

From: Mark Bessell [mb@matgroup.com.au]
Sent: Thursday, 25 June 2015 9:09 AM
To: EMR CLR Registry; WILLEY Ben
CC: 'Chris Butler'; jmc@matgroup.com.au; luke@preciseenvironmental.com.au; adam@preciseenvironmental.com.au
Subject: Notification re Asbestos
Attachments: CER1506191543 - Abs-Pres in sheet.pdf; CER1506191542.2.pdf; Survey plan.pdf; Asbestos notification.pdf

Please find attached notification re asbestos

Title of land to follow.

Regards

Mark Bessell
Contracts Manager
Bluestone Constructions
P: 07 5538 0702 M:

sch4p4(6)
Personal
information

MPG-Red-Logo



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EHP RTI DL Release

Form

Notifiable Activity/Contaminated Land

Notification of Land

This column contains guidance for using this form and important information about inclusion of land on the Environmental Management Register.

This is the approved form for giving notice to the administering authority that a notifiable activity has been, or is being, carried out on land that has or is being contaminated by a hazardous contaminant, in accordance with section 371 or 372 of the *Environmental Protection Act 1994* (the EP Act).

Note: You must complete all questions below. You can use this form to provide notification of contamination of multiple land parcels and/or multiple instances of a notifiable activity/hazardous contaminant. Where this is the case, please clearly identify which land parcel or notifiable activity the information relates to.

1. Applicant details

1.1 Person making notification

I am the **owner** of the land giving notice under s.371 of the EP Act ☒

I am the **occupier** (e.g. lessor or tenant) of the land giving notice under s.371 of the EP Act ☐

I am a representative of a **local government** giving notice under s.372 of the EP Act ☐

1.2 Please ensure that all information is current and correct.

1.2 Details of person making this notification

NAME Tuija Sullivan	
COMPANY/ORGANISATION/LOCAL GOVERNMENT Tuija Investments Pty Ltd	
POSTAL ADDRESS POB 532 BROADBEACH	
EMAIL tsullivan@sullivangroup.com.au	
PHONE sch4p4(6) Personal information	FAX

2. Site location

2.1 Lot on Plan

Department of Environment and Heritage Protection (EHP) records the notification of land on the Environmental Management Register (EMR) and the Contaminated Land Register (CLR). These registers both use the Lot on Plan system.

The Lot and Plan can be obtained from the land title certificate, rates notice or your local government

If you do not know the Lot and Plan, please provide sufficient information for EHP to locate the property.

The local government is your local council.

2.1 Please provide the address and Lot on Plan of the land parcel to which the notification applies

FULL STREET ADDRESS OF THE LAND PARCEL 1 and 5 Waterford Court, Bundall 4217	
LOT NUMBER 21 & 23	PLAN REFERENCE RP 206209
LOCAL GOVERNMENT GCCC	

2.2 Does the land parcel have a local name?

This information will help the administering authority locate the land parcel e.g. properties located along un-named roads.

2.2 Does the land parcel have a local name e.g. property name?

If yes, please provide.

2.3 An estimate of the area in square metres can be calculated by multiplying the length by the width of the land.

This information is used to verify the Lot on Plan details.

2.3 Please provide an estimate of the area of the land parcel in square metres

Respectively 2708 and 2717 m²

2.4 Map, locality plan or map reference?

This could be a map or figure showing the actual location of the activity or potential contamination on the property, or a map reference can be provided (e.g. MGA-Easting/Northing or GDA-Latitude/Longitude). This information assists EHP to provide location details of potential contaminated sites for future site management.

2.4 Map, locality plan or map reference

Please provide a map or locality plan, showing the location of the notifiable activity or contamination.

Map or locality plan has been attached

- ☒ Yes
☐ No

Please list any maps or map references attached to this form:

Survey Plan

3. Notification details

A notifiable activity **has been** carried out on the land ☒
Complete **Part 4** of this form

A notifiable activity **is** being carried out on the land ☐
Complete **Part 4** of this form

The land is **contaminated** with a hazardous contaminant ☒
Complete **Part 5** of this form

4. Notifiable activities

Notifiable activities are defined in Schedule 3 of the EP Act. More information about notifiable activities can be found on the EHP website www.qld.gov.au/environment.

4.1 Example

Environmental Protection Act 1994
Schedule 3

14 Engine reconditioning works—carrying out engine reconditioning work at a place where more than 500 litre (L) of any of the following are stored—

- (a) halogenated and non-halogenated hydrocarbon solvents
- (b) dangerous goods in class 6.1 under the dangerous goods code
- (c) industrial degreasing solutions.

4.3 Example

An example is provided below for engine reconditioning works where 600l of a dangerous good is being stored.

Actual volume/s: 600l is being stored

Other details: dangerous good being stored is halogenated hydrocarbon solvents.

4 Notifiable activity details

If providing notification of multiple notifiable activities, provide answers to each of the questions below for each notifiable activity. Additional information can be included as attachments.

Multiple notifiable activities, attachment/s provided ☐

4.1 Which notifiable activity is being or has been carried out?

State the number and, where relevant, subtype of activity listed in Schedule 3 of the EP Act.

Lot 23 RP206209 has been subject to a Hazardous Contaminant (Friable asbestos/asbestos fines) plus Notifiable Activity 3(c) Asbestos manufacture or disposal*—disposing of more than five tonnes (t) of bonded asbestos based upon the weight of ACM.

Lot 21 RP206209 has been subject to a Hazardous Contaminant (Friable asbestos/asbestos fines).

4.2 When was the notifiable activity carried out?

If a notifiable activity is currently being carried out when did the activity commence? (month, year)

30+ years ago

If the activity has ceased, during which period did the activity occur? (month, year) to (month, year)

30+ years ago, though asbestos present in fill soil currently.

4.3 Activity details, including threshold amounts

Provide details of the notifiable activity being undertaken and where relevant state the subtype(s), the actual volume being stored/used/manufactured/disposed etc and other specifics that make the activity a notifiable activity under Schedule 3 of the EP Act.

Approx 30 years ago the site was filled and some of that fill contained asbestos. Laboratory testing of soil on Lot 21 and 23 has confirmed the presence of friable asbestos/asbestos fines (FA/AF) above the 0.001% HSL specified in NEPC 2013 (max of 0.035 % ACM - Lot 23 & 0.015 %

ACM - Lot 21). Additionally, asbestos in bonded ACM form exceeds the 0.01% HSL specified in NEPC 2013 (Lot 23 = 0.2098 %, Lot 21 RP206209= 0.2622% as quantified by Precise Environmental).
Lot 23 RP206209 has also been subject to Notifiable Activity 3(c) Asbestos manufacture or disposal*— disposing of more than five tonnes (t) of bonded asbestos based upon the weight of ACM.

Octief results for TP1 to TP9 = Lot 23 RP206209
Octief results for TP10 and TP11 = Lot 21 RP206209

Actual volume(s):

To be confirmed

Other details: state type(s) of chemicals of dangerous goods being stored.

5. Contamination

5.1 Hazardous contaminants

Hazardous contaminant is defined in Schedule 4 of the EP Act and is a contaminant likely to cause serious or material environmental harm. More information about what this means can be found on the EHP website www.qld.gov.au/environment.

5.1 What is the name or type of hazardous contaminant/s that has caused contamination of the land?

Asbestos

5.2 Contamination incident.

How did the contamination occur?

Someone dumped materials containing asbestos

When did the contamination occur, on what date or over what period?
approx 30+ years ago

5.3 What was the estimated quantity of the hazardous contaminant(s) involved?

To be confirmed

5.4 Provide any other information relevant to the contamination.

5.4 Example

Potential risks to human health or the environment, investigations undertaken, current land use, site characteristics (e.g. presence of groundwater or environmental features).

6. Evidence and supporting information

Please provide as much information as possible to support the notification. Provide attachments where necessary. Examples of the types of evidence that could be provided include (but are not limited to):

- If any investigation of the nature and extent of contamination has been undertaken on the site, provide details of the method used, sampling results and any recommendations about future management of the contamination. If a written report about the contamination is available, please provide a copy of the report.
- Any licences or approvals issued relevant to the activity being notified, for example licence or approvals under the EP Act or the Flammable and Combustible Liquids Regulation 1994.
- Evidence of relevant notifiable activities that are being or have been carried out on the land, e.g. business documentation outlining the activities being undertaken on the site or photographs of industrial activities.
- The results of any compliance monitoring done in relation to notifiable activities or possible contamination of the site.

Please list any attachments provided.

Lab test results dated 24.06.15 (Attached)

7. Land owner details

Please provide the details of the owner of the property if known, ensuring this information is current and correct. This will help the administering authority with contacting the land owner in relation to the notification.

7. Details of land owner

NAME	
Tuija Sullivan	
COMPANY/ORGANISATION/LOCAL GOVERNMENT	
Tuija Investments Pty Ltd	
POSTAL ADDRESS	
POB 532 Broad beach	
EMAIL	
hsullivan@sullivangroup.com.au	
PHONE	FAX
sch4p4(6) Personal information	

8. Declaration

Please read the certification below before signing.

- I understand that all Information on or in this application form may be disclosed publicly in accordance with the *Right to Information Act 2009* and the *Evidence Act 1977*.

NOTIFYING PERSON'S SIGNATURE sch4p4(6) Personal information	DATE 24/6/15
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9. Applicant's checklist

- ☒ Details of person giving notice are correct
- ☒ All relevant sections of notification form completed
- ☒ Certification is signed
- ☒ Evidence and supporting information attached

Forward this form to:

The Registrar
EMR/CLR Registry
Department of Environment and Heritage Protection
GPO Box 2454
Brisbane Queensland 4001
Phone 13 QGOV (13 74 68)

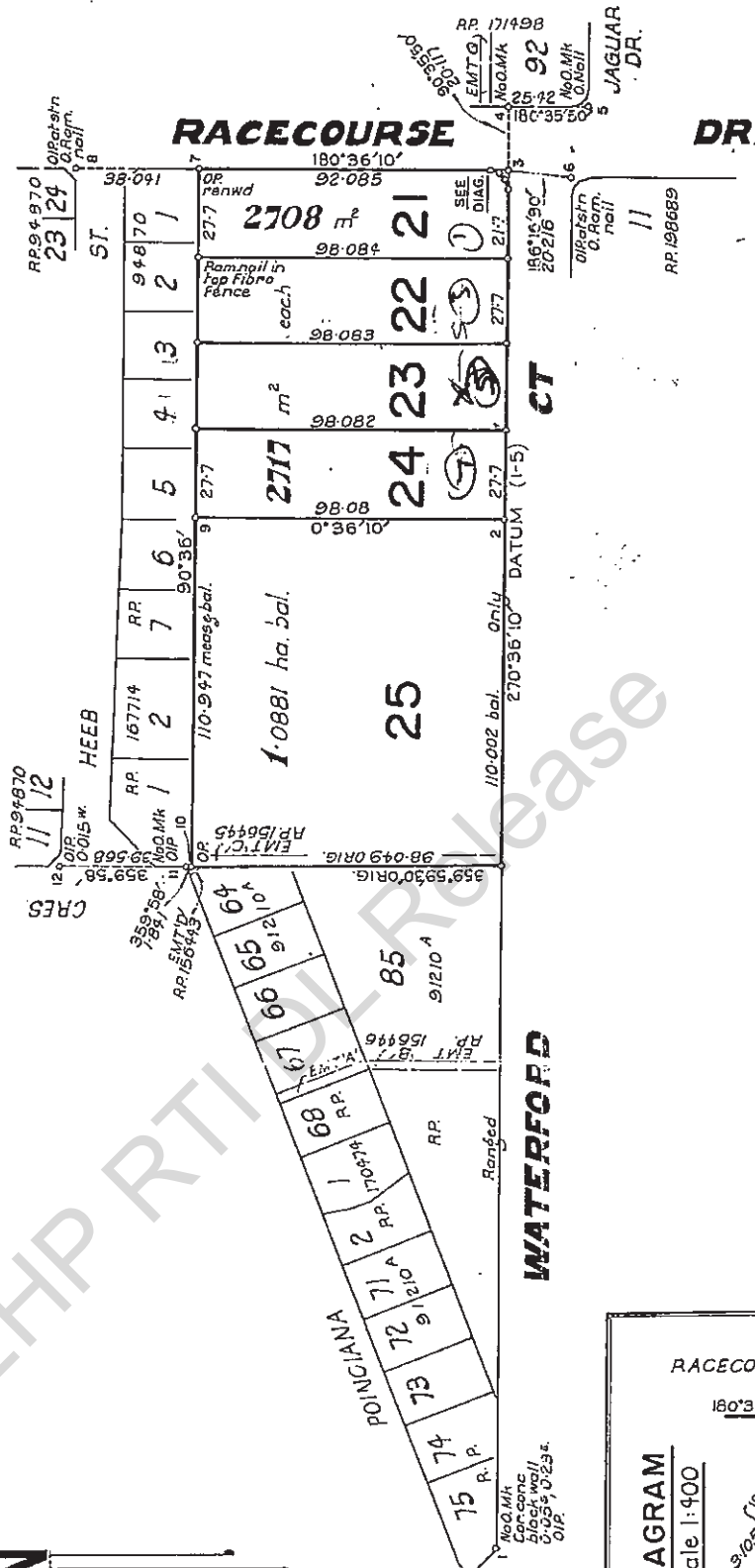
Email: emr.clr.registry@ehp.qld.gov.au

PLAN MUST BE DRAWN WITHIN BLUE LINES

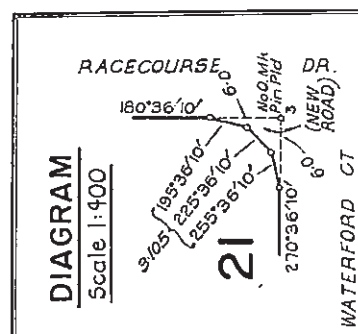
Original information compiled
from RP 94870 in the Titles
Office, Brisbane.

[illegible]

Stn	To	Brd	Dist
1	OIP	180° 38' 10"	1° 06'
2	Ram nail in herb	229° 13' 10"	5° 58'
3	O. Nail in herb	245° 19' 30"	2° 35'
5	O. Ram nail in herb	20° 35' 50"	13° 12'
6	" "	14° 1' 4"	6° 51'
7	Ram nail in channel	78° 01' 7"	3° 16'
8	O. Ram nail in herb	25° 23' 28"	11° 13'
9	" "	59° 35'	9° 43'
10	Ram nail in M.H.	304° 22' 10"	1° 5'
11	OIP	180° 38' 10"	1° 06'
12	OIP		



Area of New Road
 9 m^2



NO FIELD NOTES LOGGED		PLAN OF <u>Lots 21 to 25</u>			ORIG. PORTION <u>42^A</u>	
ORIGINAL GRANT 32230		<u>Cancelling Resub 25 on RP.94870.^B</u>			TOWN	
					PARISH <u>NERANG</u>	
					COUNTY <u>Ward</u>	
MAP REF. T.M. Surfers Paradise 41	PROCLAIMED SURVEY AREA	SURVEYED BY <u>E.B. Bennett</u> of <u>Bennett's Bennett</u> <u>28.1.1986</u>	MERIDIAN	 SCALE <u>1:1500</u>	REGISTERED PLAN — 206209	

From: Mark Bessell [mb@matgroup.com.au]
Sent: Thursday, 25 June 2015 11:43 AM
To: EMR CLR Registry; WILLEY Ben
CC: 'Chris Butler'; jmc@matgroup.com.au; luke@preciseenvironmental.com.au; adam@preciseenvironmental.com.au
Subject: RE: Notification re Asbestos
Attachments: Titles.pdf

Please find attached the titles for these sites

Mark Bessell
Contracts Manager
Bluestone Constructions
P: 07 5538 0702 M: sch4p4(6) Personal
information

MPG-Red-Logo



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From: Mark Bessell [mailto:mb@matgroup.com.au]
Sent: Thursday, 25 June 2015 9:10 AM
To: 'emr.clr.registry@ehp.qld.gov.au'; 'ben.willey@ehp.qld.gov.au'
Cc: 'Chris Butler'; jmc@matgroup.com.au; 'luke@preciseenvironmental.com.au'; 'adam@preciseenvironmental.com.au'
Subject: Notification re Asbestos

Please find attached notification re asbestos

Title of land to follow.

Regards

Mark Bessell
Contracts Manager
Bluestone Constructions
P: 07 5538 0702 M: sch4p4(6) Personal
information

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CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 21255254
Search Date: 25/06/2015 08:59

Title Reference: 16924223
Date Created: 09/07/1986

Previous Title: 13378236

REGISTERED OWNER

Dealing No: 716152447 20/11/2014

TUIJA INVESTMENTS PTY LTD A.C.N. 140 342 061
TRUSTEE
UNDER INSTRUMENT 716152447

ESTATE AND LAND

Estate in Fee Simple

LOT 21 REGISTERED PLAN 206209
County of WARD Parish of NERANG
Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10282240 (POR 42A)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

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Requested By: D APPLICATIONS CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 21255255

Search Date: 25/06/2015 08:59

Title Reference: 16924225

Date Created: 09/07/1986

Previous Title: 13378236

REGISTERED OWNER

Dealing No: 716226230 23/12/2014

TUIJA INVESTMENTS PTY LTD A.C.N. 140 342 061

TRUSTEE

UNDER INSTRUMENT 716226230

ESTATE AND LAND

Estate in Fee Simple

LOT 23 REGISTERED PLAN 206209

County of WARD

Parish of NERANG

Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10282240 (POR 42A)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

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Requested By: D APPLICATIONS CITEC CONFIRM

Assessment Report for Notifications under 371 or 372 of the EP Act

Environmental Protection Act 1994

Contaminated land

This assessment report is for submissions made under Chapter 7, Part 8 of the Environmental Protection Act 1994 (the Act). Preparation of this report is evidence that the criteria to be evaluated by the administering authority have been taken into consideration when making a decision.

Registry Entry Only: Sections 1-5

1 Registry entry "project details"

Project AR#: AR075762	Requesting Registry Officer : Gavin Lucke
File/Edocs Nos: "Insert AR Number" <i>101/0015326</i>	
Real property description: 1&5 Waterford Court BUNDALL <i>Lots 21 & 23 RP206209</i>	

2 Registry entry "dates"

Decision dates for project	
Date application properly made:	25/06/2015
Registry Requested date:	29/06/2015

3 Registry entry "properly made submission check"

Item	Yes/No/NA and Comments if Required
Note: "Enough information must be supplied in the notification application" in order for a technical officer to make a decision.	Notification of Land issued by owners, and supportive test results provided as annexure.
The approved form "must" be completed in full:	X Yes ☐ No

Has a report/plans been supplied:	X Yes ☐ No
Notification by Owners/Occupier :	X Yes ☐ No OWNER
Notification by Council:	☐ Yes ☒ No
Notification by Non Owner:	☐ Yes ☒ No
Other Information:	☐ Yes ☐ No
Lot on Plan already listed on the EMR:	☐ Yes ☒ No

4 Registry entry "Background information"

List the background information
<p>Details:</p> <p>25/06/2015 email received from Mark Bessel Bluestone Constructions Matthews Property Group, with attached notification of land from owners of Lots 21&23 RP206209, for listing of sites on EMR for Hazardous Contaminant - Asbestos as asbestos fines found within samples on site. Asbestos Soil Sample Analysis Report Certificate CER1506191542.2 issued by OCTIEF provided as supportive evidence of contamination.</p>

5 Registry entry "Action Request"

List actions requested
<p>Details:</p> <p>WACLA to review Notification of Land information and supportive results, and provide recommendation to EMR/CLR Registry relating to listing of Lots 21&23 RP206209 on EMR for Hazardous Contaminant – Asbestos.</p>
<p>Name: Gavin Lucke sch4p4(6) Personal information</p> <p>Date: 29/06/2015</p>

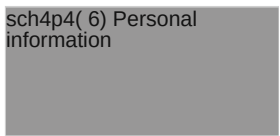
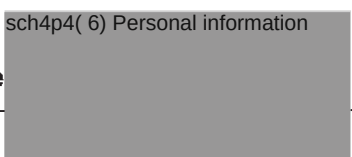
6 Technical Officers Assessment "Background Law"

Refer to the EPAct for legislation for reference.	<u>Note: Only leave in the relevant section delete all others</u>
What section of the EPAct was the Submission made under:	☐ 371(1) – Owner/occupier – Notifiable Activity ☒ 371(2) – Owner/occupier – Hazardous Contaminant ☐ 371(3) – Owner/occupier – Duplicate Notification ☐ 372(1) – Local Government – Notifiable Activity ☐ 372(2) – Local Government – Hazardous Contaminant ☐ 372(3) – Local Government – Duplicate Notification
Notifiable activity definition:	Lot 23 RP206209 3 Asbestos manufacture or disposal— (c) disposing of more than 5t of bonded asbestos.
Hazardous contaminant: Hazardous contaminant means a contaminant, other than an item of explosive ordnance, that, if improperly treated, stored, disposed of or otherwise managed, is likely to cause serious or material environmental harm because of— (a) its quantity, concentration, acute or chronic toxic effects, carcinogenicity, teratogenicity, mutagenicity, corrosiveness, explosiveness, radioactivity or flammability; or (b) its physical, chemical or infectious characteristics.	Lots 21 & 23 RP206209 Asbestos (friable asbestos / asbestos fines)

A. Information considered during assessment:
<ul style="list-style-type: none"> • Notification Form "the approved form" • Registered plan of Lots 21 & 23 RP206209 • Asbestos Bulk Sample Analysis Report Certificate No. CER1506191543 prepared by OCTIEF, dated 23/06/2015 • Current Title Searches for Lots 21 & 23 RP206209. • email dated 3/07/ 2015 from Chris Butler, Director of Precise Environmental, the project manager for the site.
B. Background, Facts and Circumstances of the matter:
<ul style="list-style-type: none"> • Notification Form "the approved form" was signed by the owner of land. • Comments: Section 4.3 of the approved form states that approx.. 30 years ago the site was filled and some of that fill contained asbestos.. • Asbestos Bulk Sample Analysis Report Certificate by OCTIEF was submitted with Notification • Laboratory testing of soil on Lots 21 & 23 has confirmed the presence of friable asbestos/asbestos fines (FA/AF) above the 0.001% HSL specified in NEPC (max of 0.035 % ACM – Lot 23 and 0.015

<p>%ACM – Lot 21).</p> <ul style="list-style-type: none"> Additionally, asbestos in bonded ACM form exceeds the 0.01% HSL specified in NEPM 2013 (Lot 23 = 0.2098%, Lot 21 = 0.2622% as quantified by Precise Environmental) Volume of contaminated fill has not been estimated at the time of notification because of the effort by the project manager to notify the site within 24 hours of becoming aware of contamination. Email dated 3/07/2015 from Chris Butler, Director of Precise Environmental, the project manager for the site, confirmed that the OCTIEF's certificate was issued for samples recovered from Lots 21 & 23 RP206209. A figure showing sample location was provided on 3/07/2015 by Adam Gilltrap of Precise Environmental. 	
<p>C. Legislation</p>	
<p>What section of the EP Act is the decision made under?</p>	<p>374 – Decision about including land in environmental management register:</p> <p>(3) If the administering authority decides the land has been, or is being, used for a notifiable activity or is contaminated land, the administering authority must record particulars of the land in the environmental management register.</p>
<p>D. Officers Recommendation:</p>	
<ul style="list-style-type: none"> The application was submitted under s. 372(1) of the EP Act and the decision about including land in environmental management register is made under s. 374 of the EP Act. Laboratory testing of soil on Lots 21 & 23 has confirmed the presence of friable asbestos/asbestos fines (FA/AF) above the 0.001% HSL specified in NEPM (max of 0.035 % ACM – Lot 23 and 0.015 %ACM – Lot 21). Additionally, asbestos in bonded ACM form exceeds the 0.01% HSL specified in NEPM 2013 (Lot 23 = 0.2098%, Lot 21 = 0.2622% as quantified by Precise Environmental) Lot 23 RP206209 has also been subject to Notifiable activity 3 - Asbestos manufacture or disposal— <p>(c) disposing of more than 5t of bonded asbestos.</p> <p style="margin-top: 20px;">Considering the information provided, the administering authority has determined that the land has been, or is being, used for a notifiable activity or is contaminated land. As such, the land will be recorded on the EMR/CLR as a result of this notification from the owner.</p>	

7 Decision

<p>Assessing Officer: Angelina S.Bismarck</p>	<p>Signed </p>	<p>Date 03/07/2015</p>
<p>Delegate: Stacey McLennan</p>	<p>☒ Approved</p> <p>☐ Not Approved</p> <p>Signe </p>	<p>Date 6 July 2015</p>

8 Notes for Registrar

Instructions for registrar to assist with registry and administration tasks

A notice must be issued in accordance with:

s373(4)(a) to (g) "notification submission that is not by the lands owners"

☐ Yes ☐ No

s374 "notification submission that is by the lands owners"

☒ Yes ☐ No

Note: Example notes below are for direct listing on the EMR only.

- Please list the site (Lot 23 on RP206209) on the EMR for NA – 3 - Asbestos manufacture or disposal— (c) disposing of more than 5t of bonded asbestos

Please list the site (Lot 21 on RP206209 and Lot 23 on RP206209) on the EMR for Hazardous contaminant based on the presence of friable asbestos/asbestos fines (FA/AF) above the 0.001% HSL specified in NEPM (max of 0.035 % ACM – Lot 23 and 0.015 %ACM – Lot 21).