



ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 153 PLAN : B3137 FILE REF : BNE24817 PRINTED: 28/01/2014

DATE OF EFFECT : 24/11/2005

1.0 SUMMARY OF CONTAMINATION

The site was used as commercial premises since the early 1950's. The site is currently vacant. The following maximum contaminants were identified on the site:

Copper	294 mg/kg
Lead	1010 mg/kg
Zinc	711 mg/kg

Groundwater was not encountered on the site to a depth of less than 5m below ground level.

Figure 1 indicates the location of the five boreholes installed (BH1 - BH5) and the extent of soil impact.

2.0 OBJECTIVES OF THE SMP

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

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

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

3.2 *Site Use.* The site is currently suitable for commercial/industrial use with minimal opportunities for soil access.

It is proposed that once remediation has occurred it will be developed into high density multi-story residential apartments with a two story basement car park. The site is currently vacant and surrounded by a locked fence.

No Material Change in Use on the site is to be conducted until the remediation works described in the Remediation Action Plan for the site (Appendix 1) have been completed.

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

3.4 *Site Capping.* Until remediation works commence, a capping layer (concrete hardstanding) consisting of the existing surface cover or equivalent cover is to remain over the entire site to maintain a barrier between the contamination and site users. The capping layer is to be maintained in sound condition at all times.

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

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

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

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

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

3.8 *Workplace Health and Safety.* A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

3.9 *Underground Services.* Underground services which could require future maintenance must either be constructed in uncontaminated material or must be surrounded on all sides by a minimum of 0.3m of clean fill to protect future maintenance workers from contact with potentially contaminated fill material.

3.10 In the event that new underground services or maintenance of existing underground services are required and this will result in disturbance of the permanent cap in the managed area, then the land owner must ensure that the cap is replaced.

3.11 *Maintenance of Groundwater Monitoring Wells.* In the event that groundwater is encountered on-site to within the maximum depth of the final excavation, a groundwater monitoring well will be installed and must be maintained in a sound operating conditions at all times. In the event of damage to the monitoring well, the owner must ensure that the monitoring well is reinstated prior to further monitoring.

4.0 MONITORING AND REPORTING

Should the remediation works which are described in the attached Remediation Action Plan not be completed within six months and the site not removed from the EMR, a biennial inspection of the site is to be undertaken by the owner to ensure that the sealed areas and capping of the site (see Section 3.4) remain in good condition.

Records are to be kept of any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

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 a plan attachment that is available from the Administering Authority if required.

RTI DL RELEASE - EHP





Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
Email: emr.cfr.registry@ehp.qld.gov.au

SUITABILITY STATEMENT

DATE PRINTED: 28/01/2014

APPLICANT

Robin Wagland
Waste Solutions Australia Pty Ltd
Level 1/254 Waterworks Road
PO Box 514
ASHGROVE QLD 4060

DATE OF ISSUE : 24/11/2005

PROPERTY DESCRIPTION

LOT : 153 PLAN : B3137
4 EDMONSTONE STREET
SOUTH BRISBANE 4101

Brisbane City Council
EMR Site ID: 60065 FILE REFERENCE: BNE24817

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Stage 1 Environmental Site Assessment 4 Edmonstone St, South Brisbane, prepared by Waste Solutions Australia Pty Ltd dated October 2005. (Doc No RN 05/394).

Additional information provided by Waste Solutions Australia Pty Ltd including SMP/RAP in correspondence dated 12 October 2005.

STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

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

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. 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.

ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 153 PLAN : B3137 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

Delegate of Administering Authority
Environmental Protection Act 1994

RTI DL RELEASE - EHP





Queensland
Government

Department of Environment and Heritage Protection (EHP)
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SUITABILITY STATEMENT

DATE PRINTED: 28/01/2014

LOCAL GOVERNMENT AUTHORITY

The Chief Executive Officer
Brisbane City Council
Attn Erik Dekker
GPO Box 1434
BRISBANE QLD 4001

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SUITABILITY STATEMENT

DATE PRINTED: 28/01/2014

OWNER

LSBL INVESTMENTS PTY LTD AS TTE
PO BOX 3798
SOUTH BRISBANE BC QLD 4101

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