ecoaccess
environmental licences and permits

56

Notice

Coastal development

Notice of Decision – Development approval

This notice is issued by the Environmental Protection Agency pursuant to section 3.5.15 of the *Integrated Planning Act 1997* to advise of a decision or action.

Brisbane City Council
City Design
Locked Mail Bag 6996
ALBION QLD 4010
Attn: Brendan Ling

Cc:
Maritime Safety Queensland
Brisbane Region
MacArthur Avenue East
PINKENBA QLD 4008
Attention: Regional Harbour Master

Cc:
Natural Resourses and Mines
Landcentre Floor 2
Cnr Main and Vulture Street
WOOLLOONGABBA QLD 4102
Attention: Neil Watkins
Your Ref: BRI/003928 Part 5-7

RTI DL RELEASE - EHP

Your reference: CD41060W4_LT001bj_Opworks

Our reference: BNE14600 **Project Ref:** 259103

Attention: Brendan Ling

Re: **Application for Operational Works for riverbank stabilisation in the Brisbane River at Powerhouse Park, 130 (Lot 1 on RP 53157) Lamington Street, New Farm**

The Environmental Protection Agency, acting as assessment manager, has assessed the application received on 1 July 2005 and wishes to advise you of the following decision(s):

Activity	Approval type	Decision	EPA Approval Number
Operational Works that is - Interfering with quarry material -Tidal Works	Development Permit	Granted with conditions	IPDC00213005B11

Mailed 25/1/06

Notice of Decision – Development Approval

Activity (Referral trigger)	IPA Request type	Decision	Approval Number
Operational Works that is - Tidal works	Concurrence Agency - Regional Harbour Master (Maritime Safety)	Response provided with conditions	710/89 (2) P24317 F17

For each activity applied for, a corresponding decision is attached that includes any stated conditions applying to the approval or the basis for refusing an application. Please retain this document for your records.

Review and appeal processes may be available to the applicant in regard to this decision. An extract from the *Integrated Planning Act 1997* (IPAct) is attached. This attachment details the applicant's rights regarding this decision. The applicant should seek independent advice to confirm the procedures available.

If you require more information, please contact Allen Johns, the Project Manager, on the telephone number listed below.

Yours sincerely

sch4p4(6) Personal information

19-1-06

Tara Collins
Operations Manager – Coastal
Environmental Operations (Southern Region)
Environmental Protection Agency

Enquiries:
Allen Johns - Coastal Unit
Environmental Protection Agency (Southern)
PO Box 15155
CITY EAST QLD 4002
Telephone: 3224 5099
Facsimile: 3221 0768

RTI DL RELEASE - EHP

ecoaccess
environmental licences and permits

Permit[1]

Coastal Development

Integrated Planning Act 1997, Schedule 8, Part 1, Table 4, Item 5

Permit number: IPDC00213005B11

Date Received by EPA: 1 July 2005

Details

Permit Holder(s)	Name	Address
Principal Holder	Brisbane City Council	Brisbane City Council – City Design Locked Mail Bag 6996 ALBION QLD 4010
Relevant Laws and Policies	*Coastal Protection and Management Act 1995* and subordinate legislation.	
Jurisdiction	*Integrated Planning Regulation 1998.*	
Activity	Operational Work carried out completely or partly within a coastal management district that is - Tidal works; and - Interfering with quarry material on State coastal land above high-water mark.	

Location(s)	Lot and Plan	Activity(s)
Powerhouse Park 130 Lamington Street, New Farm	Lot 1 on RP 53157	Operational works that is bank stabilisation in the Brisbane River. Drawing Numbers: CD 041060 T3 / Sheet 1 / issue B dated July 2005; CD 041060 T3 / Sheet 2 / issue C dated November 2005; and Certification dated 10 October 2005

Decision to application

The Environmental Protection Agency's response is that the application is approved with a development permit subject to the conditions as contained in this document.

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

RTI DL RELEASE - EPP

Reasons for inclusion of development conditions

The Environmental Protection Agency is recognised as the assessment manager under the *Integrated Planning Amendment Regulation 1998* for coastal management.

The Activity for which this development approval is issued is simply a restatement of the activity as prescribed in the legislation at the time of issuing this development approval. Where there is any conflict between the above description of the Activity for which this development approval is issued and the conditions as specified in this development approval as to the scale, intensity or manner of carrying out of the Activity, then such conditions prevail to the extent of the inconsistency.

This development approval authorises the Activity. It does not authorise environmental harm unless a concurrence agency condition within this development approval explicitly authorises that harm. Where there is no condition, or the development approval is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

Referral agencies

Concurrence Agencies:	Harbour Master, Brisbane Region, Maritime Safety Queensland
Advice Agencies:	n/a
Referral Agencies:	n/a

Additional comments or advice about the application

This approval does not remove the need to obtain any further approval for this development, which may be required pursuant to this or other legislation, both State and Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

It is a requirement of the *Environmental Protection Act 1994* that if the owner or occupier of this site becomes aware a Notifiable Activity (as defined under Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on this land or that the land has been affected by a hazardous contaminant, they must, within thirty (30) days after becoming aware the activity is being carried out, give notice to the Environmental Protection Agency. A list of Notifiable Activities is provided within Schedule 2 of the *Environmental Protection Act 1994.*

RTI DL RELEASE - EHP

Appeal rights

Section 4.1.27. of the *Integrated Planning Act 1997* details your appeal rights regarding this decision.

Conditions of Approval

Agency Interest : Coastal

1. If tenure over the site of the works is required by the relevant Harbour Board (Port Authority) or the Department of Natural Resources and Mines, the constructing authority shall, before using the works for any purpose, obtain a lease, license or permit to occupy over the site of the works from the relevant Harbour Board (Port Authority) or the Department of Natural Resources and Mines.

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

2. You must remove any material that is deposited outside of the alignment of the works shown on the approved plans or any debris that falls or is deposited on tidal lands or into tidal waters during the construction of the works.
3. No CCA treated timber is to be used until external surfaces are dry from the CCA treatment process. All treated timber is to be sawn or drilled over a catchment sheet and all offcuts are be disposed of to an approved landfill site.
4. You must ensure that all appropriate measures are taken to prevent the pollution of tidal waters as a result of silt runoff, oil and grease spills from machinery, concrete truck washout and alike. Concrete agitator wash out must only be conducted in a specified area to facilitate the removal of waste concrete from the area to landfill. Wastewater from cleaning equipment shall not discharge directly or in-directly to any watercourse or stormwater system.
5. You must, within three (3) months of the date of practical completion of the works, submit to the Environmental Protection Agency a letter from a Registered Professional Engineer of Queensland certifying that:-
   (a) The works (including any other associated works) has been constructed in accordance with the approved drawings and these conditions.
   (b) The works:-
      (i) are structurally adequate for anticipated usage; and
      (ii) comply with all relevant codes – including the EPA's operational policy, *Building and engineering standards for tidal works*.
   (c) The bed and banks of the waterway for a distance of 15 metres around the site of the works is clear of all debris.

Concurrence Agency Requirements (Refer Appendix 1):

Refer to Harbour Master, Brisbane Region, Maritime Safety Queensland's letter dated 4 April 2005.

sch4p4(6) Personal information

Signature

19-1-06

Decision Date

Tara Collins
Operations Manager – Coastal
Environmental Operations (Southern Region)
Environmental Protection Agency

Enquiries:
Allen Johns – Coastal Unit
Environmental Protection Agency (Southern)
PO Box 15155
CITY EAST QLD 4002
Telephone: 3224 5099
Facsimile: 3221 0768

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

Appendix 1

Referral Agency advice/response

RTI DL RELEASE - EHP

- Harbour Master, Brisbane Region, Maritime Safety Queensland's letter dated 4 April 2005

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

Release

(34)

Queensland Government

Maritime Safety
Queensland

Queensland Transport

4 April 2005

RECEIVED
07 APR 2005
CITY DESIGN

Brisbane City Council
City Design
Locked Mail Bag 6996
Albion Qld 4010

Att: Bernie Jefferies

Dear Bernie

Tidal Works Application
Re: Construction of riverbank stabilisation works at Powerhouse Park, New Farm

Thank you for your letter of 24th March 2005 about your tidal works application under the Coastal protection and Management Act 1995 at the location mentioned above.

As a concurrence agency, Maritime Safety Queensland has no objection to the proposal provided the following navigation and marine safety conditions are addressed.

1. The construction and the planned removal of quarry material must comply with City Design, Drawing No, CD-04160/T3 1-2 A attached to your letter dated 24th March 2005.

2. You, or your agent, must advise the Harbour Master the commencement date, proposed timetable, and contractor contact details at least two weeks before commencing construction.

3 You, or your agent, must issue any notices the Harbour Master requires.

4 You, or your agent, must advise the Harbour Master when you have completed construction.

5 You or your agent must supply, install and maintain any navigation lights, buoys, marks or signs the Harbour Master considers necessary. Any lights, buoys, marks and signs must accord with Maritime Safety Queensland's requirements.

6 You, or your agent, must remove any obstructions and debris encountered during construction, and dispose of them, as the Harbour Master requires.

RTI DL RELEASE - EHP

Maritime Safety Queensland
Brisbane Region
MacArthur Avenue East
Pinkenba Queensland 4008
ABN 13 200 330 520

Our ref 710/89 (2) P24317 F17
Your ref
Enquiries Peter Marchbank
Telephone +61 7 3860 3556
Facsimile +61 7 3860 3571
Website www.transport.qld.gov.au/maritime

1.0 GENERAL

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH URBAN MANAGEMENT DIVISION REFERENCE SPECIFICATIONS FOR CIVIL ENGINEERING WORK AND THE ANNEXURES.

THE DRAWINGS TAKE PRECEDENCE OVER ANY INCONSISTENT PROVISIONS IN THE REFERENCE SPECIFICATIONS AND ANNEXURES.

REFER TO DMS 1115 RETAINING WALLS STONE FINISH FOR DETAILS NOT OTHERWISE SHOWN ON THIS DRAWING.

DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS.

ANY DISCREPANCY OR AMBIGUITY GIVE NOTICE AND OBTAIN INSTRUCTIONS.

EXISTING SERVICES, NOT WITHSTANDING THAT THE PRESENT AND/OR PROPOSED POSITION OF PUBLIC UTILITIES, FITTINGS, PIPES, POLES, MANHOLES, ETC MAY BE INDICATED ON THE DRAWINGS, NO RESPONSIBILITY WILL BE ACCEPTED BY THE PRINCIPAL FOR THE ACCURACY OF THE REPRESENTATION OR OMISSION THEREOF.

ALL WORK TO BE IN ACCORDANCE WITH THE BRISBANE CITY COUNCIL ENVIRONMENT BEST PRACTICES 1996.

ALL EXISTING POINCIANNA TREES TO BE RETAINED. EXCESSIVE TRIMMING OF ROOTS AND TREE CANOPY NOT PERMITTED.
- MAXIMUM 5 PERCENT.

2.0 EARTHWORKS

2.1 Footings

THE ALLOWABLE BEARING PRESSURE AT FOUNDATION LEVEL SHALL BE NOT LESS THAN 50 KPA. WHERE THE BEARING CAPACITY OF THE IN-SITU MATERIAL IS INSUFFICIENT, IMPROVE THE FOUNDATION WITH RIPRAP SPIRALS.

PLACEMENT OF FOOTING SHALL NOT DISTURB OR DAMAGE MANGROVES AND PNEUMATOPHORES.

EXCAVATION AND BACKFILLING IN FRONT OF EXISTING WALL CHAINAGE 90-110 IS TO BE IN SHORT LENGTHS AND SHALL NOT DESTABILISE EXISTING WALL. DEPTH TO BE APPROVED BY ENERGEX-LINE CABLES. EXCAVATION IN ENERGEX CABLE ZONE IS TO BE BY HAND OPERATED HIGH PRESSURE WATER.

2.2 ROCK SCOUR PROTECTION

RIP RAP SCOUR PROTECTION SHALL BE IN ACCORDANCE WITH UMD REFERENCE SPECIFICATION S140 EARTHWORKS CLAUSE 14.0 ROCK SHALL BE RIP RAP ROCK.

PLACE RIP RAP ON EXISTING SURFACE LEVELS TO REPLENISH EXISTING. NO EXCAVATION SHALL BE CARRIED OUT UNLESS SPECIFICALLY DIRECTED.

ROCK SHALL BE HAND PLACED AROUND MANGROVES AND MANGROVE PNEUMATOPHORES. MANGROVES AND THEIR PNEUMATOPHORES ARE NOT TO BE DISTURBED OR DAMAGED.

3.0 DRAINAGE NOTES

DRAINAGE WORK TO BE IN ACCORDANCE WITH UMD REFERENCE SPECIFICATION S160 DRAINAGE.
WEEP HOLES TO RETAINING WALL TO BE 75mm DIA PVC PIPE AT 1.5m HORZ. CTS. WITH TWO LAYER OF BIDIM A29 - 1.0m x 0.5m OVER END OF PIPE.
BACKFILL TO RETAINING WALL TO BE 75mm CRUSHED ROCK.
ALL PIPES TO BE CLASS 2 MARINE GRADE PIPES.

4.0 CONCRETE

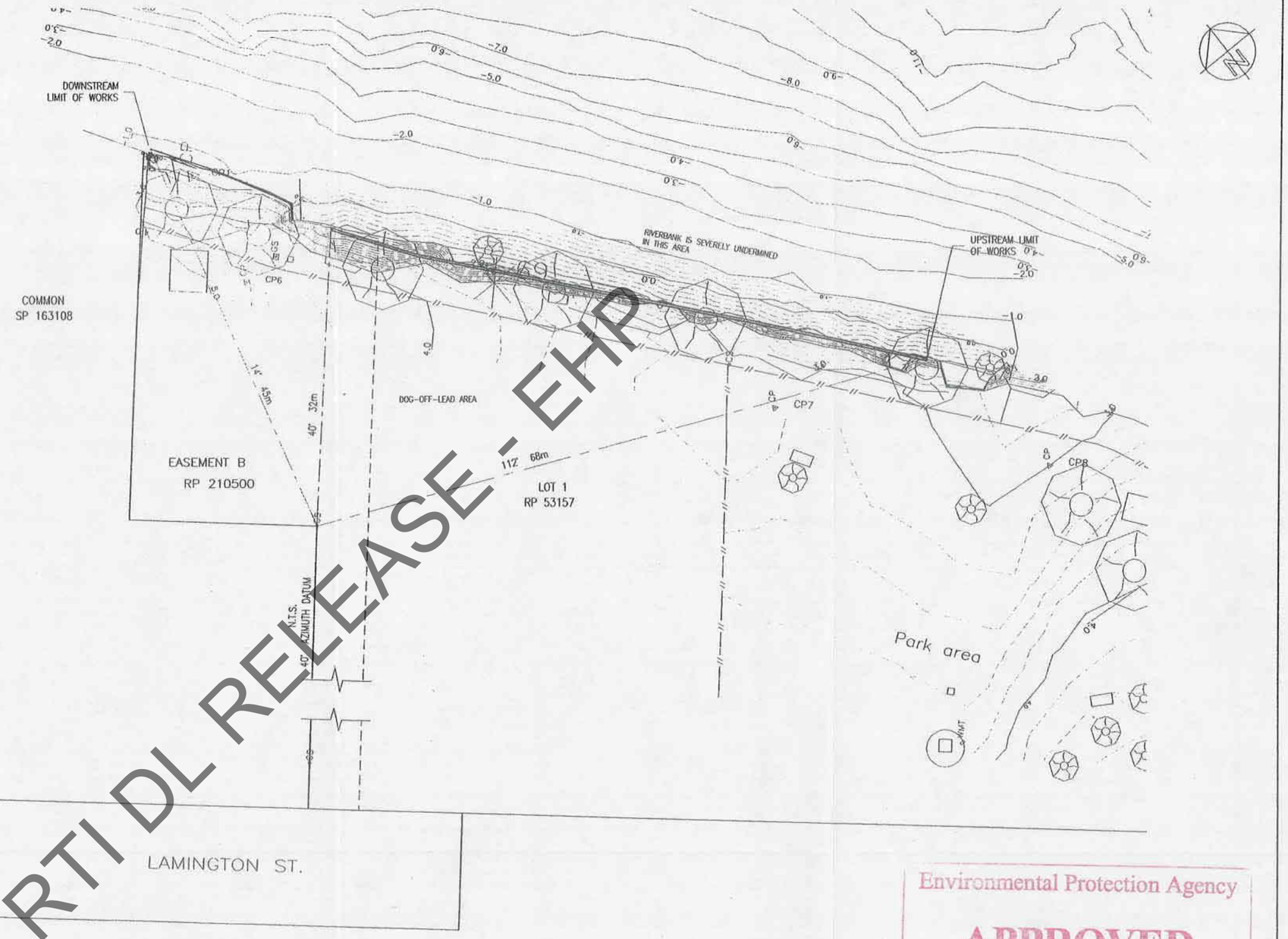
CONCRETE TO BE IN ACCORDANCE WITH UMD REFERENCE SPECIFICATION S200 CONCRETE WORK.
ALL CONCRETE TO BE:
STRENGTH GRADE: N20
SLUMP (MM): 80
NOMINAL AGGREGATE SIZE (MM): 20
EXPOSURE CLASSIFICATION: C

5.0 QUARRY PRODUCTS

5.1 RIP RAP GRADING LIMITS
A.S. METRIC SIEVE % PASSING BY WEIGHT
500 MM - 100
400 MM - 90
300 MM - 50
75 MM - 10

6.0 DESIGN CRITERIA

6.1
STORM RETURN PERIOD - Q50
FLOOD LEVEL - EL 2.0M
STREAM VELOCITY - 2.0M/S
6.2
THE ROCK BANK PROTECTION WORKS HAVE BEEN DESIGNED TO NOT ADVERSELY EFFECT ANY NEARBY BANKS, PROPERTIES, REVETMENTS OR RETAINING WALLS.
6.3
THE WORKS HAVE BEEN DESIGNED TO BE STRUCTURALLY ADEQUATE FOR THE INTENDED USAGE.
6.4
THE WORKS HAVE BEEN DESIGNED TO THE RELEVANT CODES, INCLUDING THE EPA'S OPERATIONAL POLICY "BUILDING AND ENGINEERING STANDARDS FOR TIDAL WORKS".
6.5
DATUM FOR ALL WORKS IS AUSTRALIAN HEIGHT DATUM (A.H.D.)



LOCALITY PLAN

UBD REFERENCE MAP 177 - H18
SCALE N.T.S.

RTI DL RELEASE - EHP

Environmental Protection Agency
APPROVED
Permit No: IPDC00213005811

sch4p4(6) Personal information

City Design
Brisbane City Council
Level 3
10 Binna Centre
315 Brunswick St Mail
Fortitude Valley Qld 4006
MAILING ADDRESS:
Locked Mail Bag 3006
Albion Qld 4010
Telephone: 07 3403 8888 Facsimile: 07 3403 0551
e-mail: citydesign@brisbane.qld.gov.au

Mark	Description	Date	Mark	Description	Date	Mark
A	ISSUED FOR CONSTRUCTION					
B	Notes revised. Wall Locations revised.					

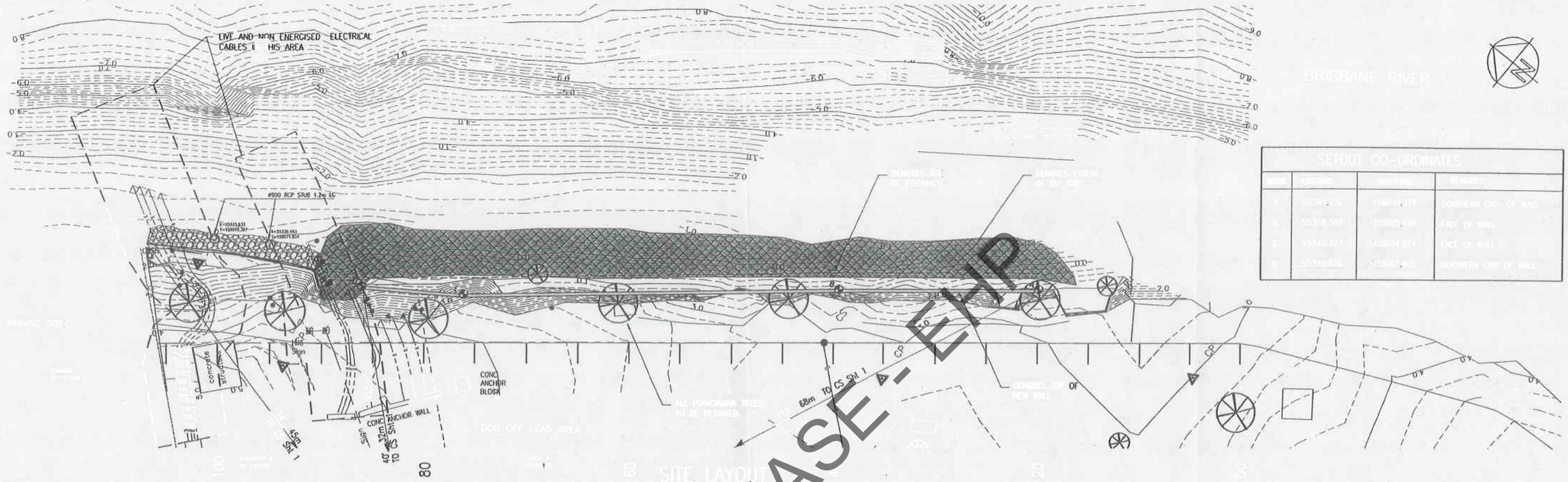
sch4p4(6) Personal information
sch4p4(6) Personal information

Title: LOCALITY PLAN & NOTES

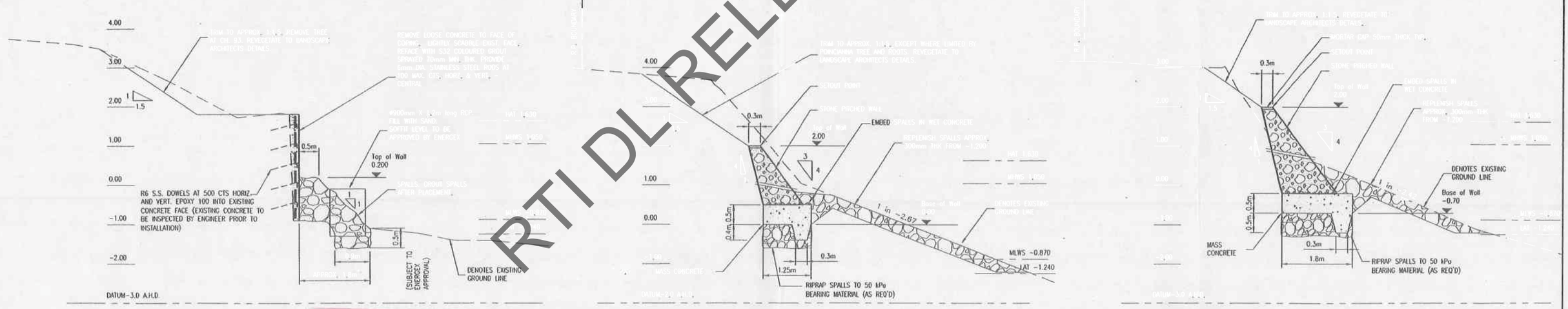
Project: POWERHOUSE PARK BANK STABILISATION NEW FARM

sch4p4(6) Personal information
sch4p4(6) Personal information
sch4p4(6) Personal information

Reference no.
Scale: AS SHOWN
Drawing no.: CD 041060 T3
Sheet: 6 of 12
Issue: B



SETOUT CO-ORDINATES			
MARK	EASTING	NORTHING	REMARKS
A	55381.732	159018.374	SOUTHERN CNR. OF WALL
B	55369.580	159025.698	FACE OF WALL
C	55346.393	159054.074	FACE OF WALL
D	55340.826	159062.405	NORTHERN CNR OF WALL



Environmental Protection Agency
APPROVED
Permit No: 1PDC00213005B11

RTI DL RELEASE - EHP

City Design
Brisbane City Council

Issue	Description	Date	Drawn	Auth.	Issue	Description	Date	Drawn
A	ISSUED FOR CONSTRUCTION							
B	RP Bdy indicated on							
C	INFORMATION AS NEEDED BY							

Title: LAYOUT TYPICAL SECTIONS DRAWING NOTES

Project: POWERHOUSE PARK BANK STABILISATION NEW FARM

Design | Drawn | Checked | Authorised for Issue

Reference no.

Scale: AS SHOWN

Drawing no.: CD 041060 T3

Sheet: 2 of 2

Issue: C

sch4p4(6) Personal information

BRISBANE CITY BUSINESS

Brisbane City Council
ABN 72 002 765 795

Phone *direct*: 3403 0472
Fax *direct*: 3403 0575
Mobile:
Email: darren.leeson@brisbane.qld.gov.au
Reference: 041060

City Design
Level 3 TC Bernie Centre
315 Brunswick Street Mall
Fortitude Valley 4006
Locked Mail Bag 6996
Albion Qld 4010
Telephone 07 3403 3849
Facsimile 07 3403 0551

10 October 2005

Coastal Licencing Unit
Environmental Protection Agency

Dear Sir or Madam

Re: Powerhouse Riverbank Stabilisation, Brisbane River

I, Darren Leeson, on behalf of City Design, being 'structural engineers' within the meaning of Standard By-Laws, hereby certify that we are responsible for the structural design of the building work shown on drawing numbers CD/T3 - 041060 Sheets 1 to 2.

We certify that the above mentioned structural works as designed:-

- Are suitable for its intended usage,
- Are structurally adequate for their intended location and anticipated usage,
- Are structurally adequate to allow for the scour resulting from flood and tidal conditions,
- Do not impose loads on existing structures such that the design capabilities of these existing structures are exceeded,
- Would not adversely affect the stability of the bed and the banks of the waterway in which the works would be constructed and works designed for significant scour,
- The works as designed comply with all relevant codes, including the EPA's operational policy *'Building and engineering standards for tidal works'*.
- Do not adversely affect the usage of adjacent structures,
- Have a non-slip surface.

RTI DL RELEASE - EHP

Yours faithfully

sch4p4(6) Personal information

Environmental Protection Agency
APPROVED
Permit No: 1PDC00213005B11

Darren Leeson R.P.E.Q. 4501
ACTING PRINCIPAL ENGINEER STRUCTURES
CITY DESIGN
BRISBANE CITY COUNCIL

55

Queensland Government

Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

Fax

To:	Brisbane City Council – City Design **Attention:** Brendan Ling	**Fax:**	(07) 3403 0438
From:	Allen Johns, Environmental Protection Agency (Coastal Unit)		
Telephone:	3224 5099	**Fax:**	3221 0768
E-mail:	allen.johns@epa.qld.gov.au		
Date:	19 January 2006	**Pages:**	11 (*including this page*)
Subject:	Operational Works that is interfering with quarry material and tidal works in the Brisbane River Powerhouse Park 130 (Lot 1 on RP 53157) Lamington Street, New Farm		

Our Ref: BNE14600
Project Ref: 259103

Brendan,

Please find attached a faxed copy of the notice of decision and permit for the above-mentioned works.

The original will be posted in due course. If you have any questions please call the officer as referenced above.

Regards

sch4p4(6) Personal information

Tara Collins

Operations Manager – Coastal
Environmental Operations (Southern Region)
Environmental Protection Agency

19 January 2006

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.

BRISBANE CITYWORKS

BNE|4600 Vol2

ENVIRONMENTAL PROTECTION AGENCY
13 MAR 2007
BNE 200 7,3380

A Business Unit of the Brisbane City Council

Brisbane CityWorks
Construction Group
41Lennon Street
Staffoprd QLD 4053

Telephone 07 3403 8888
Facsimile 07 3403 7869
ABN 72 002 765 795

Your Ref: Dec/530/676
Wednesday, 7 March 2007

57

Manager Environmental Planning
P.O. Box Albert Street
Brisbane 4002

Dear Sir,

RE: Riverbank stabilisation works – Power House Park

Riverbank stabilisation works at the above location has been completed in general accordance with the approved drawings (Permit number 2004DB954). Works carried as per the description of works were Riverbank Stabilisation works. The permits allowed BCC to carry out these works. Attached is the final as constructed drawings and Engineers certification for the works completed. If you have any further enquires, please do not hesitate to contact Graham Woodward on sch4p4(6) Personal information

Yours Sincerely

sch4p4(6) Personal information

Graham Woodward
Contract Inspector
Contract Administration
BRISBANE CITYWORKS

✓ updated eastrack notes location 13/3/07

G:\QOGTY\01 - WP_Contracts\01 - Contracts\01 - Tenders\Tenders 04-05\CW50063 - Bank Stabilisation\Order 11 Power House 60202DCW\Power House(end works).doc

SHEEHY & PARTNERS
PTY LIMITED
CONSULTING ENGINEERS
STRUCTURAL AND CIVIL
A.C.N. 009 899 905
A.B.N. 52 009 899 905

SM:aw/6970.001 **6970**

6 February 2007

Brisbane City Council
41 Lennon Street
STAFFORD QLD 4053

ATTENTION: Mr Graham Woodward

Dear Graham

POWERHOUSE PARK
BANK STABILISATION, NEW FARM

We provide herewith the As Constructed documentation for the above project on behalf of Crosana Pty Ltd (Mr Mick Reid).

Yours faithfully

sch4p4(6) Personal information

S McDonald for and on behalf of

SHEEHY & PARTNERS PTY LTD
Consulting Engineers

cc. Mick Reid – Crosana Pty Ltd

DIRECTORS:

P. Cockerill,
Cert.Eng.

S. Thomas,
B.Eng.(Hons), M.I.E.Aust.

S. McDonald,
B.Eng. (Hons), M.I.E.Aust.
MBA

3 Gregory Terrace
SPRING HILL QLD 4000
Phone: (07) 3839 3644
Facsimile: (07) 3839 3655
Email: mail@sheehy.com.au

SHEEHY & PARTNERS
PTY LIMITED
CONSULTING ENGINEERS
STRUCTURAL AND CIVIL
A.C.N. 009 899 905
A.B.N. 52 009 899 905

22 February 2007

TO WHOM IT MAY CONCERN

RIVERBANK STABILIZATION
BRISBANE POWERHOUSE, NEW FARM

This is to certify that the undersigned has carried out regular inspections of the structural aspects of the above works as specified on BCC City Design drawings No. CD 041060T3 Sheets 1 & 2 Revision B during construction.

Minor variations to the design drawings were undertaken during the work by agreement with BCC personnel. Any variations including a modified detail for wall construction at Chainages 95 to 110 are included in red on the attached "As Constructed" documentation.

The works were completed from October 2006 to January 2007. The following "As Constructed" Drawings are attached for your record.

- CD041060T3 Sheet 1 of 2 Issue B
- CD041060T3 Sheet 2 of 2 Issue B
- Sketch 6970 Dated 13/12/06

The works as built are considered to be structurally adequate.

The undersigned is a Registered Professional Engineer (No. 8023) in the State of Queensland.

Yours faithfully

sch4p4(6) Personal information

S McDonald for and on behalf of

SHEEHY & PARTNERS PTY LTD
Consulting Engineers

RTI DI-RELEASE- EHP

DIRECTORS:

P. Cockerill,
Cert.Eng.

S. Thomas,
B.Eng.(Hons), M.I.E.Aust.

S. McDonald,
B.Eng. (Hons), M.I.E.Aust.
MBA

ACEA

3 Gregory Terrace
SPRING HILL QLD 4000
Phone: (07) 3839 3644
Facsimile: (07) 3839 3655
Email: mail@sheehy.com.au

SHEEHY & PARTNERS
PTY LIMITED
CONSULTING ENGINEERS
STRUCTURAL AND CIVIL
Ph. (07) 3839 3644 Fax (07) 3839 3655
A.C.N. 009 899 905

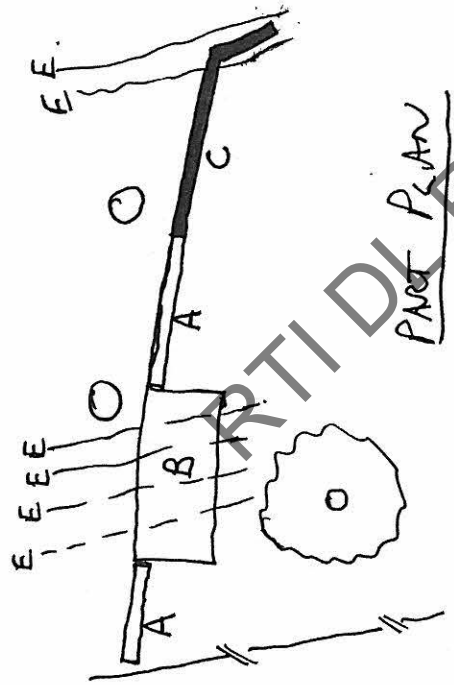
Project No. :- 6970

Date :- 13/12/66

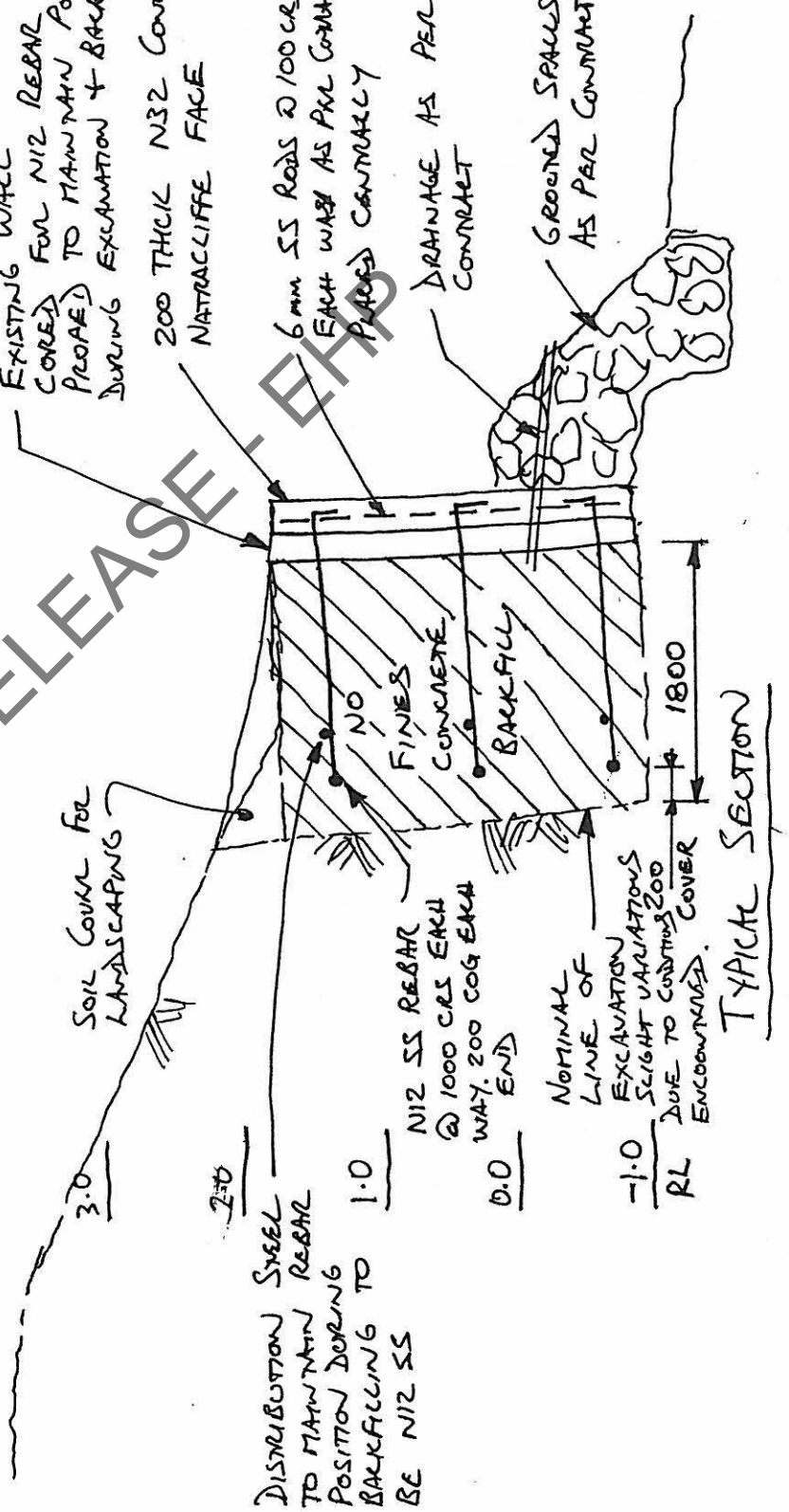
Calculated By :- Scott McDonald

Project discription :- POWERHOUSE PARK
BANK STABILISATION
CH 95 to 107 - WALL STRENGTHENING

A - EXISTING WALL SECTION TO BE STRENGTHENED AS INDICATED IN TYPICAL SECTION BELOW
B - EXISTING CURB WALL TO REMAIN
C - EXISTING WALL ASSUMED SOUND TO BE TREATED AS PER CONTRACT DRG C/D 041060 T3
E - ASSUMED LOCATION OF ELECTRICAL CABLES



PART PLAN



TYPICAL SECTION

"AS CONSTRUCTED"

sch4p4(6) Personal information RPEQ 8023
SCOTT McDONALD 6/2/07
SHEEHY + PARTNERS PTY LTD.

RTI DL RELEASE - EHP

* * * COMMUNICATION RESULT REPORT (19. JAN. 2006 11:08) * * *

TTI EPA SOUTHERN REGION 07 32258723

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
2676 MEMORY TX		G3 :34030438	OK	11/11

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

RTI DL RELEASE - EHP

Queensland Government

Fax

Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

To:	Brisbane City Council – City Design **Attention:** Brendan Ling	**Fax:**	(07) 3403 0438
From:	Allen Johns, Environmental Protection Agency (Coastal Unit)		
Telephone:	3224 5099	**Fax:**	3221 0768
E-mail:	allen.johns@epa.qld.gov.au		
Date:	19 January 2006	**Pages:**	11 (*including this page*)
Subject:	Operational Works that is interfering with quarry material and tidal works in the Brisbane River Powerhouse Park 130 (Lot 1 on RP 53157) Lamington Street, New Farm		

Our Ref: BNE14600
Project Ref: 259103

BRISBANE CITY BUSINESS

ABN 72 002

RECEIVED
10 JAN 2006
ECSU

3 January 2006

Licence & Permit Coordination Unit
Environmental Protection Agency
P. O. Box 155
BRISBANE
QLD 4002

Subsequent Information Response
Application for Operational Works in Tidal Areas and in Coastal Management Districts and interfering with quarry materials on State coastal land above the high water mark.
Bank Stabilisation – Powerhouse Park (25[illegible])
130 Lamington Street, New Farm, QLD, Lot [illegible]

In response to your Information Request dated 8 November 20[illegible] regards to the above application, please find consent from the Department of Natural Resources [illegible] for Operational Works to occur on a section of Unallocated State Land above the M[illegible] Water Springs, adjacent to Lot 1 RP 53157.

Should you need further information concerning this matter or application, please do not hesitate to contact Brendan Ling on 3403 0484.

Yours sincerely

sch4p4(6) Personal information

Shaun Walsh
Acting Product Manager
Environmental Management
Water and Environment
City Design

RTI DL RELEASE - EHP

Queensland Government

Natural Resources and Mines

Author: Neil Watkins
File: BRI/003928 Part 5-7
Unit: State Land Asset Management
Phone: 07 3406 2537

4th January 2006

Mr Brendan Ling
City Design
Brisbane City Council
Level 3 T.C. Beirne Building
Locked Bag 6996
Albion Q 4010

RTI DE-RELEASE - EHP

Dear Sir,

Re: Approval for Operational Works in Tidal Areas and Coastal Management Districts for Bank Stabilisation at Powerhouse Park, New Farm – above mean High Water Springs on bank of Brisbane River adjacent to Lot 1 on RP53157

Reference is made to your request dated 14th November 2005, for Owner's Consent in respect of the above bank stabilisation works to be undertaken by Council, and to this Department's letter dated 22nd March 2005.

Your fresh application has been considered in regard to a section of Unallocated State Land above the Mean High Water Springs adjacent to Lot 1 on RP53157, and you are advised that this Department consents to the works being undertaken in accordance with the plans lodged and will not require any tenure over the area occupied by the proposed works, provided the consents of all relevant agencies are first obtained and the works commence after the approvals have been granted.

You are reminded that should any reclamation of the Brisbane River occur during the works, then this Department is to be advised accordingly. If Brisbane City Council requires advice on acid sulphate soil issues that may arise during construction, please contact Mr Andrew Macpherson on 3884 5375.

It should be noted that the consent to the works does not remove the applicant's obligation to obtain all necessary approvals/control investigations from other regulatory authorities.

The above consent is also given on the understanding that:

The Applicant agrees to indemnify and save harmless the Department of Natural Resources and Mines (NR&M) (which term includes in this clause it respective officers, employees and agents) from and against all actions, proceedings, claims, demands, costs, losses, damage and expenses which may be brought against or made upon NR&M or which the NR&M may sustain or be put to by reason of or in connection with the development application and works and matters related

Landcentre Floor 2
Cnr. Main and Vulture Streets
Woolloongabba Q 4102
Locked Bag 40
Coorparoo delivery Centre
Coorparoo Q 4151

Telephone: 07 3406 2537
Facsimile: 07 3406 2582
Email:
theresa.dunn@nrm.qld.gov.au

Release

to them, including any loss incurred by any person or entity as a result of the development being delayed, varied and/or not proceeding for any reason and in respect of any loss of life or injury or damage to any person (including any officer, employee or agent of the NR&M) or property including property of the NR&M or of the developer or any other person or entity.

The Applicant releases and discharges the NR&M from any action proceeding claim or demand which but for the provisions hereof might be brought against or made upon NR&M by the applicant as a result of the works being delayed, varied and/or not proceeding for any reason.

The Applicant shall prepare and lodge any relevant applications and undertake all related activities and conduct those activities entirely at its own expense and risk and agrees NR&M will not be liable for any loss, cost, damage, expense or other liability incurred or suffered by the applicant whatsoever.

The Applicant agrees not to rely on any intimation by the Department to it or any other person or entity that recommendations for approval of matters related to land tenure and use may or will be made or that investigations of matters related to same have produced any particular outcome or rely on the concept that NR&M guidelines related to relevant matters will remain unchanged.

In Queensland, Aboriginal cultural heritage is protected whether or not it has been identified or listed. Aboriginal cultural heritage can exist on an area of land regardless of the land tenure. Substantial penalties exist for unlawfully harming Aboriginal cultural heritage.

Under section 23 of the *Aboriginal Cultural Heritage Act 2003* a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").

A copy of the cultural heritage duty of care guidelines gazetted under the *Aboriginal Cultural Heritage Act 2003* is attached. You will comply with duty of care in relation to cultural heritage if you act in accordance with:

- the cultural heritage duty of care; or
- the duty of care guidelines; or
- an agreement with the Aboriginal party for the area; or
- a cultural heritage management plan approved under part 7 of the *Aboriginal Cultural Heritage Act 2003*.

I trust this letter is of assistance to you.

Yours faithfully

sch4p4(6) Personal information

Kenneth Albert Brandes
Senior Land Officer
Delegate of the Minister for Natural Resources and Mines

RTI DL RELEASE - EHP

53

RECEIVED
28 NOV 2005
ECSU

Brisbane City Council
Level 3 | Beirne Centre
Fortitude Valley 4006
Locked Mail Bag 4996
Telephone 07 3403 5847
Facsimile 07 3403 5557

24 November 2005

Licence & Permit Coordination Unit
Environmental Protection Agency
P. O. Box 155
BRISBANE
QLD 4002

Information Response
Application for Operational Works in Tidal Areas and in Coastal Management Districts and interfering with quarry materials on State coastal land above the high water mark.
Bank Stabilisation – Powerhouse Park
130 Lamington Street, New Farm, QLD, Lot 1 RP 5157

In response to your Information Request dated 8 November 2005 in regards to the above application, please find the requested information listed below, attached.

Two full copies of Drawing Number CD041060 T3 Sheet 1 with drawing number visible – attached.
Two full copies of Drawing Number CD041060 T3 Sheet 1, signed and amended as requested – attached.

Written confirmation from the Department of Natural Resources, Mines & Energy (NRME) that they have no objection to the construction of the works on the section of Unallocated State Land located above the high water mark has been sought. As soon as this confirmation has been received, it will be forwarded on to you.

Should you need further information concerning the project or application, please contact Brendan Ling on 3403 0484.

Yours sincerely, sch4p4(6) Personal information

sch4p4(6) Personal information

Shaun Walsh
Acting Product Manager
Environmental Management
Water and Environment
City Design

RTI DL RELEASE - EHP

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environmental licences and permits

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Notice of Further Information request – EPA as Assessment Manager

This notice is issued by the Environmental Protection Agency to advise of a requirement to provide additional information under Section 3.3.6 of the Integrated Planning Act 1997

Brisbane City Council
City Design
Locked Mail Bag 6996
ALBION QLD 4010
Attn: Brendan Ling

Our reference: 259103
File reference: BNE14600-2

RTI DL RELEASE - EHP

Dear Mr Ling

Re: Your application for development approval from the Environmental Protection Agency (EPA).

Your application was received by this office on 01-JUL-2005 and was given the Project Reference Number of 259103. An information request was sent on 15 July 2005, and your response was received on 26 October 2005.

Please be advised that the information you provided was not sufficient to complete the assessment of your application. This notice of further information request is therefore provided for your attention.

Permit Type: Development Approval for Operational Work

Activity: Tidal work in, on, or above tidal waters and Interfering with quarry material on State coastal lands above high water mark (riverbank stabilisation works in the Brisbane River at Powerhouse Park)

Location: Lot 1 Plan RP53157
130 Lamington Street, NEW FARM QLD 4005

The additional information required by the EPA to further consider your application is outlined in the attached Information Request.

Under the *Integrated Planning Act 1997* Section 3.3.8(1), an applicant receiving an information request from the assessment manager or concurrence agency (the "**requesting authority**") must respond by giving the requesting authority -

(a) all of the information requested; or
(b) part of the information requested together with a notice asking the requesting authority to proceed with the assessment of the application; or

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

ecoaccess
environmental licences and permits

Information Request

EPA Project Reference Number: 259103 File reference: BNE14600-2

Date of Request: 08-NOV-2005

Permit Type: Development Approval for Operational Work

Act: Integrated Planning Act 1997

Activity: Tidal work in, on, or above tidal waters and Interfering with quarry material on State coastal lands above high water mark (riverbank stabilisation works in the Brisbane River at Powerhouse Park).

Info Required:

1. Two (2) full copies of Drawing Number CD041060 T3 Sheet 1 (on which the drawing number is visible)

2. Two (2) full copies of Drawing Number CD041060 T3 Sheet 2, signed as approved by a Registered Professional Engineer of Queensland (RPEQ), amended to:

   (a) Clearly define the location of the real property boundaries and descriptions on the plan view.

   (b) Show the extent of the works and the set-out coordinates clearly dimensioned from defined real property boundaries.

Please note that it is evident from the information submitted that there is an area of unallocated state land (USL) between the Councils' property boundary and the water frontage. As such, please provide:

3. A letter from the Department of Natural Resources, Mines & Energy (NRME) confirming that they have no objection to the construction of the works on this USL (the letter provided by NRME refers only to the works proposed below high water mark).

sch4p4(6) Personal information

4(6) Personal information

Rod Kent

Environmental Protection Agency

08-NOV-2005

Enquiries:
Tara Collins
South Reg Env Ops (Brisbane) Coastal
PO Box 15155
CITY EAST QLD 4002
Phone: (07) 3227 7104
Fax: (07) 3221 0768

Brisbane City Council
ABN 72 002 845 924

City Design
Level 1 TC Bernie Centre
[illegible] Brunswick Street
Fortitude Valley 4006
Locked Mail Bag
Albion Qld 4010
Telephone 07 3403 3849
Facsimile 07 [illegible]

Phone: 07
Fax direct: [illegible]
Mobile:
Email: [illegible]
Reference: 041060

10 October 2005

Coastal Licencing Unit
Environmental Protection Agency

Dear Sir or Madam

Re: Powerhouse Riverbank Stabilisation, Brisbane River

I, Darren Leeson, on behalf of City Design, being 'structural engineers' within the meaning of Standard By-Laws, hereby certify that we are responsible for the structural design of the building work shown on drawing numbers CD/T3 - 041060 Sheets 1 to 2.

We certify that the above mentioned structural works are designed:-

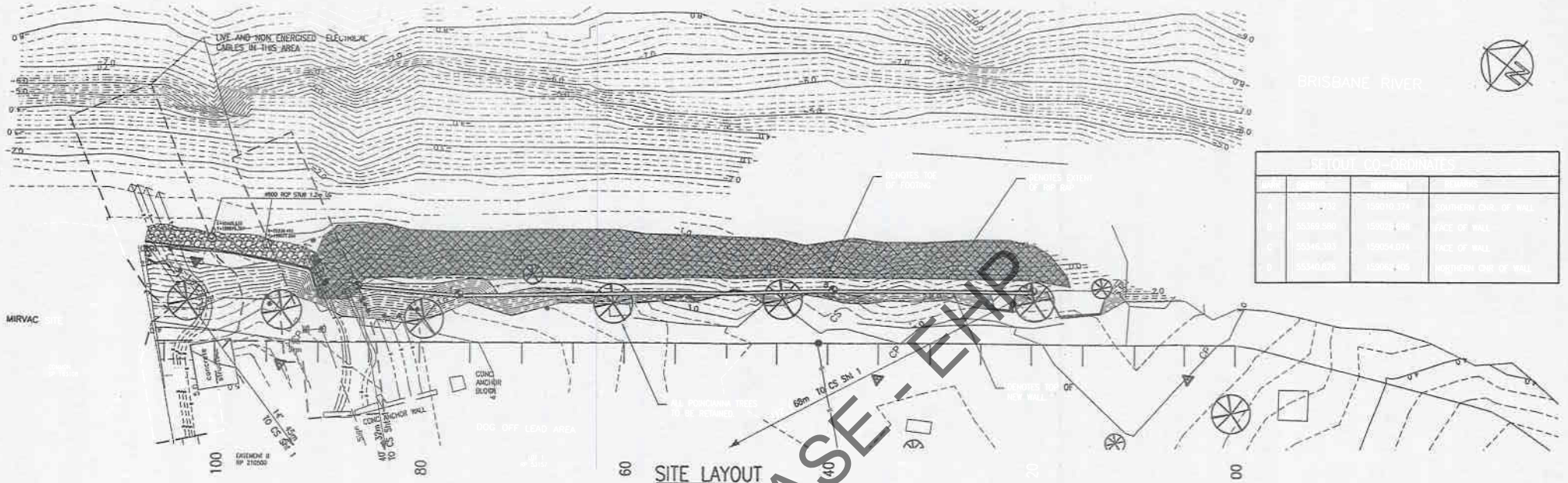
- Are suitable for its intended usage,
- Are structurally adequate for their intended [illegible] and anticipated usage,
- Are structurally adequate to allow for [illegible] scour resulting from flood and tidal conditions,
- Do not impose loads on existing [illegible] such that the design capabilities of these existing structures are exceeded,
- Would not adversely affect the stability of the bed and the banks of the waterway in which the works would be [illegible] and works designed for significant scour,
- The works as designed comply with all relevant codes, including the EPA's operational policy *'Building and engineering standards for tidal works'*.
- Do not adversely affect the usage of adjacent structures,
- Have a non-slip surface.

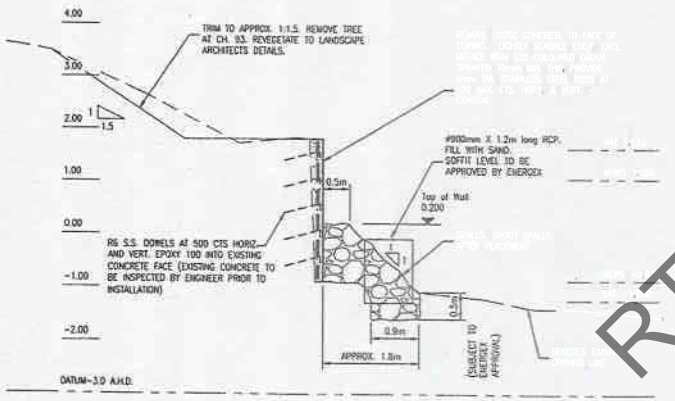
Yours faithfully

sch4p4(6) Personal information

Darren Leeson R.P.E.Q. 4501
ACTING PRINCIPAL ENGINEER STRUCTURES
CITY DESIGN
BRISBANE CITY COUNCIL

RTI DL RELEASE - EHP





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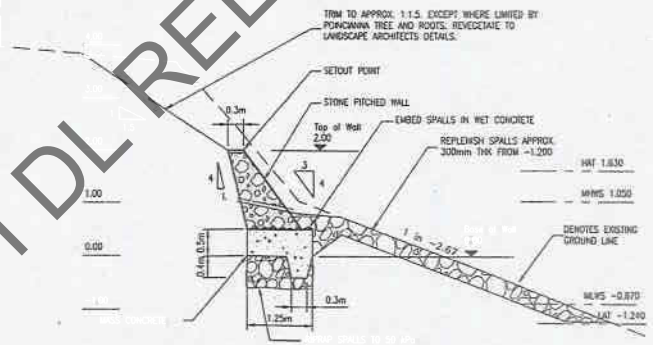
SCALE D



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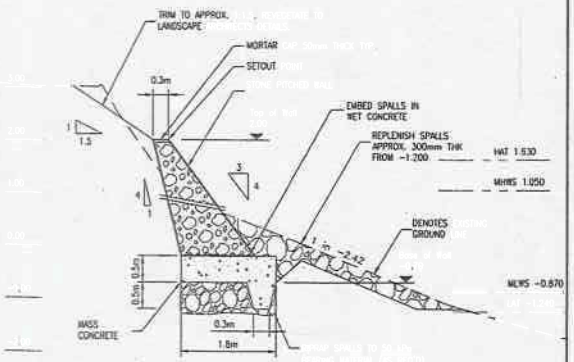

CHAINAGE 45.00
TYPICAL BETWEEN CH. 20-60
SCALE D

RTI DL RELEASE - EHP

City Design
Brisbane City Council

Issue	Description	Date	Drawn	Auth.
A		14.3.05		
B				
C	INFORMATION			

Issue	Description	Date	Drawn

Title
LAYOUT
TYPICAL SECTIONS
RETAINING NOTES

POWERHOUSE
BANK STABILISATION
NEW FARM

Design	Drawn	Checked	Authorised for Issue

Reference no.

Date
AS SHOWN

Sheet No.
CITY DESIGN TS 9 of 9

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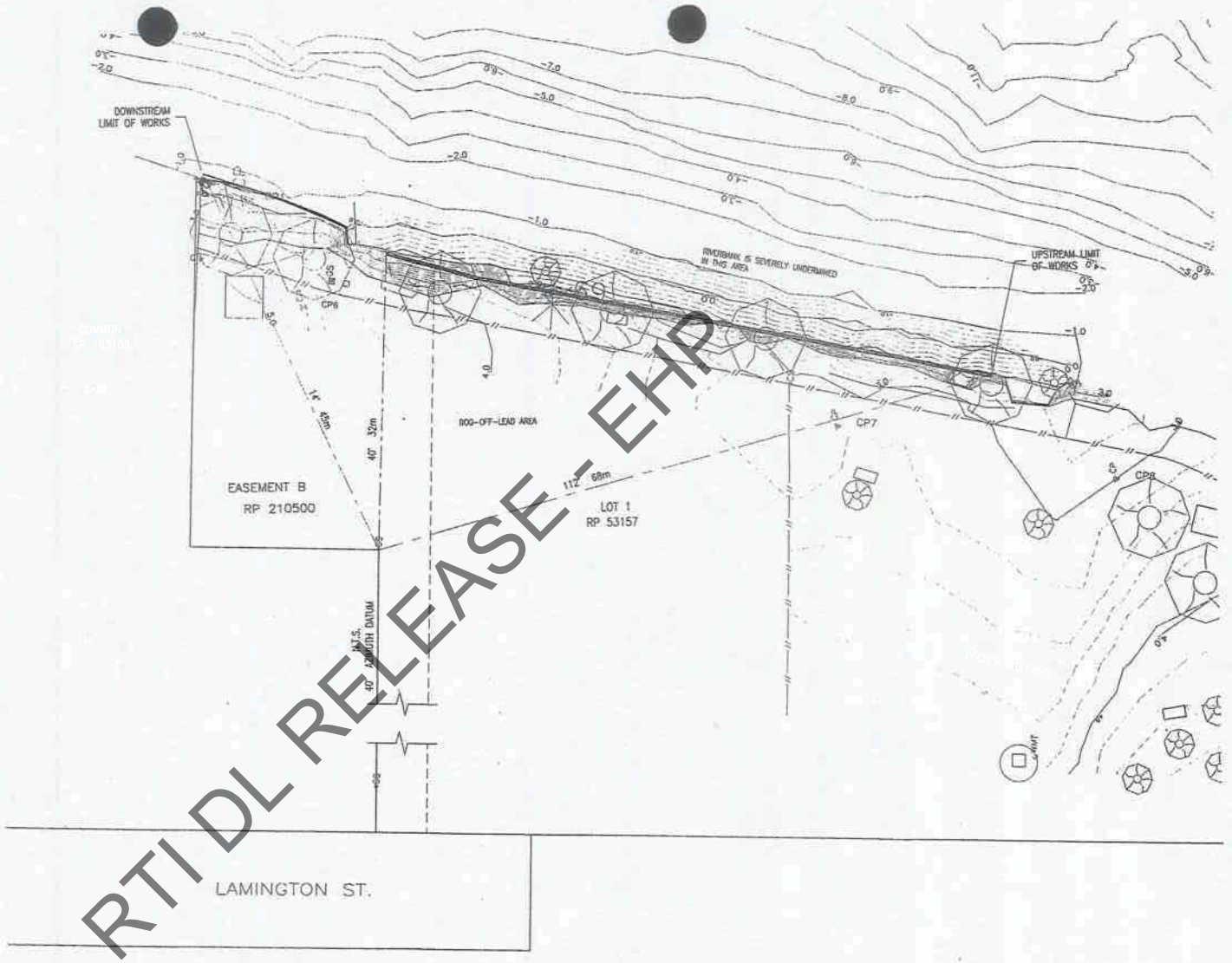

RTI DL RELEASE - EHP

LOCALITY PLAN

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BNE14600

Brisbane City Council
ABN 72 002 765 795

51

ENVIRONMENTAL PROTECTION AGENCY
26 OCT 2005
BNE 200 5/16335

18 October 2005

Licence & Permit Coordination Unit
Environmental Protection Agency
P. O. Box 155
BRISBANE
QLD 4002

Information Response

Application for Operational Works in Tidal Areas and in Coastal Management Districts and interfering with quarry materials on State coastal land above the high water mark
Bank Stabilisation – Powerhouse Park
130 Lamington Street, New Farm, QLD, Lot 1 on RP 53157

In response to your Information Request dated 15 July 2005 regards to the above application please find the requested information listed below / attached:

A legible copy of the registered real property plan
A copy of the Easement Documentation for easem
Two full copies of Drawing Number CD041060 T
Two full copies of Drawing Number CD041060 T
attached; and
Certification by a Registered Professional Engineer of Queensland as requested.

00 – attached;
on RP210500 – attached;
Sheet 1 – attached;
Sheet 2 signed and amended as requested –

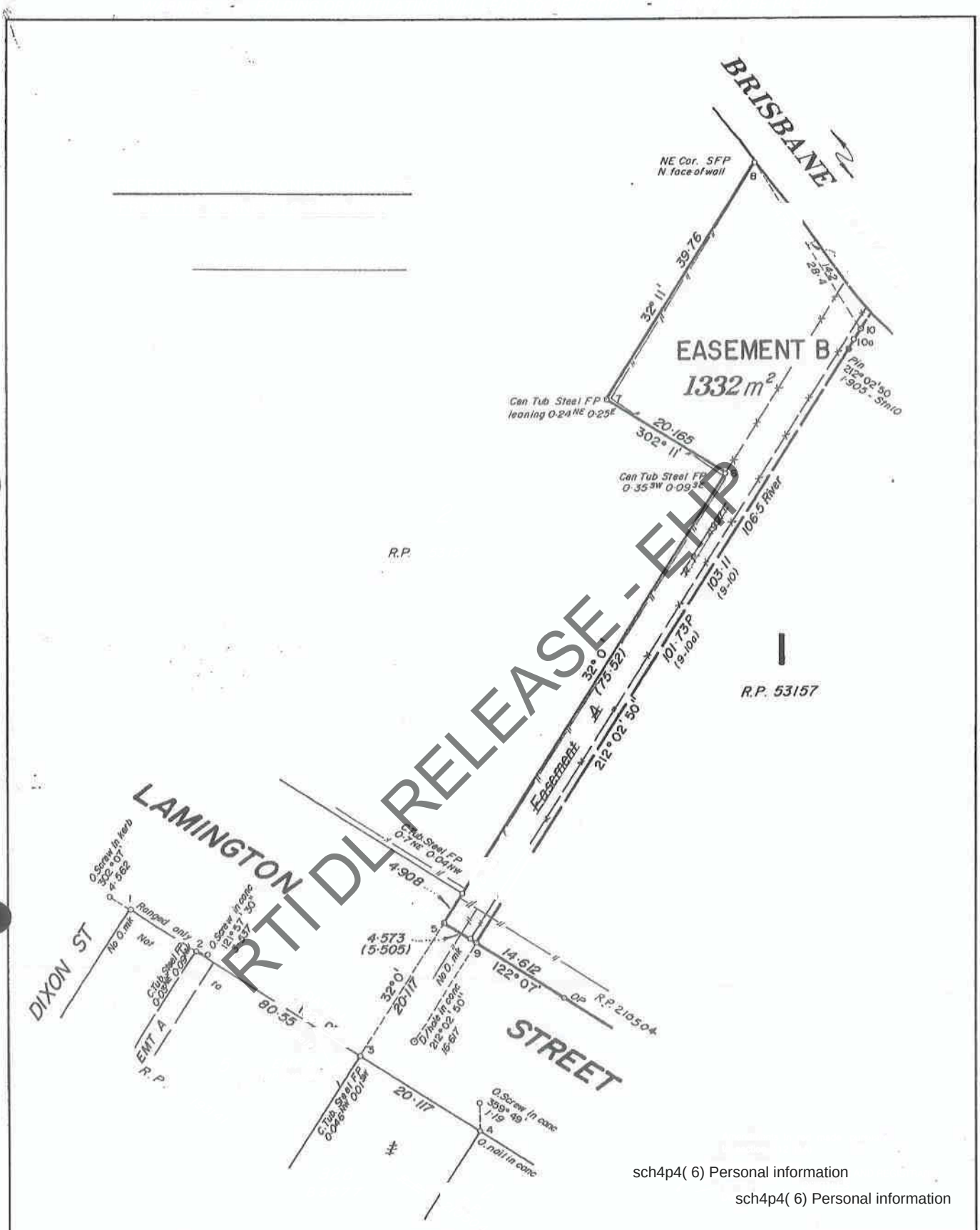
Should you need further information concerning the project or application, please contact Brendan Ling on 3403 0484.

Yours sincerely,

sch4p4(6) Personal information

for Tim Armstrong
Acting Product Manager
Environmental Management
Water and Environment
City Design

RTI DL RELEASE - EHP



RTI DL RELEASE - EHP

WARNING -

CERTIFICATE

I William Mitchell

hereby certify that I have surveyed the land comprised in this plan personally

that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 3-11-1987

sch4p4(6) Personal information

Signature of Licensed Surveyor

Date 11.11.87

Council of the ..... of ..... certifies that all the requirements of this Council, the Local Government Acts of 1936 to 19 and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this ..... day of 19

Mayor or Chairman

Town or Shire Clerk

I/We BRISBANE CITY COUNCIL

(Names in full)

as Proprietor /s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor / s

The Seal of BRISBANE CITY COUNCIL was hereunto affixed this 23rd day of February 1989, by me, Bryan William Hicks, I being the proper officer to affix such Seal in the presence of:

sch4p4(6) Personal information

B.W. Hicks

sch4p4(6) Personal information

A Justice of the Peace.

Calc. Bk. No. 390/44

Examined 16/5/1989

Passed 16/5/1989

Charted 13/10/89

Map Ref. CC 924 105

Particulars entered in Register Book

Vol. 2082 Folio 184

at 4.14 pm

4 OCT 1989

REGISTRAR OF TITLES

FOR TITLES OFFICE USE ONLY

Previous Title

GIT 2082-184 Lot 1 RP 53157

T890423M Emt. R.Co. S.E.Q.E.B. Underground Electricity

For Additional Plan & Document Notings Refer to CISP

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.

Lodged by

Fees Payable

	Postal fee and Postage
114	Lodgt.Exam. & Ass.
—	Entd. on Docs.
—	New Title
13	Entd. on Deeds
8	Photo Fee
135	Total
	Short Fees Paid

sch4p4(6) Personal information

sch4p4(6) Personal information

sch4p4(6) Personal information

REGISTERED PLAN

FOR INTERNAL USE ONLY

ENVIRONMENTAL PROTECTION AGENCY

SEARCH RESPONSE

ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 1051007 EMR Site Id: 23869 22 May 2008
This response relates to a search request received for the site:
Lot: 101 Plan: SP102967

RTI DL RELEASE - EHP

EMR RESULT

The above site IS included on the Environmental Management Register.
Lot: 101 Plan: SP102967
Address: 2/133-134 LAMINGTON ST
NEW FARM 4005

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.
COAL FIRED POWER STATION - operating a coal fired power station.

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

Commercial and recreational use (including arts and cultural centre).

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

Lindi Bowen
Registrar, Contaminated Land Unit

LoadLogoHere

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 101 PLAN : SP102967 FILE REF : 902196 PRINTED: 22/05/2008

DATE OF EFFECT : 23/02/1999

1.0 Summary of Contamination

Lot 101 on SP 102967 was a part of a coal-powered power station facility, (formerly known as the New Farm Power Station site). Material used/generated during the operation of the power station has been used as fill across large areas of the site (including boiler ash and building rubble).

Levels of selected heavy metals (arsenic (As), cadmium (Cd), copper (Cu), lead (Pb), zinc (Zn) and/or mercury (Hg)), Total Petroleum Hydrocarbons (TPHs) and/or Polycyclic Aromatic Hydrocarbons (PAHs) in excess of Department of Environment & Heritage (DEH) Environmental Investigation levels have been identified at various locations across the site. The elevated levels were typically associated with fill material consisting of boiler ash, waste and building rubble. Asbestos cement sheeting/debris was also noted in building rubble in the former boiler house area of the site.

The identified As, Cd, Cu, Zn and Hg concentrations were below DEH health-based investigation levels for parkland, recreational and/or commercial land-use. With the exception of 2 samples, Pb and PAH levels were also within the DEH health-based guidelines for parkland, recreational and/or commercial land use. The elevated TPH levels were predominantly longer chain hydrocarbons and therefore exposure to hydrocarbon vapours or the risk of an explosive gas build up is considered unlikely.

Site layouts showing sample locations (and highlighting locations which contained heavy metal and/or organic compounds above current DEH threshold levels) is presented in Figures 1 & 2.

2.0 Objectives

The objective of the Site Management Plan (SMP) is to manage contamination on Lot 101 on SP 102967 during the site's development and post development in a manner which protects human health and the environment. The objective will be achieved by:

. Implementation of controls on site excavation, building refurbishment and redevelopment works;
. Establishment of barriers between users of the site and the contamination (ie site capping);
. Minimisation of surface water infiltration; and
. Implementation of monitoring programs.

3.0 Achievement and Management of Objectives

RTI DL RELEASE - EHP

The owner is to ensure the following conditions are complied with in order to achieve and maintain the plan objectives:

3.1 Pre Construction and Construction

3.1.1 With the exception of landscaped garden areas, a capping layer consisting of a concrete slab, bitumen/asphalt paving, compacted clay to a minium depth of 0.5 m and/or other equivalent impermeable cover is to be installed to maintain a barrier between contamination and site users as well as to minimise water infiltration. The integrity of the capping material is to be maintained to ensure water does not infiltrate through the contaminated zone and prevent/minimise erosion of clay capping layers (where installed).

3.1.2 Landscaped garden areas shall not exceed 10% of the site in area (Figures 1 & 2) and be constructed to ensure that exposure/infiltration to potentially contaminated material is minimised. To this end, gardens shall be constructed on beds of at least 300 mm of clean (imported) top soil (AS4419) on top of a minimum of 300 mm of compacted clay (or other suitable capping material). Measures shall be implemented to ensure that water does not infiltrate through the contaminated zone, (eg. agricultural drainage lines designed to discharge stormwater).

3.1.3 Plants selected for garden bed areas shall be such that the root system does not penetrate the capping material.

3.1.4 The area of land, on Lot 101 on SP 102967, to the east of the former Power Station building and adjacent to the river (including land under the boardwalk) is to be capped as per 3.1.1.

3.1.5 All slopes, batters and retaining walls are to be geotechnically stable and not subject to slumping, or erosion.

3.1.6 Site works relating to excavation, removal and/or disposal of soil must ensure that environmental harm is prevented. To achieve this an Environmental Management Plan (EMP) shall be developed and implemented. The EMP shall detail controls on site works (eg stormwater runoff controls, excavation methodology, dust and noise suppression etc). This plan shall be developed prior to the commencement of site works (upon finalisation of development plans) and be available to the administering authority on request. As a minimum the EMP must consider:

. the staging of site works to minimise the extent of disturbed areas and to reduce the potential for potentially contaminated runoff to impact surrounding areas;
. methodologies to control the emission of potentially contaminated dust;
. stormwater controls around stockpiles and/or excavations to minimise the potential for off-site migration of contaminants;
. the identification and management of potentially Acid Sulphate Soils;
. minimising the exposure of humans and the environment to potentially contaminated sub-surface soils during excavation works;
. controls for material cartage (eg covering loads, wetting material to reduce airborne dust emissions;
. monitoring of pollution control equipment and new/existing environmental monitoring points and recording of results for review; and
. documentation of all contaminated soil transport operations including the descriptions of

PTI DL RELEASE - EIP

processes, personnel and/or organisations involved and approvals given.

3.1.7 A site specific Workplace Health and Safety Plan (WHASP), satisfying the relevant obligations imposed by the Workplace Health and Safety Act 1997 (or equivalent), shall be developed for the site and shall specifically address exposure to PAHs, asbestos, TPH and heavy metal contaminated soils and/or waters. This WHASP shall be developed prior to the commencement of any civil construction works on-site.

3.1.8 Contaminated soil must not be excavated or removed from the site without adequate sampling and without the prior approval of Administering Authority under Section 118ZZF (or equivalent) of the Environmental Protection Act 1994.

3.1.9 The groundwater monitoring well installed on-site as part of previous site investigation works at location BH 8 (see Figure 2) shall be maintained in an operational condition to allow on-going monitoring of the groundwater aquifer. If damaged the monitoring bore is to be replaced.

3.2 Achievement of Management Objectives - Post Construction (development)

3.2.1 The site capping layer (other than the landscaped garden areas, see Figures 1 & 2), which consists of a concrete slab, bitumen/asphalt paving, compacted clay to a minium depth of 0.5 m and/or other equivalent impermeable cover is to be maintained in good condition at all times.

3.2.2 Landscaped garden areas, which are not to exceed 10% of the site in area, are to be maintained so that at least 300 mm of clean (imported) top soil (AS4419) overlies a minimum of 300 mm of compacted clay (or other suitable capping material). A water management strategy shall be developed and implemented for the watering of garden beds to ensure that infiltration into potentially contaminated soil is minimised. This watering strategy shall consider watering rates, watering intensity and the design of appropriate drainage points within the gardens. Garden drainage systems are to be maintained in an operational condition.

3.2.3 Plants selected for garden bed areas shall be such that the root system does not penetrate the capping material.

3.2.4 Subsequent open space design changes to the site (ie. increasing the landscaped garden areas to more than 10% of the site area) will require a review of capping/sealing requirements and approval by the Administering Authority.

3.2.5 Contaminated soil must not be excavated or removed from the site without adequate sampling and without the prior approval of the Administering Authority under Section 118ZZF (or equivalent) of the Environmental Protection Act 1994.

3.2.6 Excavations which extend below the capping layer must receive the prior approval of the Administering Authority.

3.2.7 A site specific Workplace Health and Safety Plan (WHASP), satisfying the relevant obligations imposed by the Workplace Health and Safety Act 1997 (or equivalent), shall be developed for the site and shall specifically address exposure to PAHs, asbestos, TPH and heavy metal contaminated soils and/or waters. This WHASP shall be developed prior to the commencement of any approved (refer to 3.2.6) excavation works on-site.

3.2.8 Pollution control equipment, erosion control systems and/or safety equipment installed

RTI DL RELEASE - EHP

Release

during the period of the redevelopment and/or the operation of the site to ensure environmental impact is being minimised must be maintained in an operational state.

3.2.9 The groundwater monitoring well installed on-site as part of previous site investigation works at location BH 8 (see Figure 2) shall be maintained in an operational condition to allow on-going monitoring of the groundwater aquifer. If damaged the monitoring bore is to be replaced.

4.0 Monitoring & Reporting

To ensure compliance with the SMP, the owner of the site is to ensure that the following monitoring and reporting requirements are performed.

4.1 Monitoring and Reporting - Pre Construction and Construction

4.1.1 During the pre-construction and construction phases of the development a report is to be submitted on a six monthly basis (and at the completion of the construction phase) to the administrating authority detailing the results of all monitoring and compliance with SMP conditions.

4.2 Monitoring and Reporting - Post Construction

4.2.1 An inspection of the site is required at a minimum of every six months to ensure that the SMP conditions have been satisfied.

4.2.2 Written records of details of inspections, monitoring and maintenance programs, site excavations, soil movements and soil disposals are to be documented and available to the Administering Authority on request.

4.2.3 A round of groundwater sampling is to be undertaken from the on-site groundwater monitoring well BH 8 (see Figure 2) prior to 30 November 1999 (Note BH 3 and BH 6 on Lot 2 on RP 210504 should be sampled at the same time - see SMP for Lot 2 on RP 210504). Samples collected from this initial round of sampling shall be submitted for analysis of TPH, phenols, PAHs and selected heavy metals (ie. As, Cd, Cr, Cu, Hg, Ni, Pb and Zn). The groundwater monitoring event shall include gauging of the wells (including BH 3 and BH 6- see SMP Lot 2 on RP 210504) and recalculation of the local groundwater flow direction to confirm previous monitoring results. The results shall be provided in a written report to the Administrating Authority by 31 December 1999. Based on this round of sampling, subsequent groundwater monitoring and reporting requirements (and the SMP conditions) are to be reassessed by the Administering Authority.

This Site Management Plan makes reference to a plan attachments which are available from the administering authority if required.

NOTE: This Site Management Plan has been developed to manage site contamination present at the issue date. Subsequent uses of the site may result in the need to review this plan.

RTI D-RELEASE - EHP

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FOR INTERNAL USE ONLY

ENVIRONMENTAL PROTECTION AGENCY

SEARCH RESPONSE

ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 1051008 EMR Site Id: 22 May 2008
This response relates to a search request received for the site:
Lot: 102 Plan: SP102967

RTI DL RELEASE - EHP

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

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

ADDITIONAL ADVICE

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

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

Lindi Bowen
Registrar, Contaminated Land Unit

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