



## ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 927      PLAN : SL7167      FILE REF : 901438      DATE OF EFFECT : 04/10/2013

**Real Property Description: Lot 3 on RP 130715 and Lot 927 on SL7167**  
**Address: 59A Colebard Street West, Acacia Ridge**  
**Version: V1**

### 1.0 SUMMARY OF CONTAMINATION

The site to which this SMP applies is described as Lot 3 on RP130715 and Lot 927 on SL 7167 ('the site').

Lot 3 on RP130715 and Lot 927 on SL 7167 are on the EMR for the Notifiable Activity "landfill- disposing of waste excluding inert construction and demolition waste".

The site entrances are from Colebard Street and Loam Street. The site currently contains filled areas and an earth mound as well as:

- Archerfield International Speedway temporary car park
- Dredging Ponds
- A Queensland Urban Utilities sewer line

Historical anecdotal evidence together with a review of aerial photographs shows the site to have been filled extensively with construction and demolition waste (inert and non-inert) as well as industrial skip contractor waste. A site walkover and site investigation confirmed various areas of environmental concern which consisted of:

- a bitumen deposit;
- a former mechanical workshop area;
- an earth mound containing various construction and demolition wastes and clean fill;
- an area previously filled with industrial skip waste;
- an area previously filled with construction and demolition waste;
- several hydrocarbon impacted Brisbane City Council stormwater drains which have been impacted by discharges from neighbouring properties upstream of the site.

The areas to be managed are shown on the attached Figure 1.

The following maximum contaminant levels for the various contaminants of concern with regard to the activity have been defined for soils at the site as follows:

Metals	
Lead	656 mg/kg
Zinc	3,640 mg/kg
Total Petroleum Hydrocarbons	
C10-C36	31,200 mg/kg
C16-C34	76,700 mg/kg
C34-C4-	11,100 mg/kg

The site is considered generally suitable for the intended commercial and industrial use (consisting of an industrial estate), subject to remedial works as specified in this SMP in the areas to be managed (Areas to be Managed are specified on Figure 1).

## **2.0 OBJECTIVE OF THE SITE MANAGEMENT PLAN**

The objective of this Site Management Plan (SMP) is to manage potentially impacted soils on the site during development in a manner that protects human health and the environment.

## **3.0 MANAGEMENT ACTIONS**

### *3.1 Responsibility*

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

### *3.2 Site Use*

Providing the conditions of this approved SMP are complied with, the subject land is suitable for the intended use as commercial and industrial premises consisting of industrial estate and associated urban parkland.

### *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 Remedial Tasks*

The following is a list of remedial tasks which are to be undertaken at the site:

- Preparation of a Remedial Action Plan (RAP) for the site in order to achieve the requirements of this SMP and to address any areas of environmental concern with regard to environmental risk prior to development. The RAP will specify the remedial actions and goals for the various areas to be managed on the basis of supplementary analysis undertaken.
- Supplementary analysis of soil samples will be undertaken for contaminants of concern for the earth mound and in areas previously made inaccessible by the earth mound as shown on Figure 1. These investigations will be undertaken prior to commencing the development works as outlined in the development approval and following approval of the SMP. If required following this analysis, further suitable engineering controls to remediate or contain contamination are to be designed and implemented and will be specified in a RAP for use during development.
- Removal of asbestos fragments from site surface and capping of areas over asbestos containing soils.
- Removal or capping of bitumen disposal area as required.
- Remediation of drainage lines which have been impacted by hydrocarbon contamination.
- Inspection by occupational hygienist of un-capped areas adjacent to the managed area with risk of asbestos contamination (if any) with a view to preventing additional gross contamination of soils during earthworks for construction.
- Reporting of results pertaining to the above and confirmation that the measures contained in this SMP are adequate.
- Application for off-site disposal permits to EHP if required to authorise the removal of contaminated soils from the site.
- Contaminated soil stockpiles (if any) will be sampled prior to their removal for disposal at the specified rate of 1 sample per 50m<sup>3</sup> of soils (unless otherwise determined by the suitably qualified and experienced person) and results used to assess the required disposal route.
- Validation sampling of the excavated areas from which soil has been removed at a rate of no less than 1 sample per 50m<sup>3</sup> per area excavated, as required, unless otherwise directed by the suitably qualified and experienced person.

- If validation sampling results do not meet remediation criteria for the site, removal of further soils will be considered followed by further sampling.

### *3.5 Site Capping*

The capping layer consisting of the existing surface cover or equivalent cover will be maintained and augmented over the areas to be managed as a barrier between soils and site users.

### *3.6 Soil Excavation and Removal*

Written acceptance of the soil provided from the proposed receiver is also required. Any offsite disposal must be accompanied by appropriate documentation with consideration to the Environmental Protection Act 1994. Details including dates, tonnage, volume, contractor, transportation carrier and destination must be provided as a minimum. All dockets must be retained from the landfill or third party receiver and made available for review by the onsite qualified environmental scientist/engineer. Soil will need to be removed to a landfill or an alternate third party site that is capable of accepting such material.

### *3.8 Unexpected Contamination*

If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination or below ground tank infrastructure not previously detected are observed, site works are to cease in that area and action taken to immediately abate any potential environmental harm. Further investigations to delineate the extent of harm will be undertaken with regard to the aforementioned and appropriate remedial actions determined and implemented as necessary.

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 appropriately qualified and experienced person in accordance with Section 564 of the EP Act.

### *3.9 General Environmental Protection*

All earthworks are to be undertaken in accordance with a general environmental protection measures and Construction Environmental Management Plan (CEMP) to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater or sediment runoff, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material. Contaminated soil which is excavated and temporarily stored on site must be managed such that environmental harm is prevented. All excavation of contaminated soil is to be documented and records kept which demonstrate SMP compliance.

### *3.10 Workplace Health and Safety*

The obligations in this SMP are in addition to, and do not override, any workplace health and safety requirements under law that relate to the disturbance works to be conducted at the site.

### *3.11 Underground Services*

Underground services will be constructed in either uncontaminated material or in trenches in which the services are surrounded by a minimum of 10mm of uncontaminated fill for minor services (<100mm in diameter) and 30mm of uncontaminated fill for services greater than 100mm in diameter.

### *3.12 Imported Fill Material*

Any fill material that may be imported to the site with regard to the works should be sampled and submitted for analysis by a suitably 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.

## **4.0 MONITORING AND REPORTING ACTIONS**

All soil sampling and validation reports are to be made available to the administering authority. Records are to be kept of any soil excavation and validation testing within the management areas, along with disposal permits and site management plan compliance for review by the administering authority from time to time.

#### *4.1 Soil Monitoring*

Prior to excavation works on the site including areas not previously known to be contaminated, soil will be assessed for the contaminants of concern to determine if the proposed excavation material is contaminated.

The sampling programme with regard to the aforementioned will include provision for possible detection of contamination in areas not previously known to be contaminated.

#### *4.2 Groundwater Monitoring*

Groundwater samples will be periodically taken from a new monitoring well to be established on site, hydraulically down-gradient from the wastes disposed and analysed for evidence of relevant halogenated aliphatic compounds and other related contaminants of concern.

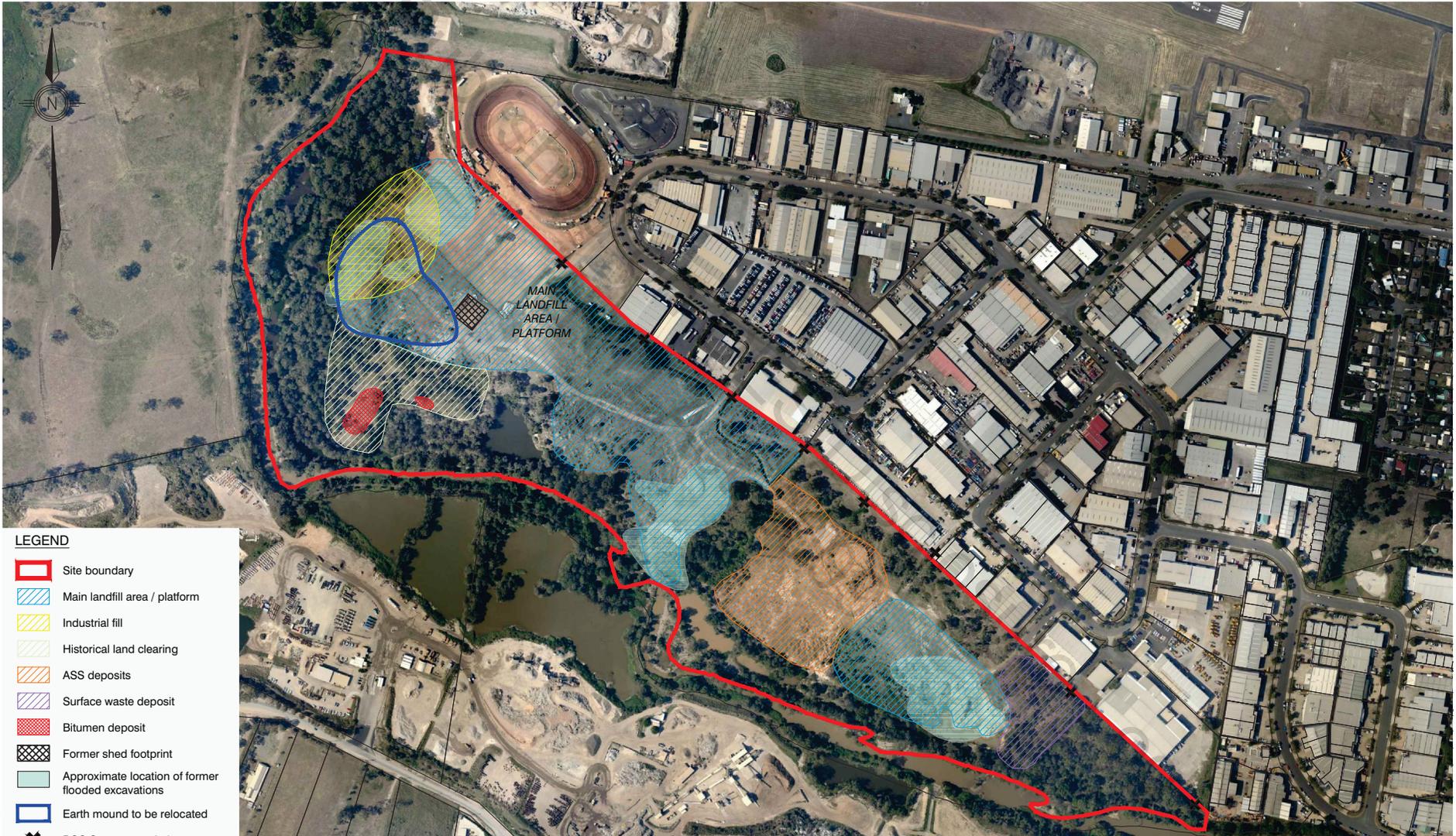
Samples will be taken before, during and following commencement of the earthworks and construction works. The appropriate monitoring frequency will be determined by a suitably qualified and experienced professional.

#### *4.3 Records and Record Keeping*

Any monitoring results and records of inspections in relation to this SMP will be kept for at least seven years and will be made available to the Administering Authority on request.

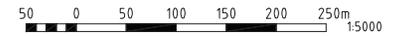
Authorised persons under the EP Act will be permitted reasonable access by arrangement to inspect the site as may be required from time to time at a mutually agreeable time.

***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.***



**LEGEND**

- Site boundary
- Main landfill area / platform
- Industrial fill
- Historical land clearing
- ASS deposits
- Surface waste deposit
- Bitumen deposit
- Former shed footprint
- Approximate location of former flooded excavations
- Earth mound to be relocated
- X BCC Stormwater drains



Scale 1:5,000 (A3)

**FIGURE 1  
 AREAS TO BE MANAGED**