Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Project Ref	Project Name	Status	Project Director	Project Manager	Office Responsible
327934	Unspecified activity/23-31 Ferry Street and 14-30 Prospect Street, Kangaroo Point/Conics (Brisbane) Pty Ltd	Active	BARRY, Kim	NOT, Allocated	ES - TO - Contaminated Land - Southern - Bne

Assessing Officers

Name

Applications: 2

Date	Status	Decision
06-NOV-2008	Assessment	Level 2

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Golder Associates Pty Ltd	611 Coronation Drive		MILTON	4064	QLD

Activities

Name
Assessment Of Site Investigation Report For Land On Emr/clr

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
23-31 Ferry Street and 14-30 Prospect Street, Kangaroo Point					

Agency Interests/Ratings

Category	Type	Rating

Permits: 1

Permit Ref	Permit Type	Status
CLEA00017608	Site Report Assessment for Land on the Environmental Management Register or Contaminated Land Register	Assessment

Date	Status	Decision
17-APR-2009	Assessment	Level 2

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Real Property Developments Pty Ltd	C/- Conics (Brisbane) Pty Ltd		FORTITUDE VALLEY	4006	QLD

Activities

Name
All or part of the land is on the EMR or CLR

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
23-31 Ferry Street and 14-30 Prospect Street, Kangaroo Point					

Agency Interests/Ratings

Category	Type	Rating
Biodiversity	Biodiversity - rare and threatened species	Unknown (default)
Coastal	Coastal - strategic planning	Unknown (default)

Permits: 1

EHP FTI DL Release

RECEIVED 27 APR 2009 EPA SOUTHERN REGION

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

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Information Request
Section 3.3.6 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to section 3.3.6 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Angelina Bismarck
Telephone: (07) 3224 8244
Your reference: A001973864
Our reference: Appl'n No: 36497 Part: 1 File No.: BNE35116 (900622)

CC: Ms Helen Walker
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Real Property Developments Pty Ltd
C/- PMM Brisbane Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

EHP RTI DL Release

Re: Application for development approval.

Applicant:	Real Property Developments Pty Ltd
Council Application Number:	A001973864
EPA Application Number:	36497 Part 1
Date application received by EPA:	10/01/2008
Development Description:	Material Change of Use
Address of subject land:	25 & 31 Ferry Street, 14 & 30 Prospect Street, Kangaroo Point Lots 1 - 3 on RP10904, Lots 5 - 7 on RP10915, Lot 1 on RP73825, Lot 19 on RP114070, and Lot 8 on SL807308

This development application and supporting information have been reviewed. The Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU), acting as a concurrence agency **for contaminated land issues**, requires the following further information for the application to be assessed fully.

Information Required:

A site investigation report, prepared in accordance with the *Environmental Protection Act 1994* (EP Act) and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998), must be submitted to the Environmental Protection Agency (EPA) – Waste and Contaminated Land Unit (W&CLU). The report must demonstrate that **Lots 1 & 2 on RP10904** are suitable for the intended use and enable the EPA to either:

(i) remove the site from the Environmental Management Register, or
(ii) approve a submitted draft Site Management Plan / Remediation Action Plan.

Additional comments or advice about the application

The EPA may recommend refusal or preliminary approval if all the information required is not provided.

The Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland may be obtained from the EPA's Internet site at www.epa.gov.au, or by contacting the EPA's Waste and Contaminated Land Unit. Please ensure that the appropriate statutory fee [as of the 1 July 2007 $1000.00 per lot listed on the Environmental Management Register] is included with this application for the assessment of the site investigation / validation reports.

If a person other than the applicant provides a response to this Information Request Notice, this person must provide written legal delegation. Otherwise the assessment period will not commence until the applicant confirms in writing.

Under the *Integrated Planning Act 1997* **s3.3.8(1)**, an applicant receiving an information request from the assessment manager or a 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

(c) **a notice-**

(i) stating that the applicant does not intend to supply any of the information requested; and

(ii) asking the requesting authority to proceed with the assessment of the application.

Under s3.2.12(2)(b), the application lapses if the applicant does not respond to the information request within 12 months.

As required by s3.3.6(5), the Agency is forwarding a copy of the information request to the assessment manager.

A response to this information request should be posted or facsimiled to:

Contaminated Land Unit
Environmental Services
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Should you require any additional information please do not hesitate to contact the above officer on the telephone number provided.

sch 4 - signature

Signed

22 January 2008
Date

Delegate of Administering Authority
Environmental Protection Act 1994.

~ End of Information Request ~

EHP RTI DL Release

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Project Ref	Project Name	Status	Project Director	Project Manager	Office Responsible
327934	Unspecified activity/23-31 Ferry Street and 14-30 Prospect Street, Kangaroo Point/Conics (Brisbane) Pty Ltd	Active	BARRY, Kim	NOT, Allocated	ES - TO - Contaminated Land - Southern - Bne

Assessing Officers

Name

Applications: 1

Date	Status	Decision
	Pre-Design	Level 2

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Conics (Brisbane) Pty Ltd	743 Ann Street		FORTITUDE VALLEY	4006	QLD

Activities

Name
Unspecified activity

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
23-31 Ferry Street and 14-30 Prospect Street, Kangaroo Point					

Agency Interests/Ratings

Category	Type	Rating

Permits: 0

Permit Ref	Permit Type	Status

EHP RTI DL Release

Tuesday August 12 2008 2:5 PM
Report Ref: CE_RP_PROJ_RUNNING.rdf
User Ref: CEDS_UATUKUJ

18/8/08

ecoaccess
environmental licences and permits

Bring Up Details Report

327934 - Unspecified activity/23-31 Ferry Street and 14-30 Prospect Street, Kangaroo Point/Conics (Brisbane) Pty Ltd

Ref:	34983	**Created Date:**	12-AUG-08
Status:	Submitted	**Closed Date:**	
Assigned To:	BARRY, Kim	**Due Date:**	13-AUG-08
Email Address:	Kim.Barry@epa.qld.gov.au	**Reminder Date:**	
Project Director:			
Project Manager:			
CC:	ZAVALETA-ROMERO, Miguel		
CC:			
Subject:	pre-design site investigation		

Comments:

project 327934
client 613232

Dear Kim,

An information response has been received which is not complete and entered in ECOTRACK as a pre design 120808. Copy of letter sent to applicant enclosed with application being forwarded to CLU 130808. Timeframe has commenced for DA as the client has invoked sec 3.3.8 of the IP Act. When missing documents are received predesign can be converted to an application

EHP RTI DL Release

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

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Notice of concurrence agency response
Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Allen Johns
Telephone: (07) 3224 5099
Your reference: A001973864
Our reference: Appl'n: 36497 Part 1 File No.: BNE35116

CC:
Conics Brisbane Pty Ltd
PO Box 1559
FORTITUDE VALLEY 4006

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Leanne Simpson

Re: Application (No. A001973864) for development approval for assessable development to be carried out at 25-31 Ferry Street 14-30 Prospect Terrace, Kangaroo Point. (Lot 2 and 3 on RP10904 and Lot 5 and 6 on RP10915, Lot 7 on RP10915 and Lot 1on RP73825, Lot 1 on RP10904 and Lot 19 on RP114070, Lot 8 on SL807308).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU) is a concurrence agency for the development application:

☑ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The EPA-CLU, 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-CLU 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 you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

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

sch 4 - signature

..... Signed

19/5/2009 Date

Delegate of Administering Authority
Environmental Protection Act 1994.

EHP PTI Dx Release

Council Application Number:	A001973864
EPA Application Number:	36497 Part 1

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Conics Brisbane Pty Ltd Real Property Developments Pty Ltd
Council Application Number:	A001973864
EPA Application Number:	36497 Part 1
Date application received by EPA:	10/01/2008
Relevant Laws and Policies:	*Environmental Protection Act 1994*
Jurisdiction:	Chapter 7, Part 8 *Environmental Protection Act 1994*

EPA RTI DL Release

Development Description:

Material Change of Use - Centre activity outside centre and multi unit dwelling

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):

25 Ferry Street, 31 Ferry Street, 14 Prospect Terrace and 30 Prospect Terrace, Kangaroo Point
(Lot 2 and 3 on RP10904 and Lot 5 and 6 on RP10915, Lot 7 on RP10915 and Lot 1on RP73825, Lot 1 on RP10904 and Lot 19 on RP114070, Lot 8 on SL807308)

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**

Conditions of the development approval

At all times while the use continues and the subject land is on the Environmental Management Register (EMR) the applicant must comply with the approved Site Management Plan (SMP) for Lot(s) 2 & 3 on RP10904 issued under the *Environmental Protection Act 1994* by the Environmental Protection Agency (Contaminated Land Unit).

Additional comments or advice about the application

A copy of the current SMP, with an effective date of 9/1/2009, is attached. The SMP has specific requirements which apply to excavation during site construction works and for the removal of soil from the site.

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 ~

EHP RTI DL Release

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

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Notice of concurrence agency response
Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Allen Johns
Telephone: (07) 3224 5099
Your reference: A001973864
Our reference: Appl'n: 36497 Part 1 File No.: BNE35116

CC:
Conics Brisbane Pty Ltd
PO Box 1559
FORTITUDE VALLEY 4006

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Helen Walker

Re: Application (No. A001973864) for development approval for assessable development to be carried out at 25 Ferry Street, 31 Ferry Street, 14 Prospect Terrace and 30 Prospect Terrace, Kangaroo Point (Lot 2 and 3 on RP10904 and Lot 5 and 6 on RP10915, Lot 7 on RP10915 and Lot 1on RP73825, Lot 1 on RP10904 and Lot 19 on RP114070, Lot 8 on SL807308).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998,* the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU) is a concurrence agency for the development application:

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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-CLU 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 you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

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

sch 4 - signature

..... Signed ..... 14/05/09 Date

Delegate of Administering Authority
Environmental Protection Act 1994.

amr updated 20/5/09

EHP RTI Do Release

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Conics Brisbane Pty Ltd Real Property Developments Pty Ltd
Council Application Number:	A001973864
EPA Application Number:	36497 Part 1
Date application received by EPA:	10/01/2008
Relevant Laws and Policies:	*Environmental Protection Act 1994*
Jurisdiction:	Chapter 7, Part 8 *Environmental Protection Act 1994*

EPA RTI Disclosure Release

Development Description:

Material Change of Use - Centre activity outside centre and multi unit dwelling

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):

25 Ferry Street, 31 Ferry Street, 14 Prospect Terrace and 30 Prospect Terrace, Kangaroo Point
(Lot 2 and 3 on RP10904 and Lot 5 and 6 on RP10915, Lot 7 on RP10915 and Lot 1on RP73825, Lot 1 on RP10904 and Lot 19 on RP114070, Lot 8 on SL807308)

Response to Development Application

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The concurrence agency response is that

☑ **conditions must attach to any development approval**

Conditions of the development approval

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Additional comments or advice about the application

A copy of the current SMP, with an effective date of 9/1/2009, is attached. The SMP has specific requirements which apply to excavation during site construction works and for the removal of soil from the site.

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.

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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 ~

EHP P1 DL Purpose

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Level 15, 288 Edward St • Brisbane, Queensland • PO Box 15155 • City East,QLD.4002 •AUSTRALIA
http://www.epa.qld.gov.au/ecoaccess/contaminated_land/

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 2 PLAN : RP10904 FILE REF : BNE38762 PRINTED: 14/05/2009

DATE OF EFFECT : 09/01/2009

1.0 SUMMARY OF CONTAMINATION

The site is located at 25 to 31 Ferry Street, Kangaroo Point, Queensland. The site is currently occupied by an office (former residential building), a residential building and a vacant residential building. The Site is intended to be redeveloped for a high rise residential/commercial building with a 6m deep basement car park.

Prior to the 1970's the Site had been privately owned and was used for residential purposes. During the 1970's the Site was redeveloped and operated as a driving school including both light and heavy vehicle training. As part of the driving school operations, two underground storage tanks (USTs) and dispensers were installed at the rear of Lots 2 and 3.

Historical use of the site has resulted in contamination of the soil with Total Petroleum Hydrocarbons (TPH), Polycyclic Aromatic Hydrocarbons (PAHs) and heavy metals including lead and zinc. Zinc was identified in the groundwater at the Site; however the concentrations reported are indicative of naturally occurring zinc levels within the Brisbane area.

The site geology comprises a layer of fill containing ash, silty sands and gravels underlain by silty sands and silty clays, terminating on weathered rock (Brisbane Tuff). The average depth to rock across the Site is approximately 0.6m.

The maximum concentrations of contaminants detected in the soil samples analysed were:

Lead	1,990 mg/kg
Zinc	1,100 mg/kg
Benzo(a)pyrene	15.4mg/kg
Total Polycyclic Aromatic Hydrocarbons (PAHs)	150mg/kg
Total Petroleum Hydrocarbons (C15-C28)	1,580 mg/kg
Total Petroleum Hydrocarbons (C29-C36)	1,990 mg/kg

EHP RTI DL Release

2.0 OBJECTIVES OF SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment and provides interim management recommendations until an acceptable level of remediation and validation has been completed following the implementation of the RAP for the site which forms part of this SMP (Refer Appendix 1).

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

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

3.2 Third Party Reviewer . A Third Party reviewer (TPR) approved by the Environmental Protection Authority (EPA) and operating in accordance with the EPA's Terms of Reference for TPR (February

2008) must be appointed for the duration of the site assessment and remediation.

3.3 Site Use . The Site may continue use as a commercial office building and residence with minimal opportunities for soil access subject to the implementation of the attached RAP and that such remedial action is deemed successful (by the TPR or TPR and EPA).

3.4 Provision of SMP to Appropriate Persons. The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.5 Site Capping. The majority of the Site is currently sealed with a clean fill separation layer over the former UST area and grass cover in the garden areas. These capping materials must remain in place in sound condition until the remediation process commences.

3.6 Soil Excavation & Removal. The Site is to be excavated to rock in accordance with the RAP. All fill material and soil excavated from the former UST area will be removed off-site to a licenced landfill in accordance with the landfill's soil acceptance criteria.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994*(EP Act). Offsite disposal of soil will only be conducted after obtaining prior approval from the TPR and the Administering Authority under Section 424 of the *Environmental Protection Act 1994* or equivalent.

3.7 Unexpected Contamination. If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The TPR and administering authority is to be notified in writing within two (2) business days of detection and advised of appropriate remedial action.

Any remediation plan is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act and certified by the Third Party Reviewer (TPR).

3.8 General Environmental Protection. All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

3.9 Workplace Health and Safety. A Workplace Health and Safety Plan (WH&S Plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995*is to be developed for any excavation works at the site. The WH&S Plan must specifically address contaminants of concern and specific work methods.

3.10 Underground Services. Where underground service trenches are constructed in contaminated areas, the trenches must be surrounded by a minimum of 0.3m of uncontaminated fill for minor services (<100mm in diameter), and 0.5m of uncontaminated fill for services greater than 100mm in diameter, to protect future maintenance workers from contact with potentially contaminated fill material. Clean fill must also be placed above any services through to the surface of the Site to allow access to services while protecting maintenance workers.

EHP RTI Release

3.11 Imported Fill Material. In the event that imported fill is brought onto Site, this material will be sourced from a demonstrated clean source (i.e. licensed quarry) and will not require to be sampled. If other fill material is to be imported, it should be sampled and submitted for analysis by an appropriately qualified and experienced person prior to delivery to the site. The frequency of the sampling and analysis required, and the acceptance criteria adopted for potential contaminants will depend on the source of the fill. A report documenting the contamination status of the imported fill (if not from a demonstrated clean source) must be submitted to the TPR or TPR and Administering Authority for approval prior to commencement of construction works at the site.

4.0 MONITORING AND REPORTING

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time. A biennial inspection is to be undertaken to ensure that capping and protective barriers remain in sound condition at all times in accordance with Section 3.5.

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

This site management plan SMP has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This SMP makes reference to plan attachments that are available from the administering authority if required.

This SMP makes reference to an appendix titled Remediation Action Plan (RAP) that is available administering authority if required.

EHP RTI DL Release

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Level 15, 288 Edward St • Brisbane, Queensland • PO Box 15155 • City East,QLD,4002 •AUSTRALIA
http://www.epa.qld.gov.au/ecoaccess/contaminated_land/

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 3 PLAN : RP10904 FILE REF : BNE38762 PRINTED: 14/05/2009

DATE OF EFFECT : 09/01/2009

1.0 SUMMARY OF CONTAMINATION

The site is located at 25 to 31 Ferry Street, Kangaroo Point, Queensland. The site is currently occupied by an office (former residential building), a residential building and a vacant residential building. The Site is intended to be redeveloped for a high rise residential/commercial building with a 6m deep basement car park.

Prior to the 1970's the Site had been privately owned and was used for residential purposes. During the 1970's the Site was redeveloped and operated as a driving school including both light and heavy vehicle training. As part of the driving school operations, two underground storage tanks (USTs) and dispensers were installed at the rear of Lots 2 and 3.

Historical use of the site has resulted in contamination of the soil with Total Petroleum Hydrocarbons (TPH), Polycyclic Aromatic Hydrocarbons (PAHs) and heavy metals including lead and zinc. Zinc was identified in the groundwater at the Site; however the concentrations reported are indicative of naturally occurring zinc levels within the Brisbane area.

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Total Polycyclic Aromatic Hydrocarbons (PAHs)	150mg/kg
Total Petroleum Hydrocarbons (C15-C28)	1,580 mg/kg
Total Petroleum Hydrocarbons (C29-C36)	1,990 mg/kg

EP RTI DL Release

2.0 OBJECTIVES OF SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment and provides interim management recommendations until an acceptable level of remediation and validation has been completed following the implementation of the RAP for the site which forms part of this SMP (Refer Appendix 1).

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

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

3.2 Third Party Reviewer . A Third Party reviewer (TPR) approved by the Environmental Protection Authority (EPA) and operating in accordance with the EPA's Terms of Reference for TPR (February

2008) must be appointed for the duration of the site assessment and remediation.

3.3 Site Use . The Site may continue use as a commercial office building and residence with minimal opportunities for soil access subject to the implementation of the attached RAP and that such remedial action is deemed successful (by the TPR or TPR and EPA).

3.4 Provision of SMP to Appropriate Persons. The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.5 Site Capping. The majority of the Site is currently sealed with a clean fill separation layer over the former UST area and grass cover in the garden areas. These capping materials must remain in place in sound condition until the remediation process commences.

3.6 Soil Excavation & Removal. The Site is to be excavated to rock in accordance with the RAP. All fill material and soil excavated from the former UST area will be removed off-site to a licenced landfill in accordance with the landfill's soil acceptance criteria.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994*(EP Act). Offsite disposal of soil will only be conducted after obtaining prior approval from the TPR and the Administering Authority under Section 424 of the *Environmental Protection Act 1994* or equivalent.

3.7 Unexpected Contamination. If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The TPR and administering authority is to be notified in writing within two (2) business days of detection and advised of appropriate remedial action.

Any remediation plan is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act and certified by the Third Party Reviewer (TPR).

3.8 General Environmental Protection. All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

3.9 Workplace Health and Safety. A Workplace Health and Safety Plan (WH&S Plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995*is to be developed for any excavation works at the site. The WH&S Plan must specifically address contaminants of concern and specific work methods.

3.10 Underground Services. Where underground service trenches are constructed in contaminated areas, the trenches must be surrounded by a minimum of 0.3m of uncontaminated fill for minor services (<100mm in diameter), and 0.5m of uncontaminated fill for services greater than 100mm in diameter, to protect future maintenance workers from contact with potentially contaminated fill material. Clean fill must also be placed above any services through to the surface of the Site to allow access to services while protecting maintenance workers.

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3.11 Imported Fill Material. In the event that imported fill is brought onto Site, this material will be sourced from a demonstrated clean source (i.e. licensed quarry) and will not require to be sampled. If other fill material is to be imported, it should be sampled and submitted for analysis by an appropriately qualified and experienced person prior to delivery to the site. The frequency of the sampling and analysis required, and the acceptance criteria adopted for potential contaminants will depend on the source of the fill. A report documenting the contamination status of the imported fill (if not from a demonstrated clean source) must be submitted to the TPR or TPR and Administering Authority for approval prior to commencement of construction works at the site.

4.0 MONITORING AND REPORTING

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time. A biennial inspection is to be undertaken to ensure that capping and protective barriers remain in sound condition at all times in accordance with Section 3.5.

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

This site management plan SMP has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This SMP makes reference to plan attachments that are available from the administering authority if required.

This SMP makes reference to an appendix titled Remediation Action Plan (RAP) that is available administering authority if required.

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