Sulfur (23De)	0.02 % S	0.06	0.05	18.2
		Peroxide Oxidisable Sulfur (23E)	0.02 % S	0.06	0.05	18.2
		Acidity - Peroxide Oxidisable Sulfur (a-23E)	10 mole H+ / t	37	31	18.2
EA029-D: Calcium Values						
EA029-D: Calcium Values - (QC Lot: 103050)				% Ca	% Ca	%
EB0507079-004	200S399-30	KCl Extractable Calcium (23Vh)	0.02 % Ca	0.20	0.22	9.5
		Peroxide Calcium (23Wh)	0.02 % Ca	0.28	0.30	6.9
		Acid Reacted Calcium (23X)	0.02 % Ca	0.08	0.08	0.0
		Acidity - Acid Reacted Calcium (a-23X)	10 mole H+ / t	40	40	0.0
		sulfidic - Acid Reacted Calcium (s-23X)	0.02 % S	0.06	0.06	0.0
EA029-E: Magnesium Values						
EA029-E: Magnesium Values - (QC Lot: 103050)				% Mg	% Mg	%
EB0507079-004	200S399-30	KCl Extractable Magnesium (23Sm)	0.02 % Mg	0.04	0.04	0.0
		Peroxide Magnesium (23Tm)	0.02 % Mg	0.05	0.04	22.2
		Acid Reacted Magnesium (23U)	0.02 % Mg	<0.02	<0.02	0.0

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Matrix Type: SOIL

Laboratory Duplicates (DUP) Report

Laboratory Sample ID	Client Sample ID	Analyte name	LOR	Original Result	Duplicate Result	RPD
EA029-E: Magnesium Values - continued						
EA029-E: Magnesium Values - (QC Lot: 103050) - continued				mole H+ / t	mole H+ / t	%
EB0507079-004	200S399-30	Acidity - Acid Reacted Magnesium (a-23U)	10 mole H+ / t	<10	<10	0.0
		sulfidic - Acid Reacted Magnesium (s-23U)	0.02 % S	<0.02	<0.02	0.0
EA055: Moisture Content						
EA055: Moisture Content - (QC Lot: 101567)				%	%	%
EB0507065-007	Anonymous	Moisture Content (dried @ 103°C)	1.0 %	19.6	19.8	1.2
EB0507079-004	200S399-30	Moisture Content (dried @ 103°C)	1.0 %	11.5	11.2	2.5
EG005T: Total Metals by ICP-AES						
EG005T: Total Metals by ICP-AES - (QC Lot: 101755)				mg/kg	mg/kg	%
EB0506999-001	Anonymous	Arsenic	5 mg/kg	<5	<5	0.0
		Cadmium	1 mg/kg	<1	<1	0.0
		Chromium	2 mg/kg	9	7	18.6
		Copper	5 mg/kg	<5	<5	0.0
		Lead	5 mg/kg	<5	<5	0.0
		Nickel	2 mg/kg	<2	<2	0.0
		Zinc	5 mg/kg	<5	<5	0.0
EB0507037-007	Anonymous	Arsenic	5 mg/kg	67	55	19.0
		Cadmium	1 mg/kg	<1	<1	0.0
		Chromium	2 mg/kg	4	4	0.0
		Copper	5 mg/kg	17	17	0.0
		Lead	5 mg/kg	12	12	0.0
		Nickel	2 mg/kg	8	9	0.0
		Zinc	5 mg/kg	51	44	14.0
EG035T: Total Mercury by FIMS						
EG035T: Total Mercury by FIMS - (QC Lot: 101756)				mg/kg	mg/kg	%
EB0506999-001	Anonymous	Mercury	0.1 mg/kg	<0.1	<0.1	0.0
EP068A: Organochlorine Pesticides (OC)						
EP068A: Organochlorine Pesticides (OC) - (QC Lot: 101585)				mg/kg	mg/kg	%
EB0506923-001	Anonymous	alpha-BHC	0.05 mg/kg	<0.05	<0.05	0.0
		Hexachlorobenzene (HCB)	0.05 mg/kg	<0.05	<0.05	0.0
		beta-BHC	0.05 mg/kg	<0.05	<0.05	0.0
		gamma-BHC	0.05 mg/kg	<0.05	<0.05	0.0
		delta-BHC	0.05 mg/kg	<0.05	<0.05	0.0

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Matrix Type: SOIL

Laboratory Duplicates (DUP) Report

Laboratory Sample ID	Client Sample ID	Analyte name	LOR	Original Result	Duplicate Result	RPD
EP068A: Organochlorine Pesticides (OC) - continued						
EP068A: Organochlorine Pesticides (OC) - (QC Lot: 101585) - continued				mg/kg	mg/kg	%
EB0506923-001	Anonymous	Heptachlor	0.05 mg/kg	<0.05	<0.05	0.0
		Aldrin	0.05 mg/kg	<0.05	<0.05	0.0
		Heptachlor epoxide	0.05 mg/kg	<0.05	<0.05	0.0
		trans-Chlordane	0.05 mg/kg	<0.05	<0.05	0.0
		alpha-Endosulfan	0.05 mg/kg	<0.05	<0.05	0.0
		cis-Chlordane	0.05 mg/kg	<0.05	<0.05	0.0
		Dieldrin	0.05 mg/kg	<0.05	<0.05	0.0
		4,4'-DDE	0.05 mg/kg	<0.05	<0.05	0.0
		Endrin	0.05 mg/kg	<0.05	<0.05	0.0
		beta-Endosulfan	0.05 mg/kg	<0.05	<0.05	0.0
		4,4'-DDD	0.05 mg/kg	<0.05	<0.05	0.0
		Endrin aldehyde	0.05 mg/kg	<0.05	<0.05	0.0
		Endosulfan sulfate	0.05 mg/kg	<0.05	<0.05	0.0
		4,4'-DDT	0.2 mg/kg	<0.2	<0.2	0.0
		Endrin ketone	0.05 mg/kg	<0.05	<0.05	0.0
		Methoxychlor	0.2 mg/kg	<0.2	<0.2	0.0
EB0507079-002	200S399-6	alpha-BHC	0.05 mg/kg	<0.05	<0.05	0.0
		Hexachlorobenzene (HCB)	0.05 mg/kg	<0.05	<0.05	0.0
		beta-BHC	0.05 mg/kg	<0.05	<0.05	0.0
		gamma-BHC	0.05 mg/kg	<0.05	<0.05	0.0
		delta-BHC	0.05 mg/kg	<0.05	<0.05	0.0
		Heptachlor	0.05 mg/kg	<0.05	<0.05	0.0
		Aldrin	0.05 mg/kg	<0.05	<0.05	0.0
		Heptachlor epoxide	0.05 mg/kg	<0.05	<0.05	0.0
		trans-Chlordane	0.05 mg/kg	<0.05	<0.05	0.0
		alpha-Endosulfan	0.05 mg/kg	<0.05	<0.05	0.0
		cis-Chlordane	0.05 mg/kg	<0.05	<0.05	0.0
		Dieldrin	0.05 mg/kg	<0.05	<0.05	0.0
		4,4'-DDE	0.05 mg/kg	<0.05	<0.05	0.0
		Endrin	0.05 mg/kg	<0.05	<0.05	0.0
		beta-Endosulfan	0.05 mg/kg	<0.05	<0.05	0.0
		4,4'-DDD	0.05 mg/kg	<0.05	<0.05	0.0

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Release

Matrix Type: SOIL

Laboratory Duplicates (DUP) Report

Laboratory Sample ID	Client Sample ID	Analyte name	LOR	Original Result	Duplicate Result	RPD
EP068A: Organochlorine Pesticides (OC) - continued						
EP068A: Organochlorine Pesticides (OC) - (QC Lot: 101585) - continued				mg/kg	mg/kg	%
EB0507079-002	200S399-6	Endrin aldehyde	0.05 mg/kg	<0.05	<0.05	0.0
		Endosulfan sulfate	0.05 mg/kg	<0.05	<0.05	0.0
		4,4'-DDT	0.2 mg/kg	<0.2	<0.2	0.0
		Endrin ketone	0.05 mg/kg	<0.05	<0.05	0.0
		Methoxychlor	0.2 mg/kg	<0.2	<0.2	0.0
EP068B: Organophosphorus Pesticides (OP)						
EP068B: Organophosphorus Pesticides (OP) - (QC Lot: 101585)				mg/kg	mg/kg	%
EB0506923-001	Anonymous	Dichlorvos	0.05 mg/kg	<0.05	<0.05	0.0
		Demeton-S-methyl	0.05 mg/kg	<0.05	<0.05	0.0
		Monocrotophos	0.2 mg/kg	<0.2	<0.2	0.0
		Dimethoate	0.05 mg/kg	<0.05	<0.05	0.0
		Diazinon	0.05 mg/kg	<0.05	<0.05	0.0
		Chlorpyrifos-methyl	0.05 mg/kg	<0.05	<0.05	0.0
		Parathion-methyl	0.2 mg/kg	<0.2	<0.2	0.0
		Malathion	0.05 mg/kg	<0.05	<0.05	0.0
		Fenthion	0.05 mg/kg	<0.05	<0.05	0.0
		Chlorpyrifos	0.05 mg/kg	<0.05	<0.05	0.0
		Parathion	0.2 mg/kg	<0.2	<0.2	0.0
		Pirimphos-ethyl	0.05 mg/kg	<0.05	<0.05	0.0
		Chlorfenvinphos	0.05 mg/kg	<0.05	<0.05	0.0
		Bromophos-ethyl	0.05 mg/kg	<0.05	<0.05	0.0
		Fenamiphos	0.05 mg/kg	<0.05	<0.05	0.0
		Prothiofos	0.05 mg/kg	<0.05	<0.05	0.0
		Ethion	0.05 mg/kg	<0.05	<0.05	0.0
		Carbophenothion	0.05 mg/kg	<0.05	<0.05	0.0
		Methyl Azinphos	0.05 mg/kg	<0.05	<0.05	0.0
EB0507079-002	200S399-6	Dichlorvos	0.05 mg/kg	<0.05	<0.05	0.0
		Demeton-S-methyl	0.05 mg/kg	<0.05	<0.05	0.0
		Monocrotophos	0.2 mg/kg	<0.2	<0.2	0.0
		Dimethoate	0.05 mg/kg	<0.05	<0.05	0.0
		Diazinon	0.05 mg/kg	<0.05	<0.05	0.0
		Chlorpyrifos-methyl	0.05 mg/kg	<0.05	<0.05	0.0

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Matrix Type: SOIL

Laboratory Duplicates (DUP) Report

Laboratory Sample ID	Client Sample ID	Analyte name	LOR	Original Result	Duplicate Result	RPD
EP068B: Organophosphorus Pesticides (OP) - continued						
EP068B: Organophosphorus Pesticides (OP) - (QC Lot: 101585) - continued				mg/kg	mg/kg	%
EB0507079-002	200S399-6	Parathion-methyl	0.2 mg/kg	<0.2	<0.2	0.0
		Malathion	0.05 mg/kg	<0.05	<0.05	0.0
		Fenthion	0.05 mg/kg	<0.05	<0.05	0.0
		Chlorpyrifos	0.05 mg/kg	<0.05	<0.05	0.0
		Parathion	0.2 mg/kg	<0.2	<0.2	0.0
		Pirimphos-ethyl	0.05 mg/kg	<0.05	<0.05	0.0
		Chlorfenvinphos	0.05 mg/kg	<0.05	<0.05	0.0
		Bromophos-ethyl	0.05 mg/kg	<0.05	<0.05	0.0
		Fenamiphos	0.05 mg/kg	<0.05	<0.05	0.0
		Prothiofos	0.05 mg/kg	<0.05	<0.05	0.0
		Ethion	0.05 mg/kg	<0.05	<0.05	0.0
		Carbophenothion	0.05 mg/kg	<0.05	<0.05	0.0
		Methyl Azinphos	0.05 mg/kg	<0.05	<0.05	0.0
EP080/071: Total Petroleum Hydrocarbons						
EP080/071: Total Petroleum Hydrocarbons - (QC Lot: 101206)				mg/kg	mg/kg	%
EB0507065-001	Anonymous	C6 - C9 Fraction	2 mg/kg	7	7	0.0
EB0507079-001	200S407-2	C6 - C9 Fraction	2 mg/kg	<2	<2	0.0
EP080/071: Total Petroleum Hydrocarbons - (QC Lot: 102647)				mg/kg	mg/kg	%
EB0507041-041	Anonymous	C10 - C14 Fraction	50 mg/kg	<50	<50	0.0
		C15 - C28 Fraction	100 mg/kg	<100	<100	0.0
		C29 - C36 Fraction	100 mg/kg	<100	<100	0.0
EB0507079-001	200S407-2	C10 - C14 Fraction	50 mg/kg	<50	<50	0.0
		C15 - C28 Fraction	100 mg/kg	450	430	4.5
		C29 - C36 Fraction	100 mg/kg	600	590	0.0
EP080: BTEX						
EP080: BTEX - (QC Lot: 101206)				mg/kg	mg/kg	%
EB0507065-001	Anonymous	Benzene	0.2 mg/kg	<0.2	<0.2	0.0
		Toluene	0.2 mg/kg	<0.2	<0.2	0.0
		Ethylbenzene	0.2 mg/kg	<0.2	<0.2	0.0
		meta- & para-Xylene	0.2 mg/kg	<0.2	<0.2	0.0
		ortho-Xylene	0.2 mg/kg	<0.2	<0.2	0.0
EB0507079-001	200S407-2	Benzene	0.2 mg/kg	<0.2	<0.2	0.0

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Matrix Type: SOIL

Laboratory Duplicates (DUP) Report

Laboratory Sample ID	*Client Sample ID*	*Analyte name*	*LOR*	*Original Result*	*Duplicate Result*	*RPD*
EP080: BTEX - continued						
EP080: BTEX - (QC Lot: 101206) - continued				mg/kg	mg/kg	%
EB0507079-001	200S407-2	Toluene	0.2 mg/kg	<0.2	<0.2	0.0
		Ethylbenzene	0.2 mg/kg	<0.2	<0.2	0.0
		meta- & para-Xylene	0.2 mg/kg	<0.2	<0.2	0.0
		ortho-Xylene	0.2 mg/kg	<0.2	<0.2	0.0

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Quality Control Report - Method Blank (MB) and Laboratory Control Samples (LCS)

The quality control term **Method / Laboratory Blank** refers to an analyte free matrix to which all reagents are added in the same volumes or proportions as used in standard sample preparation. The purpose of this QC type is to monitor potential laboratory contamination. The quality control term **Laboratory Control Sample (LCS)** refers to a known, interference free matrix spiked with target analytes or certified reference material. The purpose of this QC type is to monitor method precision and accuracy independent of sample matrix. Dynamic Recovery Limits are based on statistical evaluation of actual laboratory data. Abbreviations: LOR = Limit of reporting.

Matrix Type: SOIL

Method Blank (MB) and Laboratory Control Samples (LCS) Report

Analyte name	LOR	Method blank result	Actual Results		Recovery Limits	
			Spike concentration	Spike Recovery	Dynamic Recovery Limits	
				LCS	Low	High
EA029-B: Acidity Trail						
EA029-B: Acidity Trail - (QC Lot: 103050)		% pyrite S	% pyrite S	%	%	%
sulfidic - Titratable Actual Acidity (s-23F)	0.02 % pyrite S	<0.02	—	—	—	—
sulfidic - Titratable Peroxide Acidity (s-23G)	0.02 % pyrite S	<0.02	—	—	—	—
sulfidic - Titratable Sulfidic Acidity (s-23H)	0.02 % pyrite S	<0.02	—	—	—	—
Titratable Actual Acidity (23F)	2 mole H+ / t	<2	—	—	—	—
Titratable Peroxide Acidity (23G)	2 mole H+ / t	<2	—	—	—	—
Titratable Sulfidic Acidity (23H)	2 mole H+ / t	<2	—	—	—	—
EA029-C: Sulfur Trail						
EA029-C: Sulfur Trail - (QC Lot: 103050)		mole H+ / t	mole H+ / t	%	%	%
Acidity - Peroxide Oxidisable Sulfur (a-23E)	10 mole H+ / t	<10	—	—	—	—
KCl Extractable Sulfur (23Ce)	0.02 % S	<0.02	—	—	—	—
Peroxide Oxidisable Sulfur (23E)	0.02 % S	<0.02	—	—	—	—
Peroxide Sulfur (23De)	0.02 % S	<0.02	—	—	—	—
EA029-D: Calcium Values						
EA029-D: Calcium Values - (QC Lot: 103050)		% Ca	% Ca	%	%	%
Acid Reacted Calcium (23X)	0.02 % Ca	<0.02	—	—	—	—
Acidity - Acid Reacted Calcium (a-23X)	10 mole H+ / t	<10	—	—	—	—
KCl Extractable Calcium (23Vh)	0.02 % Ca	<0.02	—	—	—	—
Peroxide Calcium (23Wh)	0.02 % Ca	<0.02	—	—	—	—
sulfidic - Acid Reacted Calcium (s-23X)	0.02 % S	<0.02	—	—	—	—
EA029-E: Magnesium Values						
EA029-E: Magnesium Values - (QC Lot: 103050)		% Mg	% Mg	%	%	%
Acid Reacted Magnesium (23U)	0.02 % Mg	<0.02	—	—	—	—
Acidity - Acid Reacted Magnesium (a-23U)	10 mole H+ / t	<10	—	—	—	—
KCl Extractable Magnesium (23Sm)	0.02 % Mg	<0.02	—	—	—	—
Peroxide Magnesium (23Tm)	0.02 % Mg	<0.02	—	—	—	—

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Matrix Type: SOIL

Method Blank (MB) and Laboratory Control Samples (LCS) Report

Analyte name	LOR	Method blank result	Actual Results: Spike concentration	Actual Results: Spike Recovery LCS	Recovery Limits: Dynamic Recovery Limits Low	Recovery Limits: Dynamic Recovery Limits High
EA029-E: Magnesium Values - continued						
EA029-E: Magnesium Values - (QC Lot: 103050) - continued		% S	% S	%	%	%
sulfidic - Acid Reacted Magnesium (s-23U)	0.02 % S	<0.02	—	—	—	—
EG005T: Total Metals by ICP-AES						
EG005T: Total Metals by ICP-AES - (QC Lot: 101755)		mg/kg	mg/kg	%	%	%
Arsenic	5 mg/kg	—	13.8	94.4	70	130
	5 mg/kg	<5	—	—	—	—
Cadmium	1 mg/kg	—	2.82	96.4	70	130
	1 mg/kg	<1	—	—	—	—
Chromium	2 mg/kg	—	61.6	102	70	130
	2 mg/kg	<2	—	—	—	—
Copper	5 mg/kg	—	54.7	103	70	130
	5 mg/kg	<5	—	—	—	—
Lead	5 mg/kg	—	55.5	98.8	70	130
	5 mg/kg	<5	—	—	—	—
Nickel	2 mg/kg	—	55.1	101	70	130
	2 mg/kg	<2	—	—	—	—
Zinc	5 mg/kg	—	105	99.5	70	130
	5 mg/kg	<5	—	—	—	—
EG035T: Total Mercury by FIMS						
EG035T: Total Mercury by FIMS - (QC Lot: 101756)		mg/kg	mg/kg	%	%	%
Mercury	0.10 mg/kg	—	1.34	82.2	70	130
	0.1 mg/kg	<0.1	—	—	—	—
EP068A: Organochlorine Pesticides (OC)						
EP068A: Organochlorine Pesticides (OC) - (QC Lot: 101585)		mg/kg	mg/kg	%	%	%
4,4'-DDD	0.025 mg/kg	—	0.25	89.8	62	118
	0.05 mg/kg	<0.05	—	—	—	—
4,4'-DDE	0.025 mg/kg	—	0.25	92.5	71	111
	0.05 mg/kg	<0.05	—	—	—	—
4,4'-DDT	0.025 mg/kg	—	0.25	104	60	118
	0.2 mg/kg	<0.2	—	—	—	—

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Matrix Type: SOIL

Method Blank (MB) and Laboratory Control Samples (LCS) Report

Analyte name	LOR	Method blank result	Actual Results: Spike concentration	Actual Results: Spike Recovery LCS	Recovery Limits: Dynamic Recovery Limits Low	Recovery Limits: Dynamic Recovery Limits High
EP068A: Organochlorine Pesticides (OC) - continued						
EP068A: Organochlorine Pesticides (OC) - (QC Lot: 101585) - continued		mg/kg	mg/kg	%	%	%
Aldrin	0.025 mg/kg	—	0.25	90.2	69	114
	0.05 mg/kg	<0.05	—	—	—	—
alpha-BHC	0.025 mg/kg	—	0.25	89.6	69	113
	0.05 mg/kg	<0.05	—	—		
alpha-Endosulfan	0.025 mg/kg	—	0.25	92.2	72	110
	0.05 mg/kg	<0.05	—	—	—	—
beta-BHC	0.025 mg/kg	—	0.25	113	73	110
	0.05 mg/kg	<0.05	—	—	—	—
beta-Endosulfan	0.025 mg/kg	—	0.25	90.0	69	114
	0.05 mg/kg	<0.05	—	—	—	—
cis-Chlordane	0.025 mg/kg	—	0.25	81.6	70	115
	0.05 mg/kg	<0.05	—	—	—	—
delta-BHC	0.025 mg/kg	—	0.25	99.3	71	111
	0.05 mg/kg	<0.05	—	—	—	—
Dieldrin	0.025 mg/kg	—	0.25	88.6	68	116
	0.05 mg/kg	<0.05	—	—	—	—
Endosulfan sulfate	0.025 mg/kg	—	0.25	85.9	70	117
	0.05 mg/kg	<0.05	—	—	—	—
Endrin	0.025 mg/kg	—	0.25	94.3	74	109
	0.05 mg/kg	<0.05	—	—	—	—
Endrin aldehyde	0.025 mg/kg	—	0.25	83.2	58	128
	0.05 mg/kg	<0.05	—	—	—	—
Endrin ketone	0.025 mg/kg	—	0.25	82.0	65	112
	0.05 mg/kg	<0.05	—	—	—	—
gamma-BHC	0.025 mg/kg	—	0.25	103	75	110
	0.05 mg/kg	<0.05	—	—	—	—
Heptachlor	0.025 mg/kg	—	0.25	96.0	73	109
	0.05 mg/kg	<0.05	—	—	—	—
Heptachlor epoxide	0.025 mg/kg	—	0.25	81.5	63	116
	0.05 mg/kg	<0.05	—	—	—	—

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Method Blank (MB) and Laboratory Control Samples (LCS) Report

Analyte name	LOR	Method blank result	Actual Results		Recovery Limits	
			Spike concentration	Spike Recovery	Dynamic Recovery Limits	
				LCS	Low	High
EP068A: Organochlorine Pesticides (OC) - continued						
EP068A: Organochlorine Pesticides (OC) - (QC Lot: 101585) - continued		mg/kg	mg/kg	%	%	%
Hexachlorobenzene (HCB)	0.025 mg/kg	—	0.25	79.8	64	115
	0.05 mg/kg	<0.05	—	—	—	—
Methoxychlor	0.025 mg/kg	—	0.25	94.1	65	112
	0.2 mg/kg	<0.2	—	—	—	—
trans-Chlordane	0.025 mg/kg	—	0.25	79.7	71	114
	0.05 mg/kg	<0.05	—	—	—	—
EP068B: Organophosphorus Pesticides (OP)						
EP068B: Organophosphorus Pesticides (OP) - (QC Lot: 101585)		mg/kg	mg/kg	%	%	%
Methyl Azinphos	0.025 mg/kg	—	0.25	100	65	120
	0.05 mg/kg	<0.05	—	—	—	—
Bromophos-ethyl	0.025 mg/kg	—	0.25	103	56	137
	0.05 mg/kg	<0.05	—	—	—	—
Carbophenothion	0.025 mg/kg	—	0.25	83.7	68	122
	0.05 mg/kg	<0.05	—	—	—	—
Chlorfenvinphos	0.025 mg/kg	—	0.25	109	57	134
	0.05 mg/kg	<0.05	—	—	—	—
Chlorpyrifos	0.025 mg/kg	—	0.25	87.0	71	110
	0.05 mg/kg	<0.05	—	—	—	—
Chlorpyrifos-methyl	0.025 mg/kg	—	0.25	106	68	115
	0.05 mg/kg	<0.05	—	—	—	—
Demeton-S-methyl	0.025 mg/kg	—	0.25	105	64	116
	0.05 mg/kg	<0.05	—	—	—	—
Diazinon	0.025 mg/kg	—	0.25	98.5	69	108
	0.05 mg/kg	<0.05	—	—	—	—
Dichlorvos	0.025 mg/kg	—	0.25	82.1	68	105
	0.05 mg/kg	<0.05	—	—	—	—
Dimethoate	0.025 mg/kg	—	0.25	108	69	112
	0.05 mg/kg	<0.05	—	—	—	—
Ethion	0.025 mg/kg	—	0.25	69.4	73	109
	0.05 mg/kg	<0.05	—	—	—	—

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Method Blank (MB) and Laboratory Control Samples (LCS) Report

Analyte name	LOR	Method blank result	Actual Results: Spike concentration	Actual Results: Spike Recovery LCS	Recovery Limits: Dynamic Recovery Limits Low	Recovery Limits: Dynamic Recovery Limits High
EP068B: Organophosphorus Pesticides (OP) - continued						
EP068B: Organophosphorus Pesticides (OP) - (QC Lot: 101585) - continued		mg/kg	mg/kg	%	%	%
Fenamiphos	0.025 mg/kg	—	0.25	102	64	124
	0.05 mg/kg	<0.05	—	—	—	—
Fenthion	0.025 mg/kg	—	0.25	99.1	65	115
	0.05 mg/kg	<0.05	—	—	—	—
Malathion	0.025 mg/kg	—	0.25	103	68	113
	0.05 mg/kg	<0.05	—	—	—	—
Monocrotophos	0.025 mg/kg	—	0.25	97.8	53	124
	0.2 mg/kg	<0.2	—	—	—	—
Parathion	0.025 mg/kg	—	0.25	107	71	110
	0.2 mg/kg	<0.2	—	—	—	—
Parathion-methyl	0.025 mg/kg	—	0.25	87.8	69	110
	0.2 mg/kg	<0.2	—	—	—	—
Pirimphos-ethyl	0.025 mg/kg	—	0.25	102	73	110
	0.05 mg/kg	<0.05	—	—	—	—
Prothiofos	0.025 mg/kg	—	0.25	106	67	109
	0.05 mg/kg	<0.05	—	—	—	—
EP080/071: Total Petroleum Hydrocarbons						
EP080/071: Total Petroleum Hydrocarbons - (QC Lot: 101206)		mg/kg	mg/kg	%	%	%
C6 - C9 Fraction	2 mg/kg	—	26	95.4	85	113
	2 mg/kg	<2	—	—	—	—
EP080/071: Total Petroleum Hydrocarbons - (QC Lot: 102647)		mg/kg	mg/kg	%	%	%
C10 - C14 Fraction	50 mg/kg	—	314	119	66	120
	50 mg/kg	<50		—		
C15 - C28 Fraction	100 mg/kg	—	496	97.3	52	130
	100 mg/kg	<100		—	—	—
C29 - C36 Fraction	100 mg/kg	<100		—	—	—
EP080: BTEX						
EP080: BTEX - (QC Lot: 101206)		mg/kg	mg/kg	%	%	%
Benzene	0.2 mg/kg	—	1	107	84	114
	0.2 mg/kg	<0.2	—	—	—	—

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Matrix Type: SOIL

Method Blank (MB) and Laboratory Control Samples (LCS) Report

Analyte name	LOR	Method blank result	Actual Results: Spike concentration	Actual Results: Spike Recovery LCS	Recovery Limits: Dynamic Recovery Limits Low	Recovery Limits: Dynamic Recovery Limits High
EP080: BTEX - continued						
EP080: BTEX - (QC Lot: 101206) - continued		mg/kg	mg/kg	%	%	%
Ethylbenzene	0.2 mg/kg	—	1	100	81	113
	0.2 mg/kg	<0.2	—	—	—	—
meta- & para-Xylene	0.2 mg/kg	—	1	99.2	80	114
	0.2 mg/kg	<0.2	—	—	—	—
ortho-Xylene	0.2 mg/kg	—	1	97.8	82	115
	0.2 mg/kg	<0.2	—	—	—	—
Toluene	0.2 mg/kg	—	1	98.6	83	118
	0.2 mg/kg	<0.2	—	—	—	—

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Quality Control Report - Matrix Spikes (MS)

The quality control term **Matrix Spike (MS)** refers to an intralaboratory split sample spiked with a representative set of target analytes. The purpose of this QC type is to monitor potential matrix effects on analyte recoveries. Static Recovery Limits as per laboratory Data Quality Objectives (DQO's). 'Ideal' recovery ranges stated may be waived in the event of sample matrix interferences. - Anonymous - Client Sample IDs refer to samples which are not specifically part of this work order but formed part of the QC process lot. *Abbreviations: **LOR** = Limit of Reporting, **RPD** = Relative Percent Difference.*

* Indicates failed QC

Matrix Type: SOIL

Matrix Spike (MS) Report

Analyte name	Laboratory Sample ID	Client Sample ID	LOR	Spike Concentration	Actual Results: Sample Result	Actual Results: Spike Recovery MS	Recovery Limits: Static Limits Low	Recovery Limits: Static Limits High
EG005T: Total Metals by ICP-AES								
EG005T: Total Metals by ICP-AES - (QC Lot: 101755)				mg/kg	mg/kg	%	%	%
Arsenic	EB0506999-002	Anonymous	5 mg/kg	50.0	<5	76.5	70	130
Cadmium			1 mg/kg	50.0	<1	102	70	130
Chromium			2 mg/kg	50.0	10	101	70	130
Copper			5 mg/kg	50.0	<5	105	70	130
Lead			5 mg/kg	50.0	<5	104	70	130
Nickel			2 mg/kg	50.0	<2	103	70	130
Zinc			5 mg/kg	50.0	<5	100	70	130
EG035T: Total Mercury by FIMS								
EG035T: Total Mercury by FIMS - (QC Lot: 101756)				mg/kg	mg/kg	%	%	%
Mercury	EB0506999-002	Anonymous	0.1 mg/kg	10.0	<0.1	91.3	70	130
EP068A: Organochlorine Pesticides (OC)								
EP068A: Organochlorine Pesticides (OC) - (QC Lot: 101585)				mg/kg	mg/kg	%	%	%
gamma-BHC	EB0507004-001	Anonymous	.025 mg/kg	0.25	<0.05	104	70	130
Heptachlor			.025 mg/kg	0.25	<0.05	91.4	70	130
Aldrin			.025 mg/kg	0.25	<0.05	80.4	70	130
Dieldrin			.025 mg/kg	0.25	<0.05	87.3	70	130
Endrin			.025 mg/kg	0.25	<0.05	92.2	70	130
4,4'-DDT			.025 mg/kg	0.25	<0.2	84.8	70	130
EP068B: Organophosphorus Pesticides (OP)								
EP068B: Organophosphorus Pesticides (OP) - (QC Lot: 101585)				mg/kg	mg/kg	%	%	%
Diazinon	EB0507004-001	Anonymous	.025 mg/kg	0.25	<0.05	101	70	130
Chlorpyrifos-methyl			.025 mg/kg	0.25	<0.05	83.4	70	130
Pirimphos-ethyl			.025 mg/kg	0.25	<0.05	87.2	70	130
Bromophos-ethyl			.025 mg/kg	0.25	<0.05	75.3	70	130

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Matrix Type: SOIL

Matrix Spike (MS) Report

					Actual Results		Recovery Limits	
					Sample Result	Spike Recovery	Static Limits	
Analyte name	*Laboratory Sample ID*	*Client Sample ID*	*LOR*	*Spike Concentration*		*MS*	*Low*	*High*
EP068B: Organophosphorus Pesticides (OP) - continued								
EP068B: Organophosphorus Pesticides (OP) - (QC Lot: 101585) - continued				mg/kg	mg/kg	%	%	%
Prothiofos	EB0507004-001	Anonymous	.025 mg/kg	0.25	<0.05	88.2	70	130
EP080/071: Total Petroleum Hydrocarbons								
EP080/071: Total Petroleum Hydrocarbons - (QC Lot: 101206)				mg/kg	mg/kg	%	%	%
C6 - C9 Fraction	EB0507065-002	Anonymous	2 mg/kg	28	<2	95.6	70	130
EP080/071: Total Petroleum Hydrocarbons - (QC Lot: 102647)				mg/kg	mg/kg	%	%	%
C10 - C14 Fraction	EB0507041-042	Anonymous	50 mg/kg	314	<50	115	70	130
C15 - C28 Fraction			100 mg/kg	496	<100	96.2	70	130
EP080: BTEX								
EP080: BTEX - (QC Lot: 101206)				mg/kg	mg/kg	%	%	%
Benzene	EB0507065-002	Anonymous	0.2 mg/kg	2	<0.2	88.2	70	130
Toluene			0.2 mg/kg	2	<0.2	85.1	70	130

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APPENDIX 7

Workplace Health and Safety Form

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Release

Job No.: 2005399a

Client: Van Riets Architects

Location: cnr Curtin Avenue East and Savage ST. Pinkenba

Health and Safety Plan

TOPIC		COMMENTS
1.0	Scope	• To ensure workplace health and safety requirements are met • ENVIROTEST's Health & Safety Policy • Hazard Identification • Risk Evaluation • Personal Protection Equipment
2.0	Site	• Former agricultural manufacturing and storage Fertilizers • Diesel Fuel Tank
3.0	Personnel	sch4p4(6) Personal information (ENVIROTEST) (") Contractors: East Coast ; KUNIKCUT OPAL FUEL DOCTORS
4.0	Hazard Identification	1. Physical / MECHANICAL • Structures / Trenches • Roller doors • Drilling Rig • Sump 2. CHEMICAL • Corrosives • Hazardous chemicals Store • Diesel Tank • Possible pesticides • Flammable Solvents • Gases / Odours 3. ELECTRICAL • Powercables (underground) • Wiring • Power Boxes 4. BIOLOGICAL • Insects • Mould / Fungi • Snakes

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5. Risk Assessment

Site – vacant

- Low risks – chemical
  Physical risks – insignificant
  Electrical – insignificant
  Biological – Low (open site)

6 Control Measures

- Cable location / inspection
- Safety helmets – drilling
- PPE
- First Aid Kit
- Inspection of diesel tank (FUEL DOCTORS

7.0 Special Precautions

None identified

8.0 Safety Gear

- Dust masks available Clothing – Long sleeves
- Gloves (soil sampling)
- Safety boots
- First Aid KIT

9.0 Incident Reporting

ENVIROTEST Incident report Form

10.0 Sign Off (Project Leader)

sch4p4(6) Personal information

Date: 8 August 2005

Corrective Action Required

- Client contacted re repairs required to corroded roller door (could not be shut)
- Fuel Tank – requires to be pumped out – FUEL DOCTORS

Appendix A of AS 4482.1 - 1997 form part of this form

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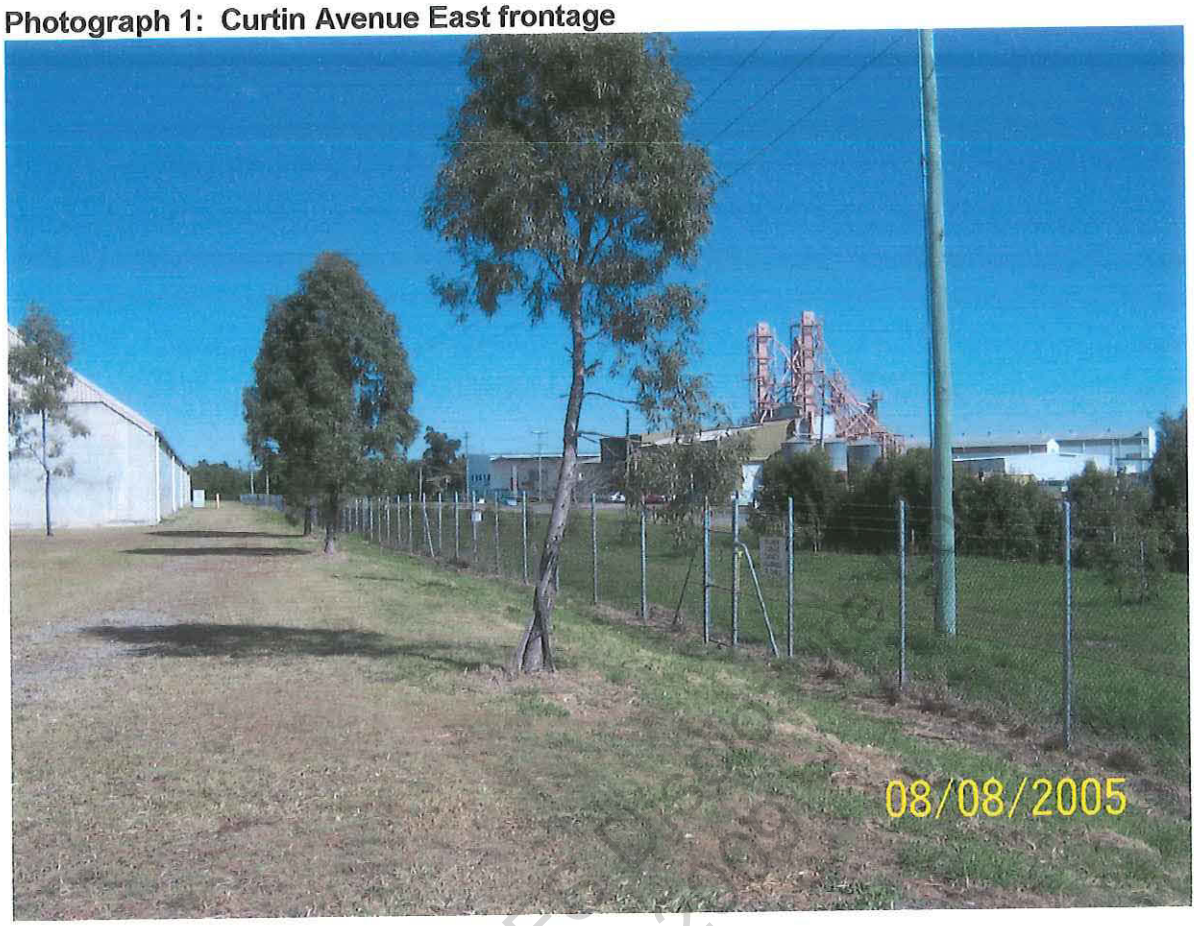
APPENDIX 8

Photographs

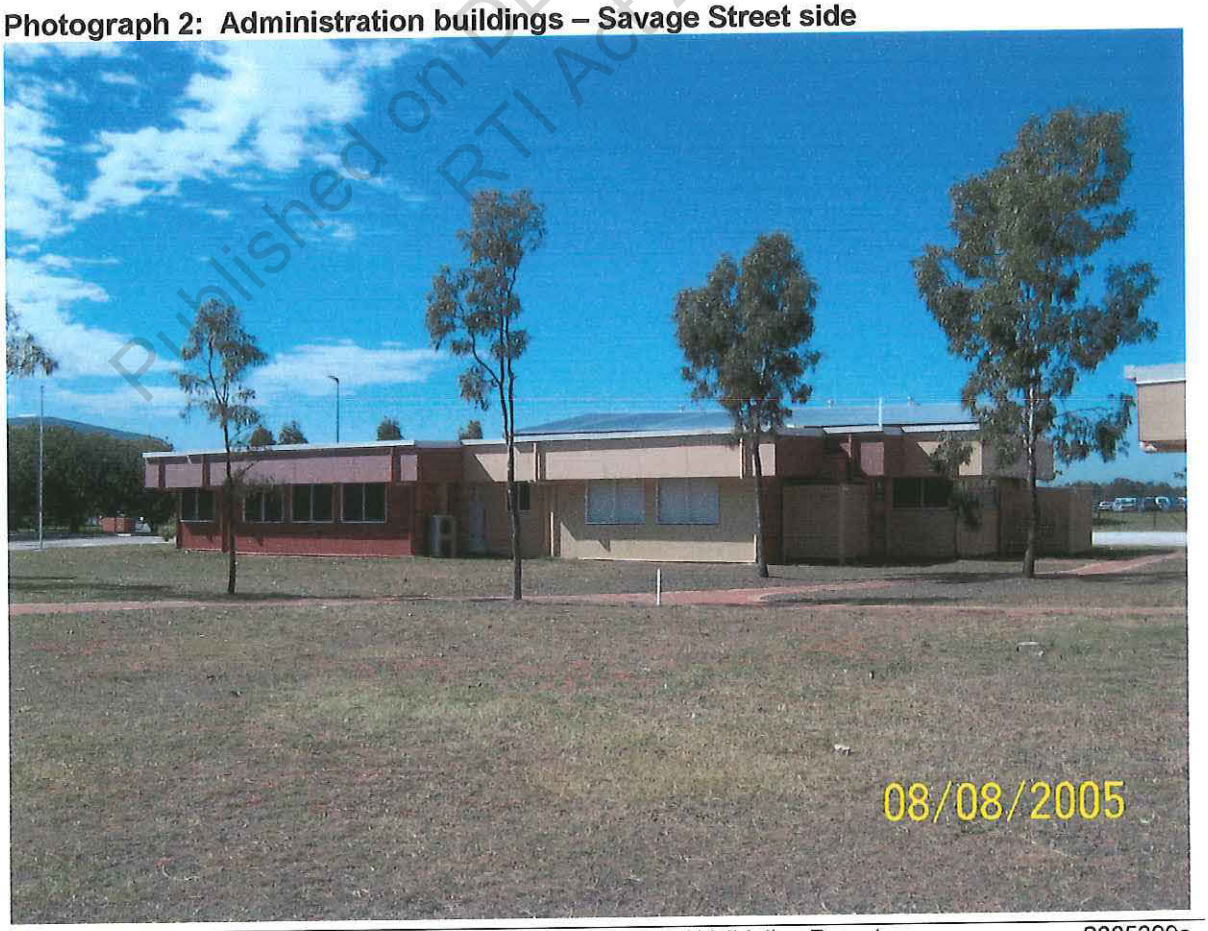
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Photograph 1: Curtin Avenue East frontage



Photograph 2: Administration buildings – Savage Street side



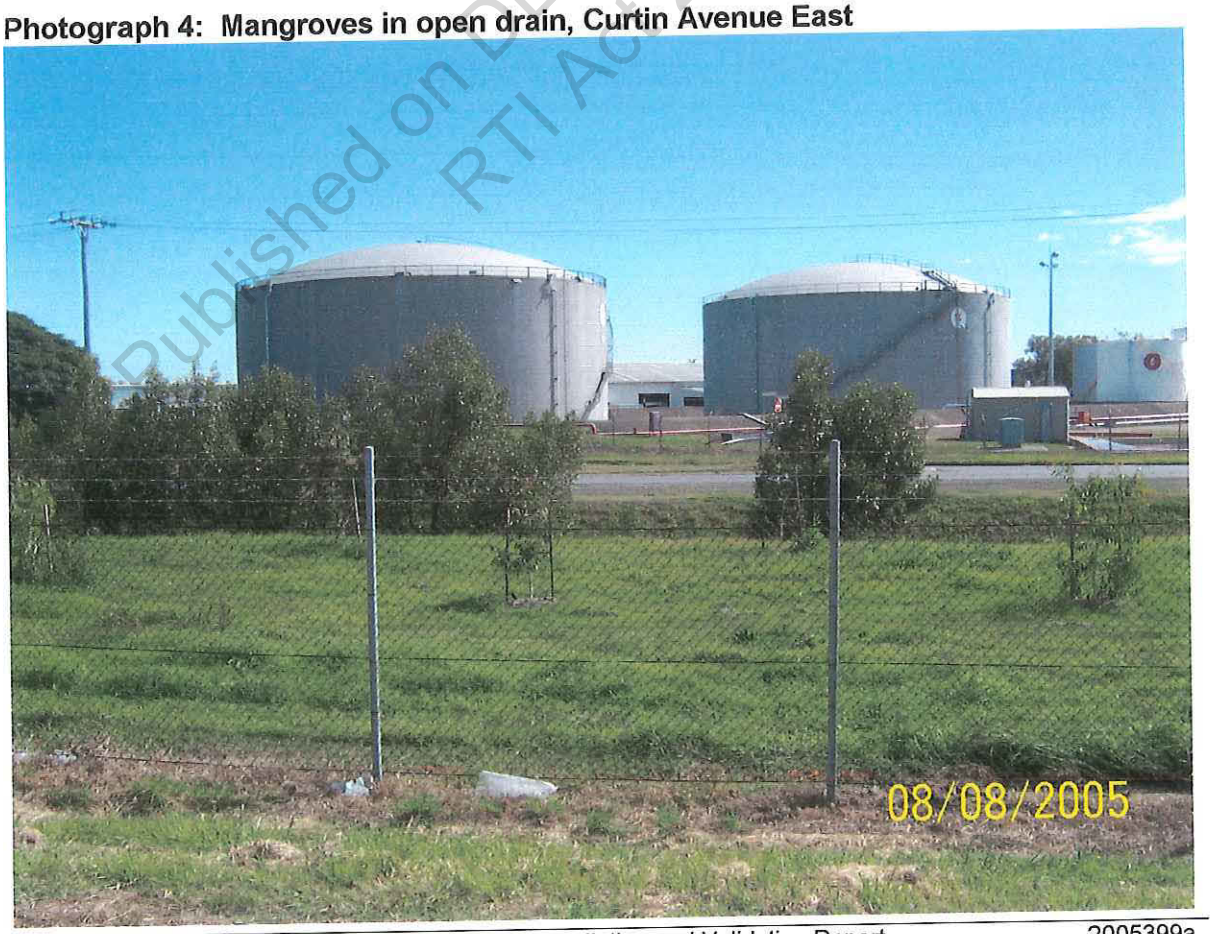
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Photograph 3: Loading bays – industrial building



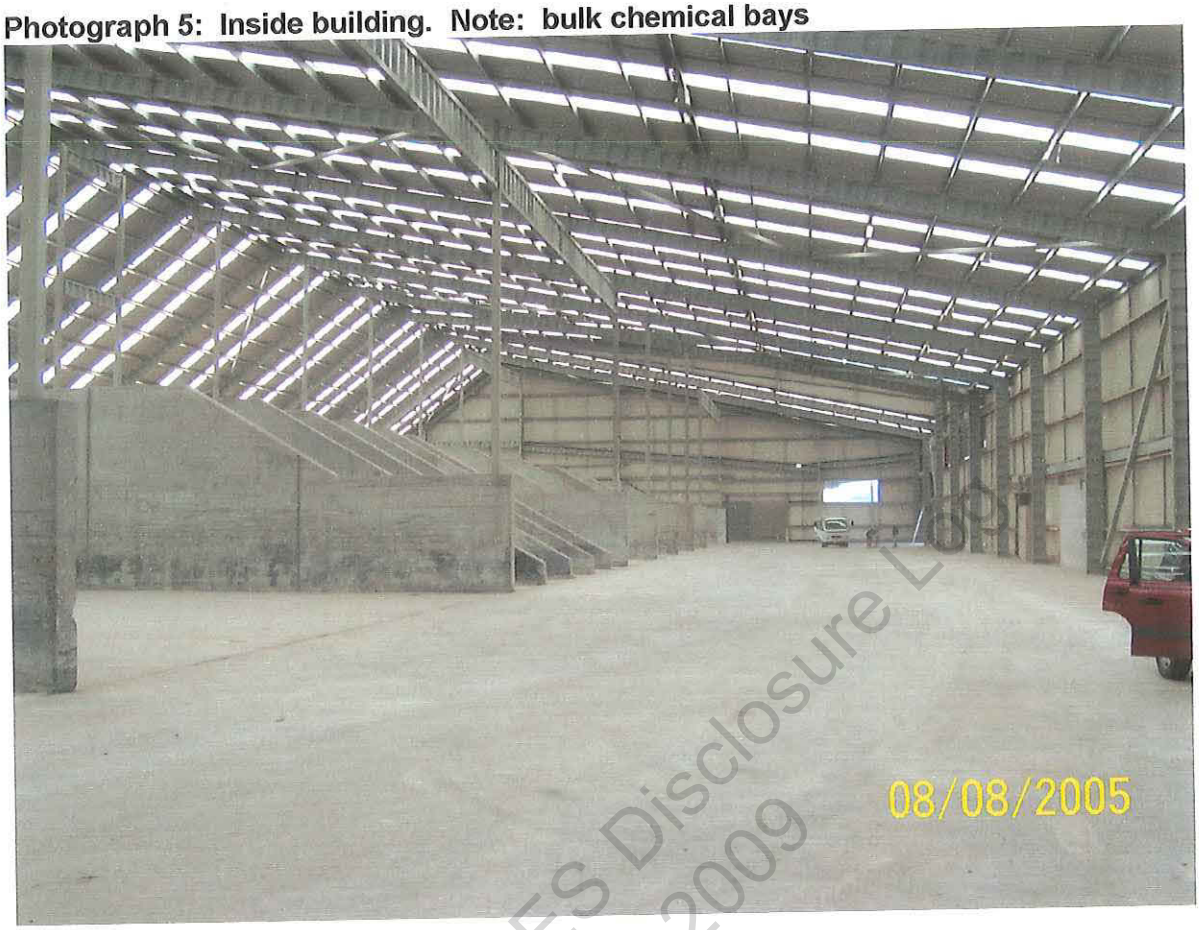
Photograph 4: Mangroves in open drain, Curtin Avenue East



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Photograph 5: Inside building. Note: bulk chemical bays



Photograph 6: Empty chemical storage bay and slab sampling site



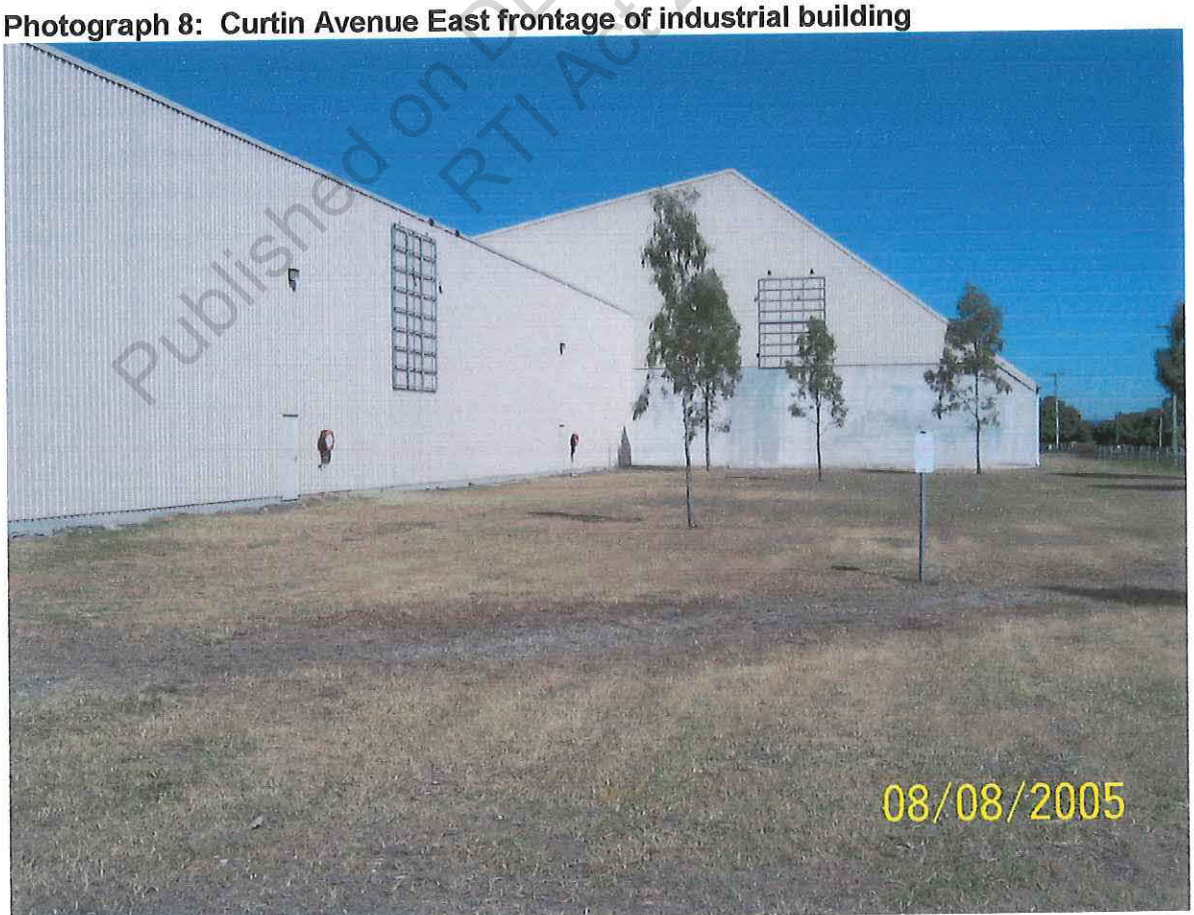
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Oct 2009

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Photograph 7: Inside shed – empty product area



Photograph 8: Curtin Avenue East frontage of industrial building



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Release

Photograph 9: Industrial building – chemical manufacture



Photograph 10: Concrete driveway



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Photograph 15: Fuel tank



Photograph 16: Fuel tank



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Release

APPENDIX 9

Fuel Doctors Waste Certificates

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Release

Fuel Doctors Australia Pty Ltd
P.O. BOX 1025
OXLEY QLD 4075
TEL: (07) 3217 0077
FAX: (07) 3375 4400
A.B.N. 90 066 137 906

RECEIVED
12 SEP 2005

Tax Invoice

Invoice No:	00007680
P/Order No:	Per Fax
Date:	7/09/2005
Page:	1
Terms:	Net 30

Attn: sch4p4(6) Personal informat
V & V Properties
c/- Studio 4/179 Given Tce
Paddington Qld 4064

Date	Cnr Curtain Avenue - Eagle Farm	Total (inc-GST)
5/09/2005	Pump Out 5000ltrs Diesel tank	
	Labour (Inclu Travel) 3hrs @ $ 55	181.50
	Transport & Dispose Contaminated Waste 50ltrs @ $0.25ltr	13.75
	Issue Waste Certificate	27.50
	Plant & Equipment Hire 2hrs	55.00

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ENTERED

PAID 348 20/9/5

PAYMENT DETAILS:

Bank: Suncorp Metway
BSB: 484 799
Account No. 049684573
We accept all major Credit Cards except Amex

sch4p4(6) Pe

Subtotal:	252.50
GST:	25.25
Total (inc-GST):	277.75
Paid to Date:	0.00
Balance Due:	277.75

Queensland Government
Environmental Protection Agency

Waste Transport Certificate

1442753

Part 1
This section is to be completed by the Producer or Storer of Waste

Name, Description and Chemical Composition of the Waste

DIESEL

U.N. Class | Subsid Risk | U.N. Number | Bulk/No of Packaging | Type of Packaging | Packaging Grp

Amount of Waste: XXX50 ○ Litres ○ Cubic Metres ○ Kilograms

Waste Category and Code | Waste Origin

Name of Waste Producer: VAN RIET ARCHITECTS

Address: 4/51 ANN STREET CORNER ANN AVE

BANK: TRELLIS Postcode

Contact Name: JACK Phone No. ( )

Environmental Authority No | Local Government Area

Nominated Disposal/Treatment/Storage Facility: THE DOCTOR'S SURGERY

I declare that to the best of my knowledge and belief the above information is true and correct
(Name and Position)

KT BOWDEN

Signature: sch4p4(6) Personal in

Date: 05 / 09 / 05

Part 2
To be completed by the Waste Transporter

Name of Transporter Company: THE DOCTOR'S SURGERY

Address: 30 ROSS PLACE

RICHLANDS Postcode

Vehicle No.1 Rego No.: GA2154 | Vehicle No.2 Rego No.

Mode of Transport: ☑ Road ☐ Air ☐ Rail ☐ Sea

Environmental Authority No.: SR1510 | Environmental Authority No.

I acknowledge the receipt of the waste described in part 1.
Name: KT BOWDEN Phone No. ( )

Signature: sch4p4(6) Person

Date: 05 / 09 / 05

Part 3
To be completed by the Facility Receiving Waste

Name of Receiving Facility: THE DOCTOR'S SURGERY

Address: 30 ROSS PLACE

RICHLANDS Postcode

Intended Disposal
☐ Recycling ☐ Incineration
☐ Landfill ☐ Immobilization
☐ Chem/Phys. ☐ Biodegradation
☑ Storage ☐ Other

Treatment Type | Waste Category and Code

Environmental Authority No.: SR1510

Amount of Waste: XXX50 ○ Litres ○ Cubic Metres ○ Kilograms

Discrepancy: Yes ☐ No ☐ Description

I acknowledge the receipt of the waste described in part 1.
(Name and Position)
KT BOWDEN Phone No. ( )

Signature: sch4p4(6) Personal information

Date: 05 / 09 / 05

WHITE COPY - TO BE FORWARDED TO EPA BY RECEIVER
PINK COPY - TO BE FORWARDED TO EPA WITH PARTS 1 & 2 COMPLETED, BY THE PERSON/COMPANY WHO COMPLETED PART 1
GREEN COPY - TO BE RETAINED BY THE PERSON/COMPANY WHO COMPLETED PART 1
YELLOW COPY - TO BE RETAINED BY THE PERSON/COMPANY WHO COMPLETED PART 3
BLUE COPY - TO BE RETAINED BY THE WASTE TRANSPORTER
PLEASE FORWARD E.P.A. COPIES (WITHIN 7 DAYS) TO ENVIRONMENTAL OPERATIONS, PO BOX 155 BRISBANE ALBERT STREET

Published on DERM Disclosure Log 2009

Queensland Government
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 October 2004

Site ID: 51609
File Number:
Enquiries to: Contaminated Land Unit
Telephone: (07) 322 58487

CONTAMINATED LAND SECTION
13 OCT 2004

ATT: sch4p4(6) Personal information
PORT OF BRISBANE
PO BOX 1433
EAGLE FARM BC QLD 4009

NOTICE OF CONSIDERATION OF LISTING LAND ON THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with section 373 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below is being considered for inclusion on the Environmental Management Register (EMR).

Lot: 1207 Plan: SP170814
BRISBANE CITY COUNCIL

CURTIN AVENUE
PINKENBA 4008

The Environmental Protection Agency (EPA) has been notified that the parcel of land has been used for the following notifiable activities or affected by the following hazardous contaminants pursuant to section 373 of the *EP Act*. Notifiable activities are mainly industrial/commercial activities that have been known to cause contamination of land and refer to both past and current activities.

CHEMICAL MANUFACTURE OR FORMULATION - manufacturing, blending, mixing or formulating chemicals if -

(a) the chemicals are designated dangerous goods under the dangerous goods code; and
(b) the facility used to manufacture, blend, mix or formulate the chemicals has a design production capacity of more than 1 t per week.

CHEMICAL STORAGE - (other than petroleum products or oil under item 29) - storing more than 10 t of chemicals (other than compressed or liquefied gases) that are dangerous goods under the dangerous goods code.

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.

You may make a submission relating to this notice about whether or not the land has been, or is being used, for a notifiable activity or is contaminated land. Submissions must be accompanied by a statutory declaration by the owner, declaring that the owner:

Published on DES Disclosure Log 21 Aug 2009

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

Submissions should be lodged with the EPA within 30 days after receipt of this notice. Your submission must be received no later than Monday, 08 November 2004.

After this date, if no submission has been received from the owner, the land will be entered on the EMR, in accordance with section 374 of the *EP Act*. The enclosed leaflet explains the EMR and how potentially contaminated land in Queensland is managed.

Please note that the listing of a site on the EMR does not mean that the EPA requires that the land be investigated and remediated, or that it is unsuitable for its current use, nor does it imply that you are in breach of any conditions set out in any existing Environmental Authority issued for this site. In the event that the site is redeveloped, the EPA may require that remediation of any contamination be conducted to protect public health and the environment. Remediation would be needed if there were evidence that the site presented an unacceptable health or environmental risk for its current use.

It should also be noted that, with the issuing of this notice under section 373, the following requirement applies 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 that the owner has been given notice under section 373 and the particulars about the notice.

Further information regarding this notice may be obtained by contacting the Contaminated Land Unit, EPA on telephone (07) 322 58487. Further information about contaminated land matters may be obtained by visiting our web-site at: www.epa.qld.gov.au/environment/business/contaminated.

sch4p4(6) Personal information

Delegate of Administering Authority
Environmental Protection Act 1994

Published on DES Disclosure Log
RTI Act 2009

Queensland Government

288 Edward Street • Brisbane, Queensland • PO Box 2771 Brisbane QLD 4001 • AUSTRALIA
Telephone (07) 3227 7370 • Facsimile (07) 32473278 • www.epa.qld.gov.au

Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Servic

Management of contaminated land in Queensland

How is land contaminated?

Land which is contaminated by hazardous substances such as arsenic, DDT or oil and which may pose a risk to human health or the environment is called contaminated land. Land contamination can occur as a result of poor environmental management and waste disposal practices or accidental spills in industrial or commercial activities. In the past, land was sometimes contaminated by activities that were not known to be dangerous at the time, often using chemicals which have since been banned or now are subject to much stricter controls.

Activities that have been identified as likely to cause land contamination are listed as notifiable activities in Schedule 2 of the *Environmental Protection Act 1994* (EP Act).

Common land uses which may cause contamination include service stations, cattle dips, tanneries, wood treatment sites, landfills, fuel storage and refuse tips.

Another type of contamination that affects some areas of Queensland is unexploded ordnance (UXO). UXO is ammunition such as artillery shells, mortar bombs and grenades that did not explode when used. In Queensland, most UXO is found on former training areas and firing ranges used by Australian and Allied Defence Forces, particularly during World War II. UXO may detonate if disturbed, causing a potential safety risk. Land affected by UXO requires specialised assessment and management procedures.

Integrated Planning Act 1997

Through the Integrated Planning Act (IP Act), the land use planning process is used when there is a change of land use or when a subdivision application is made, to determine the public and environmental exposure to contaminated land and environmental harm. The IP Act is administered by the Department of Local Government and Planning It provides a process to appropriately investigate the land (through a contaminated site investigation) using the process stipulated in the EP Act for contaminated land management.

Environmental Protection Act 1994

In Queensland, contaminated land is managed by the Environmental Protection Agency under the EP Act. The emphasis of the EP Act is on the management of Queensland's environment within the principles of ecologically sustainable development. Contaminated land is managed through statutory processes leading to the prevention of health and environmental risks through environmental management of potentially contaminating activities.

Under the EP Act, the EPA maintains two public access registers that contain land use planning information — the Environmental Management Register and the Contaminated Land Register.

The EPA reviews contaminated site investigations and approves site management plans in addition to providing advice to local government, industry and the community on legislative and technical requirements for contaminated land matters.

Environmental Management Register and Contaminated Land Register

The **Environmental Management Register (EMR)** is a land use planning and management register. Land that has been or is being used for a notifiable activity and is notified to the EPA is recorded on the EMR. The EMR provides information on historical and current land use, including whether the land has been or is currently used for a notifiable activity, or has been contaminated by a hazardous contaminant. Sites on the EMR in most circumstances pose a 'low risk' to human health or the environment under their current land use.

Entry on the EMR does not mean that the land must be cleaned up or that the current land use must stop.

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The **Contaminated Land Register (CLR)** is a register of proven contaminated land ('risk' sites) that is causing or may cause serious environmental harm. Land is recorded on the CLR when a scientific investigation shows that the land is contaminated and that action needs to be taken to remediate or manage the land (for example, technical measures to prevent migration or full removal and off-site treatment) to prevent serious environmental harm or adverse public health risks.

Under the *Integrated Planning Act 1997*, when a development application is made for a change of use or a subdivision of land recorded on the EMR or CLR, a site investigation and, where necessary, remediation are required.

How is land recorded on the registers?
Under the EP Act, local governments notify the EPA of land in their local government area that has been used for a notifiable activity or has been contaminated by a hazardous contaminant. Before land is entered on the EMR, the EPA informs the landowners of the notification. The landowners may make a submission to the EPA about the notification if they believe the information to be incorrect the EPA decides whether or not to record the land on the EMR.

Landowners and occupiers also have responsibilities under the EP Act to notify the EPA when they become aware that their land has been or is being used for a notifiable activity or contaminated by a hazardous contaminant. When a landowner notifies the EPA that the land has been used for a notifiable activity, the land is recorded on the EMR.

The EPA issues a written notice to the landowner and the local government for the area advising them when the land is recorded on the EMR.

How is land removed from the registers?
Land will be removed from the EMR if, at any time, the landowner or local government provides information to the EPA that no notifiable activity has occurred on the site, or that the land has not been contaminated.

When land has been investigated by a suitably qualified person or consultant (see Choosing a contaminated land consultatnt), a site investigation report about the land is submitted to the EPA for assessment.

If the EPA is satisfied that the land is not contaminated, the land is removed from the EMR.

Land is also removed from the CLR after work has been done to remediate the land and a site investigation report satisfies the EPA that the land no longer poses a risk to the environment or public health. In addition, land can be transferred from the CLR to the EMR where there is a site management plan for the land to manage the contamination so it no longer causes environmental harm or poses a risk to human health.

Local government responsibilities
Local governments have obligations under the EP Act relating to the identification, notification and management of contaminated land. Under the EP Act, all local governments in Queensland are required to notify the EPA of land that has been or is currently used for a notifiable activity within their local government area. This information is gathered by local governments through sources such as historical information, local knowledge and town planning records.

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Owner responsibilities
Landowners are required under the EP Act to inform the EPA of any known 'notifiable activity' on their property.

The owner is also required to inform any occupier, such as persons who are renting the land, if the property:

- is listed on the CLR;
- is listed on the EMR and subject to the conditions of any site management plan; or
- is the subject of a notice under Chapter 7, Part 8 of the EP Act.

Anyone selling or otherwise disposing of land that is listed on either of the registers is required to give written notice of the land's listing to any potential purchaser before agreeing to dispose of the land.

What are site management plans?
In some cases, (e.g. land used for industrial purposes or park land), it is not necessary or practical to remove the entire contaminated area. The land can be partly remediated, and the EPA can approve a site management plan which states the conditions under which the site can be used while preventing the contamination from causing environmental harm or posing a risk to human health.
Site management plans are recorded on the EMR and are provided with any related search of the registers. Information on whether land is recorded on the EMR or CLR can be obtained by a search of those registers.

Safeguards for land purchasers
The EP Act requires local government, landowners and occupiers to notify land used for a notifiable activity or affected by a hazardous contaminant to the EPA, and, where appropriate, this land is recorded on the EMR or CLR.
The EP Act also requires anyone selling or otherwise disposing of land that is recorded on the EMR or CLR to give written notice to the prospective purchaser of the recording and particulars of any current or outstanding notices given under the EP Act in relation to the land. This is an important provision, ensuring that potential buyers of land listed on the EMR or CLR can allow for any costs associated with assessment and possible remediation before purchase.
Both the EMR and CLR are public registers and can be searched for a fee.

Searching the registers
A joint search of the EMR and CLR usually forms part of the normal conveyancing process. You may also require a search if you are considering developing a piece of land or changing the use of the land. You can request the search yourself, or your solicitor or financial institution can undertake the search on your behalf.
When undertaking a search, you will need to provide the following information:

- the Lot and Registered Plan numbers of the land (available from the title deed or rates notice);
- the property location and address; and
- a search fee of $30 per lot. Cheques should be made payable to the Environmental Protection Agency.

Searches can be lodged in person at the Naturally Queensland Information Centre, Ground Floor, 160 Ann Street, Brisbane; the result is available for collection within three working days. Alternatively, a search request can be mailed to the Agency and the result will be mailed within 7 days.
For an immediate response you can search on-line via CITEC CONFIRM at www.citec.com.au, payable by credit card. For more information about this service, see the above website or call the CITEC Hotline on 1800 637 231 or in Brisbane on (07) 3222 2280.

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Memorandum

To REGISTRY File Reference —

From E. BLACK

Subject LISTING OF LAND ON EMR. Date 7 September '04

Notes

Dear Registry!

Background

1. Site has a facility to blend and mix chemicals with a design capacity of 2000 t (even though it was never used to this extent).

2. Site was subjected to potassium nitrate → this is a Dangerous Good.

3. Site was used for diesel storage in above-ground tank (still present at this time) of 5 KL capacity.

4. Above information was obtained during my site visit and confirmed in writing by operator, Emaitec Pivot. Land owner is Port of Brisbane Authority.

Issues

Although only leased area (see attachment) was subject to notifiable activities, the entire land parcel is to be listed for N.A. 6(b), 7 and 29(b)(i).

Thanks.

Elisabeth Black

(Principal Envt. Officer)

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Release

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

ABN: 8722 115 8786

Notification of land

Sections 371 and 372 *Environmental Protection Act 1994*

Important information for applicants

- *This form should be used by people providing notification to the Environmental Protection Agency, of contaminated land or land used for a notifiable activity in accordance with Schedule 3 of the* Environmental Protection Act 1994 *('the Act').*
- *Please complete all questions below and use a separate form for each lot. Guidance material is provided on the left side of the document to assist the applicant to complete the application. However, if you experience difficulties completing this form, please contact the Contaminated Land Unit.*

Return this form to:

Contaminated Land Unit
Environmental Protection Agency
PO Box 155
BRISBANE ALBERT STREET QLD 4002

Tel: (07) 3225 1827 Fax: (07) 3247 3278

Guide

Enter your company or organisation name only if applicable.

The real property description (lot and plan), is required to legally establish the address and the owner of the premises. Sources of property information include:

- *Rates Notices;*
- *Certificates of Title; or*
- *the Department of Natural Resources;*

The name of an agent is not acceptable.

1 Address and contact details of person providing information

Name
Adam Burt

Postal address
GPO Box 2771, BRISBANE QLD 4001

Company / Organisation Name
Environmental Protection Agency

Phone
(07) 3225 1079

Fax
(07) 3225 8723

E-mail
adam.burt@epa.qld.gov.au

2 Name by which the property is known locally

This may be a locality or the name of a business which occupies the property.

Name
Former Pivot Ltd site - Pinkenba

3 Address of land parcel

Street Address	Cnr of Curtin Ave and Savage St PINKENBA QLD 4008
Lot	1188
Plan	SP153112
Local Government	Brisbane City Council

4 Land owner details

Name
Port of Brisbane Authority

Street address
1 Sandpiper Ave
FISHERMAN ISLANDS QLD 4178

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This information is used to cross-check the land description details and may be obtained from the land's , Rates Notices, Certificate of Title or the local government of the land.

For example: "Notifiable activity #29 - above ground storage of 30 000 L of diesel, plus #23 - spray painting external to booth occurs on this site, using 50 L of paint per week."
Notifiable activities are outlined in Schedule 3 of the Act. A summarised list of notifiable activities is attached at the back of this form for your information.

Sites contaminated by hazardous contaminants not listed as a notifiable activity (eg. wool scours or chemical spills), should also be notified to the EPA.

The information provided on or with this form may be made available upon request, subject to the provisions of the Freedom of Information Act 1992, *and/or EPA administrative access arrangements. You may apply for exemption from disclosing information contained in a document submitted or proposed to be submitted with this form (see section 564 of the Act).*

Thankyou for the time you have spent completing this application form. Please forward your completed form to the address at the front of this form).

5 Area of land parcel in square metres

Area (in m^2)
127100

6 Description of the notifiable activity / activities for which the land is or has been used and the sources of the suspected contamination.
Please list all notifiable activities and provide details including storage quantities, types of storage, usage quantities, types of chemicals used or stored etc.

List activities
6) Chemical manufacture or formulation
7) Chemical storage (other than petroleum products or oil under item 29)

9 Is a map or locality plan showing the contaminated area(s) attached?

☒ Yes → Enter the attachment reference: Attachment 1

☐ No → The processing of this information would be assisted by the inclusion of a map or locality plan.

10 Signature

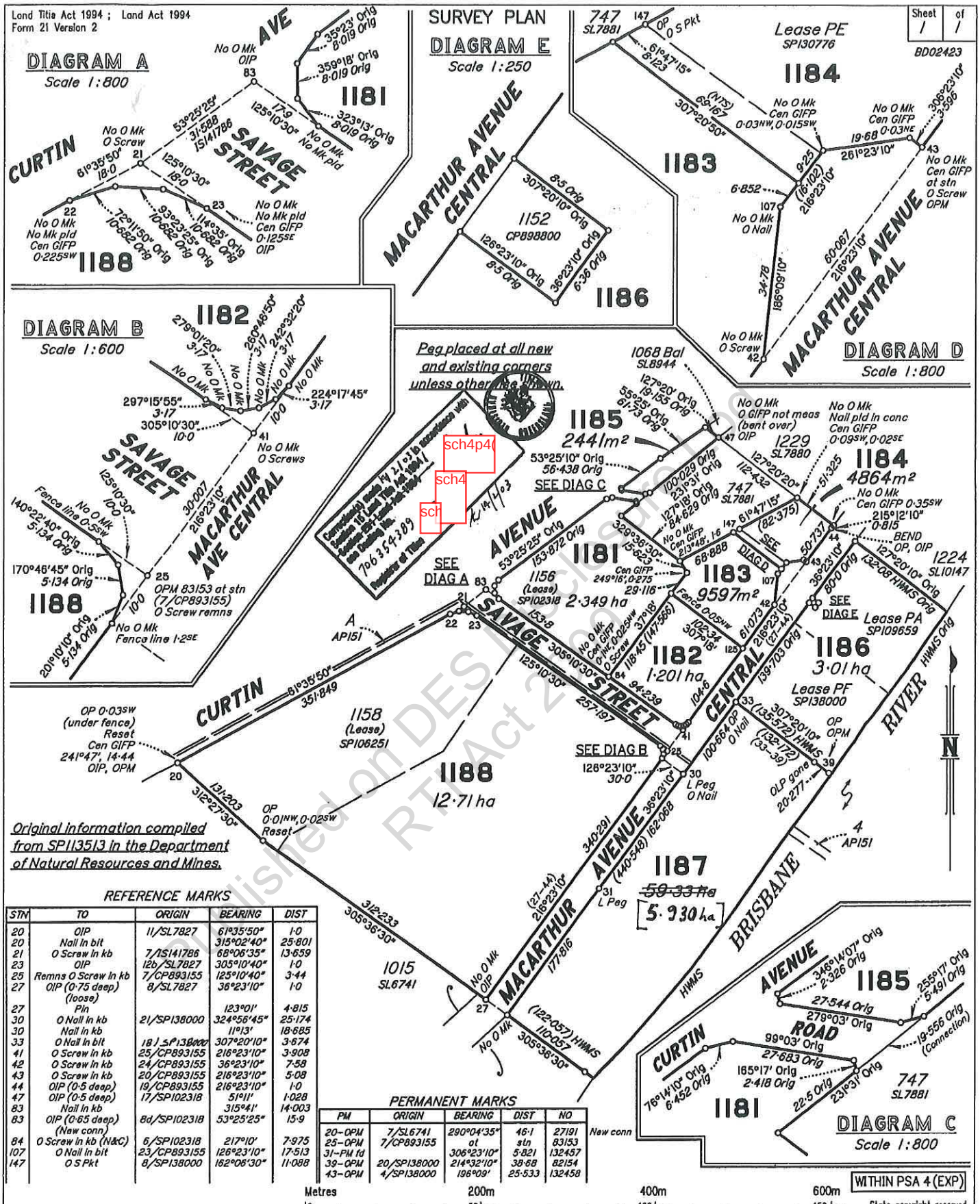
sch4p4(6) Person

Signature of person making this notification

1/9/04
Date

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Attachment 1



STN	TO	ORIGIN	BEARING	DIST
20	OIP	11/SL7827	61°35'50"	1·0
20	Nail in bit		315°02'40"	25·801
21	O Screw in kb	7/1S141786	68°06'35"	13·659
23	OIP	12b/SL7827	305°10'40"	1·0
25	Remns O Screw in kb	7/CP893155	125°10'40"	3·44
27	OIP (0·75 deep) (loose)	8/SL7827	36°23'10"	1·0
27	Pin		123°01'	4·815
30	O Nail in kb	21/SP138000	324°56'45"	25·174
30	Nail in kb		11°13'	18·685
33	O Nail in bit	18/SP138000	307°20'10"	3·674
41	O Screw in kb	25/CP893155	216°23'10"	3·908
42	O Screw in kb	24/CP893155	36°23'10"	7·58
43	O Screw in kb	20/CP893155	216°23'10"	5·08
44	OIP (0·5 deep)	19/CP893155	216°23'10"	1·0
47	OIP (0·5 deep)	17/SP102318	51°11'	1·028
83	Nail in kb		315°41'	14·003
83	OIP (0·65 deep) (New conn)	8d/SP102318	53°25'25"	15·9
84	O Screw in kb (N&C)	6/SP102318	217°10'	7·975
107	O Nail in bit	23/CP893155	126°23'10"	17·513
147	O S Pkt	8/SP138000	162°06'30"	11·088

PM	ORIGIN	BEARING	DIST	NO
20-OPM	7/SL6741	290°04'35"	46·1	27191
25-OPM	7/CP893155	ot	stn	83153
31-PM fd		306°23'10"	5·821	132457
39-OPM	20/SP138000	214°32'10"	38·68	82154
43-OPM	4/SP138000	196°09'	25·533	132458

New conn

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Ref: 081jdm:tz

FAXED 20/7/04

Incitec Pivot

20 July 2004

SIA 2004/5075
STH 1681
Received 23/07/04 AM

Sinead Donnelly,
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Incitec Pivot Limited
ABN 42 004 080 264
Paringa Road, Gibson Island
Murarrie, Brisbane, Australia
P.O. Box 140,
Morningside, Qld, 4170
Tel: (07) 3867 9300
Fax: (07) 3867 9443
www.incitecpivot.com.au

Dear Ms Donnelly,

Re: Information Request

I refer to your letter dated 24 May 2004, your reference SR1382-STH1681 requesting written information about the Pivot Limited site located at the corner of Curtin Avenue and Savage Street, Pinkenba which was inspected by the Environmental Protection Agency (EPA) offices Elissaveth Black and Adam Burt on 22 April 2004.

Following is Incitec Pivot's requested written response to the items highlighted under the Notifiable Activities under Schedule 2 of the *Environmental Protection Act 1994*.

- Item 6 (a) (Class 5.1):
  Approximately 50 tonnes Potassium Nitrate has been blended on this site during its 5 years of operation.
  Item 6 (b):
  The design capacity of the facility was approximately 2,000 tonne per week.
- Item 7:
  The 50 tonne above of Potassium Nitrate has been stored at the site.
- Item 16:
  There was no fertiliser manufacture other than blending, formulation or mixing of fertilisers.
- Item 29 (b) (I, (ii):
  5,000 L above ground diesel storage.
- The site is located at the corner of Curtin Avenue and Savage Street, Pinkenba is confirmed as Lot 1158 SP106251.

If you require any further information please contact the undersigned on 07 3867 9409 or 0411 132 679.

Yours faithfully,

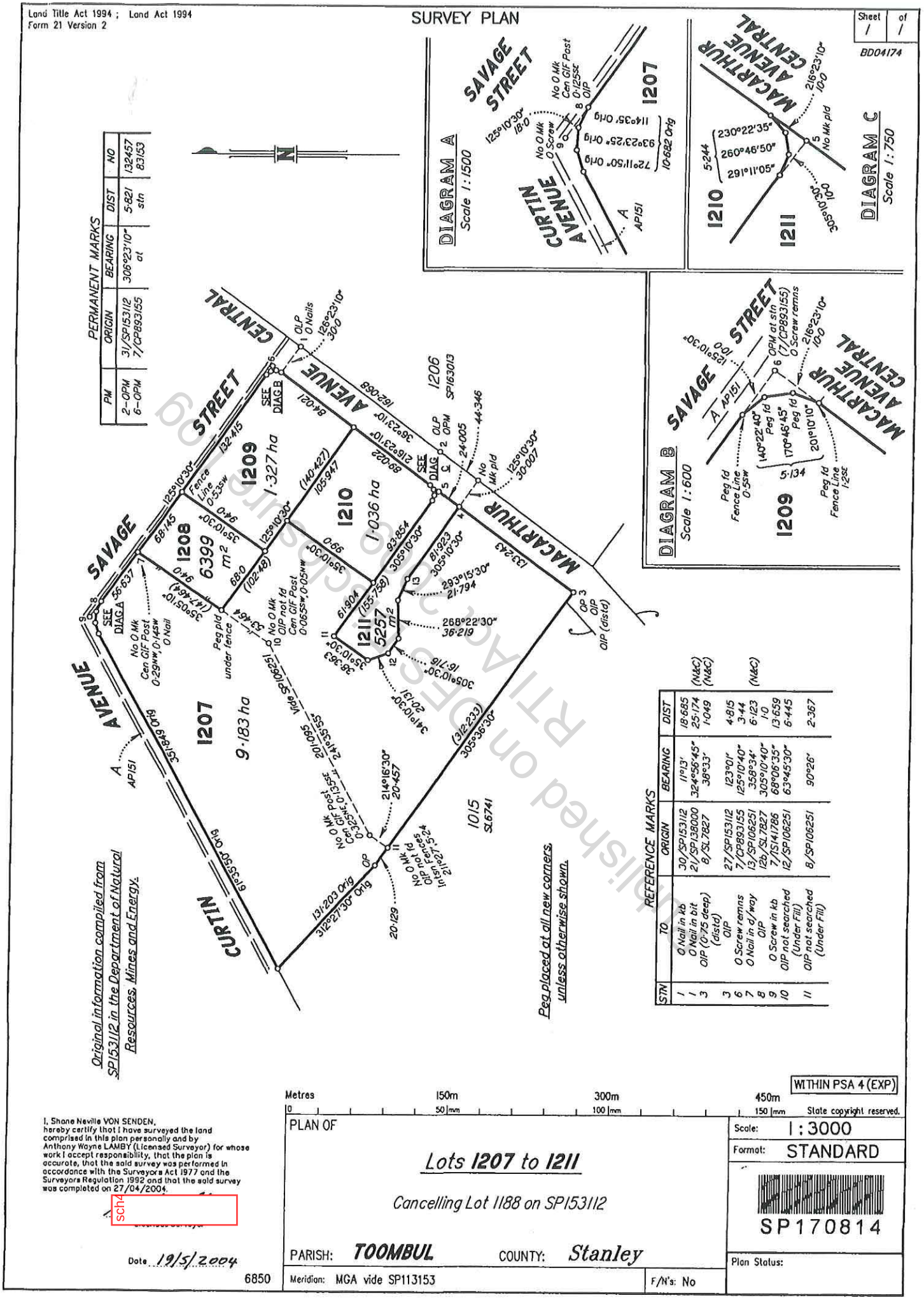
sch4p4(6) Personal information

Operations Manager
Northern Region

cc:
Damien L'Huillier
Environment Manager
Incitec Pivot Limited

RECEIVED
23 JUL 2004
SOUTHERN REGION

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$539.15
11/06/2004 10:37

BE 400 NT

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

Registered

5. Lodged by

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

1. Certificate of Registered Owners or Lessees.

I/We PORT OF BRISBANE CORPORATION

(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~~.

(THE COMMON SEAL of the PORT OF
(BRISBANE CORPORATION was hereto
(affixed this ....10th.... day of
(.....JUNE.....2004 under
(authority of a resolution of
(PORT OF BRISBANE CORPORATION
(by .JEFFREY WILLIAM COLEMAN
((Title) .CHIEF EXECUTIVE OFFICER
(by .HUGH GERARD JOHNSTONE
((Title) .GM PORT DEVELOPMENT
(
(in the presence of
(sch4p4(6) Personal inform
(...

* Rule out whichever is inapplicable

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

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : 6850

6.

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50412504	1188	SP153112	1207 TO 1211	–	–

Lot 1159 on SP113153	1207 TO 1211
Orig	Lots

7. Portion Allocation :

8. Map Reference :
9543-33123

9. Locality :
PINKENBA

10. Local Government :
BRISBANE C.C.

11. Passed & Endorsed :

By : Stephen Geoffrey WATTS
Date : 19/5/2004
Signed : sch4p4(6) Perso
Designation : Licensed Surveyor

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

..... * .....
Licensed Surveyor/Director * Date
*delete words not required

13. Lodgement Fees :

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

14. Insert Plan Number SP170814

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