Asbestos in Soils (ASBINS) Assessment

60 Bridge Street, Wooloowin, QLD, 4030

Prepared for: Cedar Woods Pty Ltd

EP2079.001_v1 | 5 May 2021

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Cedar Woods Properties Pty Ltd
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Asbestos in Soils (ASBINS) Assessment
60 Bridge Street, Wooloowin, QLD, 4030

INTRODUCTION

Cedar Woods Properties Pty Ltd (Cedar Woods) engaged EP Risk Management Pty Ltd (EP Risk) to undertake an Asbestos in Soils (ASBINS) Assessment (the Assessment) at 60 Bridge Street, Wooloowin, QLD, 4000 (the Site). The Site is legally identified as Lot 1 within SP291387, and has an approximate area of 3.8 hectares (ha). The Assessment was limited to the eastern portion of the Site with an area of approximately 1.5 ha (the Assessment Area), which excluded two areas which had been reportedly remediated and were inundated with water at the time of the Assessment. The Site location and Assessment Area is provided as **Attachment 1 – Figure 1**.

The vertical extent of the Assessment was limited to 2.1 meters below ground level (mBGL), following consultation with Cedar Woods, as it is understood this is the maximum depth of the proposed works. Cedar Woods is aware that an Asbestos Management Plan (AMP) will be required for the Site.

BACKGROUND

It is understood the Site was previously listed on the Environmental Management Register (EMR) and a Site Audit Report (SAR) and Site Suitability Statement (SSS) was prepared by MACH1 Environmental Pty Ltd (MACH1 2019[1]) to remove the Site from the EMR. The Department of Environment and Science (DES) subsequently issued a Notice of Removal of Land from the EMR (DES 2019[2]).

Based on a review of the SAR (MACH1 2019), a portion of the Site was vacant as part of development and commercial or low density residential within the remaining areas. It is understood the proposed land use comprises medium density residential and public open space.

During earthworks as part of redevelopment of the Site, asbestos-containing material (ACM) was identified as an unexpected find. Consequently, EP Risk was engaged to undertake an ASBINS Assessment to assess the extent of asbestos impact and whether management and/or remediation was required on-site.

[1] MACH1 (2019), *Audit Report and Site Suitability Statement*, 60 Bridge Street, Wooloowin, Queensland, ref: 017-002-056, August 2019.
[2] DES (2019), *Notice of Removal of Land from the Environmental Management Register*, ref: 169359, 101/28373, 3 October 2019.

OBJECTIVE

The objective of the Assessment was to assess whether the Site is suitable for the proposed land use and determine if additional assessment, management or remediation is required in general accordance with National Environmental Protection Council (NEPC), *National Environment Protection (Assessment of Site Contamination) Measure* (NEPM) 1999, as amended April 2013 (ASC NEPM 2013).

SCOPE OF WORK

As per the approach agreed with Cedar Woods, EP Risk completed the following scope of works:

Preliminaries

- Review of MACH1 (2019) and DES (2019).

Asbestos ASBIN Assessment (1 April 2021)

- Site attendance and collection of soil samples from twenty-five test pits progressed via excavator to a maximum depth of approximately 2.1 m BGL.
- Collection of eleven (11) soil samples from three (3) stockpiles identified at the Site (W01 to W03).
- Soil samples were collected from a known 10 L volume and field screened through a 7 mm sieve, in accordance with Schedule B2 (Section 11.3.1 and Table 7) of ASC NEPM (2013).
- Laboratory analysis of selected 500 mL soil samples for gravimetric asbestos (non-accredited analysis by National Association of Testing Authorities (NATA)) by an appropriately accredited laboratory.
- Preparation of this ASBINS Assessment report in general accordance with Western Australia Department of Health (WA DoH) *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia,* May 2009 (WA DoH 2009) and ASC NEPM (2013).

ASSESSMENT CRITERIA

Asbestos Forms

Asbestos can occur in a range of forms, sizes and degrees of deterioration. ASC NEPM (2013) divides asbestos contamination into the following:

- Bonded Asbestos Containing Materials (ACM) – Asbestos bound in a matrix, and in sound condition e.g. vinyl floor tiles, cement sheeting;
- Fibrous Asbestos (FA) – FA comprises friable asbestos material and also includes severely weathered cement sheet, insulation products and woven asbestos material. This type of friable asbestos is defined here as asbestos material that is in a degraded condition such that

it can be broken or crumbled by hand pressure. This material is typically unbonded or was previously bonded and is now significantly degraded (crumbling); and

- Asbestos Fines (AF) – Free fibres of asbestos, small fibre bundles and ACM fragments that can pass through a 7 mm x 7 mm sieve.

Health Screening Levels

For the purposes of this assessment, a HSL of 0.01 % w/w asbestos for bonded (non-friable) ACM was adopted to assess the bonded (non-friable) ACM results, based on the current and future Residential and Recreational use of the Site.

ASC NEPM (2013) states a criterion of 0.001 % for AF (< 7 mm) and FA for all site uses to screen the analytical results. It should be noted in accordance with Australian Standard AS.4964-2004 and the laboratories NATA accreditation, the limit of reporting (LOR) for AF/FA in soil is 0.1 g/kg (0.01 % w/w). The risk assessment of FA and AF in soil to 0.001 % for FA and AF for assessment with ASC NEPM (2013) is reported as a non-NATA accredited result.

Consequently, NATA accredited laboratories provide additional commentary on visual observations made during analysis relating to the presence of visible FA and AF (if present). These observations are noteworthy, based on the weight of evidence approach, in accordance with ASC NEPM (2013).

For the purposes of this assessment a quantitative criterion was adopted (i.e. the laboratory's observation of visible FA/AF in the soil samples) to apply professional judgement and a risk-based approach.

The asbestos in soil concentrations were calculated using the formula shown below:

$$\% \text{ Soil Asbestos} = \frac{\% \text{ Asbestos Content x Asbestos containing material ('ACM') (kg)}}{\text{Soil Volume (L) x Soil Density (kg/L)}}$$

METHODOLOGY

An Environmental Consultant attended the site on 1 April 2021 and 7 April 2021 to collect soil samples and undertake a site inspection. The sample locations are presented in **Attachment 1 – Figure 1** and photographs taken during the inspections are provided as **Attachment 2**.

Soil Sampling

In order to characterise the in-situ soil, the minimum recommended sampling density in WA DOH 2009 is 25 soil sampling locations to assess a site with an area of up to 1.5 ha.

The sampling density was considered adequate for the purposes of confirming the presence of ACM/AF/FA at the Site.

A total of three (3) stockpiles were identified during the sampling works. Samples were collected at a sampling rate of 1/70 m^3 in accordance with ASC NEPM 2013.

The locations of the samples have been presented in the attached **Attachment 1 – Figure 1.**

Quality Assurance

Soil samples were collected using a dedicated pair of disposable nitrile gloves, placed into laboratory supplied asbestos sampling bags and transported to the nominated laboratory under chain of custody documentation. The samples were submitted to HazSure, which is a NATA Accredited environmental laboratory.

FIELD OBSERVATIONS

Field observations from the site inspections undertaken on 01 April 2021 are summarised below within **Table 1.** Photographs taken during the investigation are provided within **Attachment 2**.

Table 1 – In-situ Lithology Description

Sample Location	Depth (mBGL)	Description
TP01	0.0 – 0.2	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.2 – 0.9	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
TP02	0.2 – 1.0	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	1.0 – 2.1	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
TP03	0.0 – 0.2	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.0 – 1.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
TP04	0.0 – 0.2	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.2 – 0.6	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
TP05	0.0 – 0.2	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.2 – 0.7	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
TP06	0.0 – 0.2	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.2 – 0.7	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
TP07	0.0 – 0.3	FILL: Silty CLAY, low plasticity, red to white, dry to moist.
	0.3 – 0.5	FILL: CLAY, high plasticity, dark brown to black with blue to grey mottling, wet.
	0.5 – 0.7	FILL: CLAY, high plasticity, red to grey with brown mottling, wet.
TP08	0.1 – 0.3	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.3 – 0.7	FILL: CLAY, high plasticity, red to grey with brown mottling, wet.
	0.5	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
	0.7 – 1.1	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
TP09	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
	0.2 – 0.6	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
TP10	0.0 – 0.3	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.3 – 0.5	FILL: CLAY, high plasticity, brown, wet.
	0.5 – 0.8	FILL: CLAY, high plasticity, red to brown, wet.
	0.8 – 1.0	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet with anthropogenic inclusions including ash.
TP11	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.3	FILL: CLAY, high plasticity, black, wet with anthropogenic inclusions including ash.
	0.3 – 0.7	FILL: CLAY, high plasticity, brown, wet.
	0.7 – 0.8	FILL: CLAY, high plasticity, black, wet with anthropogenic inclusions including ash.
	0.8 – 1.0	FILL: CLAY, high plasticity, red to white, wet.

Table 1 – In-situ Lithology Description		
Sample Location	**Depth (mBGL)**	**Description**
TP12	0.0 – 0.3	FILL: Silty CLAY, low plasticity, brown to red mottled white, dry to moist.
	0.3 – 0.6	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
	0.6 – 0.9	FILL: CLAY, high plasticity, black, wet with anthropogenic inclusions including ash.
TP13	0.0 – 0.1	FILL: Silty CLAY, low plasticity, brown, dry to moist.
	0.1 – 0.4	FILL: CLAY, high plasticity, brown, wet.
	0.4 – 0.8	FILL: CLAY, high plasticity, red to brown, wet.
TP14	0.0 – 0.3	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.3 – 0.7	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.
TP15	0.0 – 0.3	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.3 – 0.7	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.
TP16	0.0 – 0.3	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.3 – 0.6	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.
TP17	0.0 – 0.1	FILL: Silty CLAY, low plasticity, brown, dry to moist.
	0.1 – 0.3	FILL: Silty CLAY, low plasticity, brown, dry to moist.
	0.3 – 0.5	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.
TP18	0.0 – 0.2	FILL: Silty CLAY, low plasticity, brown, dry to moist.
	0.2 – 0.5	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.
TP19	0.0 – 0.2	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.2 – 0.6	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.
TP20	0.0 – 0.2	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.2 – 0.6	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.
W01_a_01	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
W01_02	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
W01_03	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
W01_04	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
W02_01	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
W03_01	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
W03_02	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
W03_03	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
W03_04	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
W03_05	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
W03_06	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.2	FILL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
TP21	0.0 – 0.1	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.1 – 0.5	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.
TP22	0.0 – 0.5	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.5 – 0.8	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.
TP23	0.0 – 0.3	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.3 – 1.0	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.

Table 1 – In-situ Lithology Description		
Sample Location	**Depth (mBGL)**	**Description**
TP24	0.0 – 0.2	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.2 – 0.5	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.
TP25	0.0 – 0.25	FILL: Silty CLAY, low plasticity, light to dark brown, dry to moist.
	0.25 – 0.3	FILL: CLAY, high plasticity, red to yellow with brown mottling, wet.

RESULTS

The table of results are provided within **Attachment 3 – Table 1** and the NATA accredited laboratory analytical report is provided as **Attachment 4**.

Visible bonded (non-friable) ACM (>7mm)

Visible bonded (non-friable) ACM (>7mm) in the form of fibre cement sheet fragments in good to fair condition was observed at concentrations greater than the adopted HSL (0.01 % w/w) during field screening within twenty-four (24) of 36 samples. A summary of the laboratory analytical results for bonded (non-friable) ACM (> 7mm) is provided below:

- Chrysotile (white) asbestos, amosite (brown) asbestos and crocidolite (blue) asbestos were detected within samples TP07-01, TP09-01, TP10-01, W01_03 and W02_01 comprising bonded (non-friable) ACM in the form of fibre cement sheeting; and
- Chrysotile (white) asbestos, amosite (brown) asbestos were detected within samples TP02-04, TP13-01, TP13-02 and TP17-01 comprising bonded (non-friable) ACM in the form of fibre cement sheeting; and
- Chrysotile (white) asbestos was detected within samples TP01-01, TP08-01, TP08-05, TP09-02, TP12-01, TP19-01, TP19-02, TP20-01, W03_01, W03_02, W03_a_06, TP20_01, TP23_01, and TP25_01 comprising bonded (non-friable) ACM in the form of fibre cement sheeting.

Bonded (non-friable) ACM (>7mm) was not observed during field screening within the remaining 10 L soil samples collected during both sampling events.

Asbestos Fines (AF)

Asbestos in soil as AF (>2mm) comprising chrysotile (white) asbestos in the form of fibre cement debris was detected within TP02-01 (0.028% w/w) at a concentrations above the adopted HSL (0.001% w/w).

Asbestos in soil as AF was not detected within the remaining soil samples analysed in the laboratory.

Fibrous Asbestos (FA)

Asbestos in soil as FA (<2mm) comprising chrysotile (white) and crocidolite (blue) asbestos in the form of loose fibre bundles was detected within TP02-01 (<0.001% w/w), below the adopted HSL (0.001%).

Asbestos in soil as FA was not detected within the remaining soil samples analysed in the laboratory.

Trace (respirable) asbestos analysis (free fibres) were not detected within the soil samples analysed.

A summary of the results and field screening calculations are provided in Error! Reference source not found.**2** below.

Table 2 – Asbestos in Soil Summary

Sample ID	Sample Depth (mBGL)	Date	Acceptance Criteria	Asbestos Detected [1]	Pass / Fail
TP01	0 – 0.1	01.04.2021	No Asbestos Detected at 0.01 % w/w No AF/FA detected at 0.001 %w/w No Trace (respirable) / free fibres detected No visible asbestos in any form within the surficial soil (0 – 0.1 mBGL)	**Bonded (non-friable) ACM: 0.139% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
TP02	0.2 – 1.0	01.04.2021		**AF: 0.028% w/w [3] (<2mm) at 0.2 – 1.0 mBGL** **Bonded (non-friable) ACM: 0.052% w/w[4] (>7mm) at 0.2 -1.0 mBGL**	**Fail**
TP03	0.0 – 0.2 0.2 – 1.2	01.04.2021		NAD[2]	Pass
TP04	0.0 – 0.2 0.2 – 0.6	01.04.2021		NAD[2]	Pass
TP05	0.0 – 0.2 0.2 – 0.7	01.04.2021		NAD[2]	Pass
TP06	0.0 – 0.2 0.2 – 0.7	01.04.2021		NAD[2]	Pass
TP07	0.0 – 0.1	01.04.2021		**Bonded (non-friable) ACM: 0.121% w/w[4] (>7mm) at 0.0-0.1 mBGL**	**Fail**
TP08	0.0 – 0.1 0.5	01.04.2021		**Bonded (non-friable) ACM: 0.027% w/w[4] (>7mm) at 0.0 – 0.1 mBGL** **0.016% w/w[4] (>7mm) at 0.5 mBGL**	**Fail**
TP09	0.0 – 0.1 0.1 – 0.2	01.04.2021		**Bonded (non-friable) ACM: 0.021% w/w[4] (>7mm) at 0.0 – 0.1 mBGL** **0.036% w/w[4] (>7mm) at 0.1 – 0.2 mBGL**	**Fail**

Table 2 – Asbestos in Soil Summary

Sample ID	Sample Depth (mBGL)	Date	Acceptance Criteria	Asbestos Detected [1]	Pass / Fail
TP10	0.0 – 0.3	01.04.2021		**Bonded (non-friable) ACM: 0.029% w/w[4] (>7mm) at 0.0 – 0.3 mBGL**	**Fail**
TP11	0.0 – 0.1 0.1 – 0.3 0.3 – 0.7 0.7 – 0.8 0.8 – 1.0	01.04.2021		NAD[2]	Pass
TP12	0.0 – 0.3	01.04.2021		**Bonded (non-friable) ACM: 0.068% w/w[4] (>7mm) at 0.0 – 0.3 mBGL**	**Fail**
TP13	0.0 – 0.1 0.1	01.04.2021		**Bonded (non-friable) ACM: 0.200% w/w[4] (>7mm) at 0.0 – 0.1 mBGL** **Bonded (non-friable) ACM: 0.102% w/w[4] (>7mm) at 0.1 mBGL**	**Fail**
TP14	0.0 – 0.3 0.3 – 0.7	01.04.2021		NAD[2]	Pass
TP15	0.0 – 0.3 0.3 – 0.7	01.04.2021		NAD[2]	Pass
TP16	0.0 – 0.3 0.3 – 0.6	01.04.2021		NAD[2]	Pass
TP17	0.0 – 0.1	01.04.2021		**Bonded (non-friable) ACM: 0.093% w/w[4] (>7mm) at 0.0-0.1 mBGL**	**Fail**
TP18	0.0 – 0.2 0.2 – 0.5	01.04.2021		NAD[2]	Pass
TP19	0.0 – 0.2	01.04.2021		**Bonded (non-friable) ACM: 0.079% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
TP20	0.0 – 0.2 0.2 – 0.6	01.04.2021		**Bonded (non-friable) ACM: 0.041% w/w[4] (>7mm) at 0.0-0.2 mBGL**	**Fail**
TP21	0.0 – 0.1 0.1 – 0.5	07.04.2021		NAD[2]	Pass
TP22	0.0 – 0.5 0.5 – 0.8	07.04.2021		NAD[2]	Pass
TP23	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.006% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail[6]**
TP24	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.002% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail[6]**
TP25	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.119% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
Wind Row Samples (W01 to W03)					
W01_a_01	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass

Table 2 – Asbestos in Soil Summary

Sample ID	Sample Depth (mBGL)	Date	Acceptance Criteria	Asbestos Detected [1]	Pass / Fail
W01_02	0.0 – 0.1 0.1 – 0.2	07.04.2021	No Asbestos Detected at 0.01 % w/w No AF/FA detected at 0.001 %w/w No Trace (respirable) / free fibres detected No visible asbestos in any form within the surficial soil (0 – 0.1 mBGL)	NAD[2]	Pass
W01_03	0.0 – 0.1	07.04.2021		**AF: 0.028% w/w [3] (<2mm) Bonded (non-friable) ACM: 0.086% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
W01_04	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W02_01	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.15% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
W03_01	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.056% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
W03_02	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W03_03	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W03_04	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W05_05	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W03_a_06	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass

[1] **Above adopted HSL**, below adopted HSL.
[2] NAD – No Asbestos Detected / Observed, no asbestos detected at 0.1 g/kg (0.01 % w/w) and no trace (respirable) asbestos.
[3] Based on laboratory analysis and calculations.
[4] Calculated based on a 10L soil sample, at a density of 1.65 kg/L and a 15 % asbestos content.
[5] Identified at the laboratory.
6 Asbestos within top 10 cm.

CONCLUSION

Bonded (non-friable) ACM was identified within the upper 10 cm of the Site and at concentrations greater than the adopted HSL (0.01 % w/w) across the Site, and FA/AF was identified within two (2) soil samples.

Based on a review of the laboratory analytical results, site inspection and subject to the limitations within the report, EP Risk considers that the Site is currently unsuitable for residential and public open space land use without undertaking remediation and / or ongoing management.

RECOMMENDATIONS

In order to render the Site suitable for proposed land use, EP Risk recommends the following:

- A Remediation Action Plan (RAP) to be prepared for the Site.
- An Asbestos Management Plan (AMP) to be prepared for the Site, following completion of remedial works (if required).

CLOSURE

Please feel free to contact the undersigned on 0401 167 265 should you have any queries.

Yours sincerely

sch4p4(6) Personal information

Environmental Consultant
EP Risk Management Pty Ltd
ABN: 81 147 147 591

Attachments:

Attachment 1 – Figure
Attachment 2 – Photo Log
Attachment 3 – Auditor Certificate
Attachment 4 – NATA Laboratory Report

QUALITY CONTROL

Version	Author	Date	Reviewer	Date	Quality Review	Date
v1	sch4p4(6) Pers	05.05.2021	sch4p4(6) Perso	05.05.2021	sch4p4(6) Personal i	05.05.2021

DOCUMENT CONTROL

Version	Date	Reference	Submitted to
v1	*05.05.2021*	*EP2079.001_Cedar Woods_Wooloowin_ASBINS_v1*	*Cedar Woods*

LIMITATIONS

This Asbestos in Soils (ASBINS) Assessment was conducted on the behalf of Cedar Woods Properties Pty Ltd for the purpose/s stated in the **Objective** section.

EP Risk has prepared this document in good faith but is unable to provide certification outside of areas over which EP Risk had some control or were reasonably able to check. The report also relies upon information provided by third parties. EP Risk has undertaken all practical steps to confirm the reliability of the information provided by third parties and do not accept any liability for false or misleading information provided by these parties.

It is not possible in an Asbestos in Soils (ASBINS) Assessment to present all data, which could be of interest to all readers of this report. Readers are referred to any referenced investigation reports for further data.

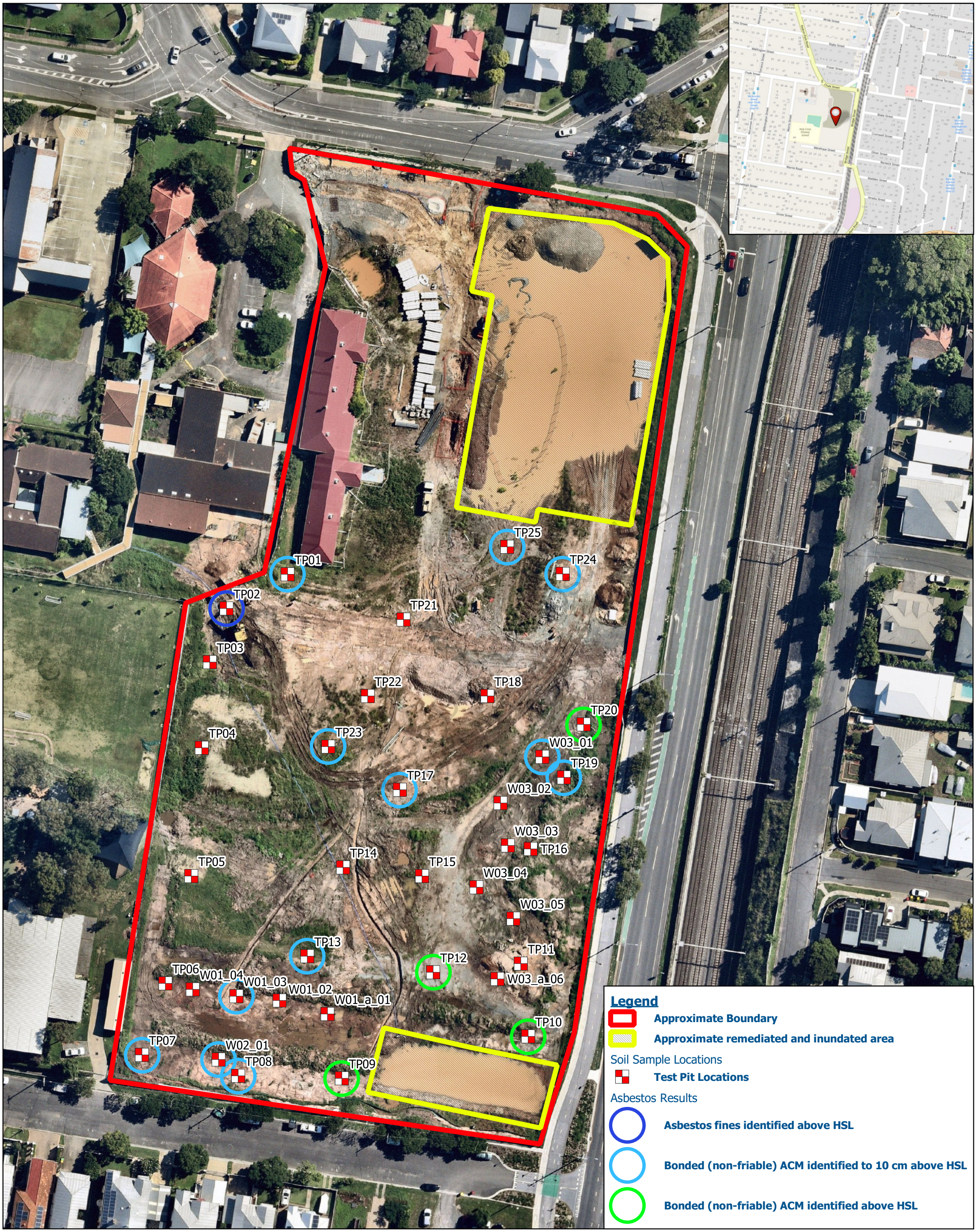
Inaccessible areas are omitted from the assessment including beneath concrete slabs, beneath the subsurface, within the soil or fill, beneath floorboards, in the crawlspace of the building inside the walls of the structures and inside the roof cavity not in immediate.

Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect to, their situation.

All work conducted and reports produced by EP Risk are based on a specific scope and have been prepared for Cedar Woods Properties Pty Ltd and therefore cannot be relied upon by any other third parties unless agreed in writing by EP Risk.

The report(s) and/or information produced by EP Risk should not be reproduced and/or presented/reviewed except in full.

Attachment 1 – Figure



EP RISK

www.eprisk.com.a

22-121

ASBINS Assessment
60 Bridge Street, Wooloowin QLD 4030

Figure 1 - Site and Sampling Locations

Job No: EP2079
Date: 05/05/2021
Drawing Ref: Fig1
Version No: v1

N

0 12 24 36 m

Approximate Scale Only

File A

Coordinate System: WGS 84
Drawn by: ZS Checked by: KT
Scale of regional map not shown
Source: Near Maps / OpenStreetMap

APPROVED COMPANY ISO 9001 Quality Management Systems
APPROVED COMPANY AS/NZS 4801 Occupational Health & Safety Management Systems
APPROVED COMPANY ISO 14001 Environmental Management Systems
QMS Certification Services

Attachment 2 – Photo Log

Plate 1 – Overview of portion of the Site (facing east).
Date: 01/04/2021

Plate 2 – FILL material observed at TP01 from 0.0 – 0.9 mBGL: CLAY, high plasticity, yellow to grey, moist.
Date: 01/04/2021

Plate 3 – Overview portion of the Site (facing west).
Date: 01/04/2021

Plate 4 – FILL material observed at TP06 from 0.0 – 0.7 mBGL: CLAY, high plasticity, yellow to grey with brown mottling, wet.
Date: 01/04/2021

Plate 5 –Bonded (non-friable) ACM identified during field screening at TP06.
Date: 01/04/2021

Plate 6 – Bonded (non-friable) ACM identified during field screening at W02_02.
Date: 01/04/2021

Attachment 3 – Auditor Certificate

Auditor certification and declaration

Contaminated land investigation document

This template is for use by an auditor, in relation to a function under s. 568(b) of the Environmental Protection Act 1994 (EP Act), to certify a contaminated land investigation document under s. 389(3) of the EP Act, and to make a declaration under s. 574C of the EP Act.

1. Details of the auditor's function

Auditor

Name Robin Wagland
Company MACH1 Environmental Pty Ltd
Registered business address Level 1, 449 Gympie Road, Kedron, QLD 4031 (Postal Address: PO Box 3028, Ashgrove East, QLD 4060)
Telephone 0420 931 207 / 07 3366 7702
Email robin@mach1environmental.com.au
Auditor approval number (Qld) CLAD05934316

Details of the contaminated land investigation document

Title of the contaminated land investigation document: Site Investigation, Remediation and Validation Report: 60 Bridge Street, Wooloowin, Lot 1 on SP291387, dated 22 August 2019, Reference No. 017-149A, Version No. 1
The contaminated land investigation document comprises (tick all applicable boxes): ☒ site investigation report ☒ validation report ☐ draft site management plan ☐ draft amended site management plan
Objective of the contaminated land investigation document: ☐ Required by a notice issued by the administering authority under the EP Act (notice reference number:) ☒ Prepared voluntarily to remove, or change details of, land on the environmental management register (EMR) or contaminated land register (CLR) ☐ Other (provide details):

Title(s), version number, date, and author(s) of report(s) or draft site management plan(s) evaluated—for each separate document forming a component of the contaminated land investigation document. Site Investigation, Remediation and Validation Report: 60 Bridge Street, Wooloowin, Lot 1 on SP 291387, dated 22 August 2019, Version 1, by Suzanne Walker of Butler Partners Pty Ltd
Title(s), version number, date, and author(s) of any report(s) or plan(s) previously submitted to the administering authority that forms part of the current contaminated land investigation document.

Auditor engagement

Auditor was engaged by: ☒ Owner ☐ Occupier ☐ Developer ☐ Administering authority ☐ Other (provide details):
Name of person/company who engaged the auditor: Dunland Property Pty Ltd
Date auditor was commissioned: 06/09/2017

Relevant land

Lot on plan Lot 1 on SP291387	Title(s) of attached site plan(s): Drawing No. 1 Rev A Site Locality Plan
Street address 60 Bridge Street, Wooloowin, Queensland	Postcode 4030
Local government area Brisbane City Council	EMR/CLR ID (if applicable) 169359
Registered owner name Dunland Property Pty Ltd	Registered owner address Level 6, 12 Creek Street, Brisbane, Queensland 4000

Is there a radiation impact on site?

☐ Yes—you must provide a support expert's statement
☒ No

Support expert(s) engaged by auditor

☒ No support expert was engaged ☐ One support expert was engaged—the support expert's details are provided below. ☐ More than one support expert was engaged—a full list of each support expert's details is attached.
Name
Company
Describe the matter(s) for which the support expert provided expert advice:

☐ Support expert's report (or other document) attached

2. Auditor's certification and declaration

Certification

I certify that the contaminated land investigation document complies with ss. 389(1) and 389(2) of the *Environmental Protection Act 1994* having regard to the guidance provided in the *Queensland auditor handbook for contaminated land*, *Module 6: Content requirements for contaminated land investigation documents, certifications and audit reports* (Department of Environment and Science, 2018).

In particular, I certify that the site suitability statement provided in the contaminated land investigation document accurately states the uses or activities for which the land is suitable.

I have attached an audit report, titled Audit Report: 60 Bridge Street, Wooloowin, Queensland Lot 1 on SP291387, dated 26 August 2019, Reference No. 017-002-056, about my conclusions with respect to the requirements of subsections 389 (1) and 389(2) of the *Environmental Protection Act 1994*. The audit report explains and justifies how I arrived at my decision to certify that the contaminated land investigation document and its site suitability statement comply with ss. 389(1) and 389(2) of the EP Act.

Declaration

I am an auditor approved to undertake a function under s. 568(b) of the *Environmental Protection Act 1994*.

I declare that:

1. I possess qualifications and experience relevant to the audit of the contaminated land investigation document, or, where not, I have engaged an appropriately qualified and experienced support expert.
2. I have not knowingly included false, misleading or incomplete information in my certification of the contaminated land investigation document.
3. I have not knowingly failed to reveal any relevant information or document to the administering authority.
4. The certification of the contaminated land investigation document, including the audit report, addresses the relevant matters for the audit and is factually correct.
5. The opinions I have expressed in the certification and audit report are honestly and reasonably held.

Auditor's name Robin Wagland	
Company MACH1 Environmental Pty Ltd	
Auditor's signature	sch4p4(6) Personal information
Date 26 August 2019	

Attachment 4 – NATA Laboratory Report

HazSure Pty Ltd
P (07) 3191 4684
ABN 61 612 369 829
E Admin@HazSure.com.au
2/22 Mayneview Street, Milton QLD 4064

Client:	EP Risk Management	**Date Sampled:**	1 April 2021
Client Address:	22/1 Ricketts Road, Mount Waverley VIC 3149	**Date Received:**	1 April 2021
Client Contact:	sch4p4(6) Perso	**Date Analysed:**	13 April 2021
Phone No:	-	**Order No:**	-
Email:	sch4p4(6) P eprisk.com.au	**Sampled By:**	sch4p4(6) Perso
Site/Location:	60 Bridge Street, Wooloowin QLD 4030	**Certificate No:**	HC3048.B.1

CERTIFICATE OF ANALYSIS
Laboratory Fibre Identification - Bulk Analysis

Analysis Method:
Samples submitted to HazSure Laboratory for qualitative fibre identification are subjected to polarised light microscopy including dispersion staining techniques. Examination of samples is completed in accordance with AS4964-2004 Method for qualitative identification of asbestos in bulk samples and HazSure's in-house method ID1 Fibre Identification.

Lab No.	Sample No.	Sample Description	Sample Material Type	Size/Weight (mm/g)	Fibres Identified in Material
1	TP01-01-ACM	0.0-0.1	Fibre Cement Material	151.39g	CH, OF
2	TP02-04-ACM	0.2-1.0	Fibre Cement Material	56.65g	CH, AM
3	TP07-01-ACM	0.0-0.1	Fibre Cement Material	133.97g	CH, AM, CR
4	TP08-01-ACM	0.0-0.1	Fibre Cement Material	30.27g	CH
5	TP08-05-ACM	0.5	Fibre Cement Material	17.91g	CH
6	TP09-01-ACM	0.0-0.1	Fibre Cement Material	23.15g	CH, AM, CR
7	TP09-02-ACM	0.1-0.2	Fibre Cement Material	38.06g	CH
8	TP10-01-ACM	0.0-0.3	Fibre Cement Material	32.37g	CH, AM, CR
9	TP12-01-ACM	0.0-0.3	Fibre Cement Material	75.86g	CH

Legend:

CH Chrysotile asbestos detected
AM Amosite asbestos detected
CR Crocidolite asbestos detected
NAD No asbestos detected
OF Organic fibres detected
SMF Synthetic mineral fibre detected
UMF Unknown mineral fibre detected

Approved Identifier:
Name: sch4p4(6) Personal

Approved Signatory:
Name: sch4p4(6) Personal

Notes:
HazSure accepts no responsibility for the collection, packaging and or transportation of samples submitted to the laboratory by external persons. All samples received are analysed 'As received' and results relate specifically to the samples submitted for testing. Sample descriptions are as provided by the client. If no descriptions are provided the laboratory will label them as per the sample number. Sampling is not covered by HazSure's accreditation. This document may not be reproduced except in full.
*If denoted by an asterisk, the sample does not meet the minimum requirements to perform a sufficient analysis. In this event the client has been notified, and analysis carried out with that understanding.

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Client:	EP Risk Management	**Date Sampled:**	1 April 2021
Site/Location:	60 Bridge Street, Wooloowin QLD 4030	**Certificate No:**	HC3048.B.1

CERTIFICATE OF ANALYSIS
Laboratory Fibre Identification - Bulk Analysis

Analysis Method:
Samples submitted to HazSure Laboratory for qualitative fibre identification are subjected to polarised light microscopy including dispersion straining techniques. Examination of samples is completed in accordance with AS4964-2004 Method for qualitative identification of asbestos in bulk samples and HazSure's in-house method ID1 Fibre Identification.

Lab No.	Sample No.	Sample Description	Sample Material Type	Dimensions (mm)	Fibres Identified in Material
10	TP13-01-ACM	0.0-0.1	Fibre Cement Material	220.81g	CH, AM
11	TP13-02-ACM	0.1	Fibre Cement Material	112.58g	CH, AM
12	TP17-01-ACM	0.0-0.1	Fibre Cement Material	102.79g	CH, AM
13	TP19-01-ACM	0.0-0.1	Fibre Cement Material	87.20g	CH
14	TP20-01-ACM	0.0-0.2	Fibre Cement Material	46.07g	CH

Legend:

CH Chrysotile asbestos detected
AM Amosite asbestos detected
CR Crocidolite asbestos detected
NAD No asbestos detected
OF Organic fibres detected
SMF Synthetic mineral fibre detected
UMF Unknown mineral fibre detected

Approved Identifier:
Name: sch4p4(6) Persona

Approved Signatory:
Name: sch4p4(6) Persor

Notes:

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Client:	EP Risk Management	**Date Sampled:**	7 April 2021
Client Address:	22/1 Ricketts Road, Mount Waverley VIC 3149	**Date Received:**	7 April 2021
Client Contact:	sch4p4(6) Pe	**Date Analysed:**	14 April 2021
Phone No:	-	**Order No:**	-
Email:	sch4p4(6) F eprisk.com.au	**Sampled By:**	sch4p4(6) Pers
Site/Location:	60 Bridge Street, Wooloowin QLD 4030	**Certificate No:**	HC3048.B.2

CERTIFICATE OF ANALYSIS
Laboratory Fibre Identification - Bulk Analysis

Analysis Method:
Samples submitted to HazSure Laboratory for qualitative fibre identification are subjected to polarised light microscopy including dispersion staining techniques. Examination of samples is completed in accordance with AS4964-2004 Method for qualitative identification of asbestos in bulk samples and HazSure's in-house method ID1 Fibre Identification.

Lab No.	Sample No.	Sample Description	Sample Material Type	Size/Weight (mm/g)	Fibres Identified in Material
1	W01_03	ACM	Fibre Cement Material	95.32g	CH, AM, CR
2	W02_01	East	Fibre Cement Material	165.62g	CH, AM, CR
3	W03_01	North - ACM	Fibre Cement Material	61.61g	CH
4	W03_02	North - ACM	Fibre Cement Material	20.69g	CH
5	W03_a_06	ACM	Fibre Cement Material	11.53g	CH
6	TP20_01	0.0-0.1	Fibre Cement Material	53.17g	CH
7	TP23_01	0.0-0.1	Fibre Cement Material	6.99g	CH
8	TP24_01	0.0-0.1	Fibre Cement Material	2.52g	NAD, OF
9	TP25_01	0.0-0.1	Fibre Cement Material	130.90g	CH

Legend:
CH Chrysotile asbestos detected
AM Amosite asbestos detected
CR Crocidolite asbestos detected
NAD No asbestos detected
OF Organic fibres detected
SMF Synthetic mineral fibre detected
UMF Unknown mineral fibre detected

Approved Identifier:
Name: sch4p4(6) Personal i

Approved Signatory:
Name: sch4p4(6) Persona

Notes:
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Client Address:	22/1 Ricketts Road, Mount Waverley VIC 3149	**Date Received:**	1 April 2021
Client Contact:	sch4p4(6) Personal	**Date Analysed:**	13 April 2021
Phone No:	-	**Order No:**	-
Email:	sch4p4(6) P eprisk.com.au	**Sampled By:**	sch4p4(6) Persor
Site/Location:	60 Bridge Street, Wooloowin QLD 4030	**Certificate No:**	HC3048.S.1.1
		Revision Reason:	Asbestos identified reported by weight

CERTIFICATE OF ANALYSIS

Laboratory Fibre Identification - Non-Homogenous Sample Analysis

Analysis Method:

Samples submitted to HazSure Laboratory for qualitative fibre identification are subjected to polarised light microscopy including dispersion staining techniques. Examination of samples is completed in accordance with AS4964-2004 Method for qualitative identification of asbestos in bulk samples and HazSure's in-house method ID1 Fibre Identification.

Lab No.	Sample No.	Sample Description	Sample Material	Weight (g)	Fibres Identified in Material	Trace Asbestos
1	TP01-01	0.0-0.2	Soil	282.31	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
2	TP01-02	0.2-0.9	Soil	249.86	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
3	TP02-01	0.0-0.2	Soil	203.34	CH, OF (Fibre Cement Material, 0.142g)	No Trace Asbestos
4	TP02-02	0.2-1.0	Soil	196.72	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
5	TP02-03	1.0-2.1	Soil	286.86	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
6	TP03-01	0.0-0.2	Soil	164.72	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
7	TP03-02	0.2-1.2	Soil	289.88	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
8	TP04-01	0.0-0.2	Soil	212.98	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
9	TP04-02	0.2-0.6	Soil	358.37	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos

Legend:

CH Chrysotile asbestos detected
AM Amosite asbestos detected
CR Crocidolite asbestos detected
NAD No asbestos detected
OF Organic fibres detected
SMF Synthetic mineral fibre detected
UMF Unknown mineral fibre detected

Approved Identifier:

Name: sch4p4(6) Persor

Approved Signatory:

Name: sch4p4(6) Persor

Notes:

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In the case of an "NAD" result, refer to AS4964-2004: 9.5 - Non-homogenous Samples - No Asbestos Evident (trace analysis required) "Notes: 2. The above results can be interpreted that the sample contains no detectable 'respirable' asbestos fibres."

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Client:	EP Risk Management	**Date Sampled:**	1 April 2021
Site/ Location:	60 Bridge Street, Wooloowin QLD 4030	**Certificate No:**	HC3048.S.1.1

CERTIFICATE OF ANALYSIS
Laboratory Fibre Identification - Non-Homogenous Sample Analysis

Analysis Method:
Samples submitted to HazSure Laboratory for qualitative fibre identification are subjected to polarised light microscopy including dispersion straining techniques. Examination of samples is completed in accordance with AS4964-2004 Method for qualitative identification of asbestos in bulk samples and HazSure's in-house method ID1 Fibre Identification.

Lab No.	Sample No.	Sample Description	Sample Material	Weight (g)	Fibres Identified in Material	Trace Asbestos
10	TP05-01	0.0-0.2	Soil	156.82	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
11	TP05-02	0.2-0.7	Soil	158.87	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
12	TP06-01	0.0-0.2	Soil	192.74	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
13	TP06-02	0.2-0.7	Soil	175.67	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
14	TP07-02	0.0-0.3	Soil	155.95	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
15	TP07-03	0.3-0.5	Soil	109.32	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
16	TP07-04	0.5-0.7	Soil	87.09	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
17	TP08-01	0.0-0.3	Soil	180.61	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
18	TP08-02	0.0-0.3	Soil	127.48	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
19	TP08-03	0.3-0.7	Soil	117.97	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
20	TP08-04	0.7-1.1	Soil	129.63	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
21	TP09-03	0.0-0.6	Soil	139.79	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos

Legend:

CH Chrysotile asbestos detected
AM Amosite asbestos detected
CR Crocidolite asbestos detected
NAD No asbestos detected
OF Organic fibres detected
SMF Synthetic mineral fibre detected
UMF Unknown mineral fibre detected

Approved Identifier:
sch4p4(6) Persona
Name:

Approved Signatory:
sch4p4(6) Per
Name:

Notes:

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In the case of an "NAD" result, refer to AS4964-2004: 9.5 - Non-homogenous Samples - No Asbestos Evident (trace analysis required) "Notes: 2. The above results can be interpreted that the sample contains no detectable 'respirable' asbestos fibres."

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2/22 Mayneview Street, Milton QLD 4064

Client:	EP Risk Management	**Date Sampled:**	1 April 2021
Site/ Location:	60 Bridge Street, Wooloowin QLD 4030	**Certificate No:**	HC3048.S.1.1

CERTIFICATE OF ANALYSIS
Laboratory Fibre Identification - Non-Homogenous Sample Analysis

Analysis Method:
Samples submitted to HazSure Laboratory for qualitative fibre identification are subjected to polarised light microscopy including dispersion straining techniques. Examination of samples is completed in accordance with AS4964-2004 Method for qualitative identification of asbestos in bulk samples and HazSure's in-house method ID1 Fibre Identification.

Lab No.	Sample No.	Sample Description	Sample Material	Weight (g)	Fibres Identified in Material	Trace Asbestos
22	TP10-02	0.0-0.3	Soil	124.59	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
23	TP10-03	0.3-0.5	Soil	145.21	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
24	TP10-04	0.5-0.8	Soil	69.52	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
25	TP10-05	0.8-1.0	Soil	97.73	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
26	TP11-01	0.0-0.7	Soil	96.23	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
27	TP11-02	0.7-1.0	Soil	210.59	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
28	TP12-01	0.0-0.3	Soil	85.50	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
29	TP12-02	0.3-0.6	Soil	98.61	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
30	TP12-03	0.6-0.9	Soil	100.73	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
31	TP13-03	0.0-0.4	Soil	145.66	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
32	TP13-04	0.4-0.8	Soil	138.97	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
33	TP14-01	0.0-0.3	Soil	140.74	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos

Legend:

CH Chrysotile asbestos detected
AM Amosite asbestos detected
CR Crocidolite asbestos detected
NAD No asbestos detected
OF Organic fibres detected
SMF Synthetic mineral fibre detected
UMF Unknown mineral fibre detected

Approved Identifier: sch4p4(6) Persona
Name:

Approved Signatory: sch4p4(6) Personal
Name:

Notes:

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In the case of an "NAD" result, refer to AS4964-2004: 9.5 - Non-homogenous Samples - No Asbestos Evident (trace analysis required) "Notes: 2. The above results can be interpreted that the sample contains no detectable 'respirable' asbestos fibres."

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2/22 Mayneview Street, Milton QLD 4064

Client:	EP Risk Management	**Date Sampled:**	1 April 2021
Site/ Location:	60 Bridge Street, Wooloowin QLD 4030	**Certificate No:**	HC3048.S.1.1

CERTIFICATE OF ANALYSIS
Laboratory Fibre Identification - Non-Homogenous Sample Analysis

Analysis Method:
Samples submitted to HazSure Laboratory for qualitative fibre identification are subjected to polarised light microscopy including dispersion straining techniques. Examination of samples is completed in accordance with AS4964-2004 Method for qualitative identification of asbestos in bulk samples and HazSure's in-house method ID1 Fibre Identification.

Lab No.	Sample No.	Sample Description	Sample Material	Weight (g)	Fibres Identified in Material	Trace Asbestos
34	TP14-02	0.3-0.7	Soil	103.64	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
35	TP15-01	0.0-0.3	Soil	134.34	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
36	TP15-02	0.3-0.7	Soil	137.02	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
37	TP16-01	0.0-0.3	Soil	162.56	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
38	TP16-02	0.3-0.6	Soil	70.91	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
39	TP17-02	0.0-0.3	Soil	190.97	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
40	TP17-03	0.3-0.5	Soil	201.50	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
41	TP18-01	0.0-0.2	Soil	181.04	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
42	TP18-02	0.2-0.5	Soil	95.52	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
43	TP19-02	0.0-0.2	Soil	167.62	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
44	TP19-03	0.2-0.6	Soil	124.11	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
45	TP20-02	0.0-0.2	Soil	135.86	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos

Legend:

CH Chrysotile asbestos detected
AM Amosite asbestos detected
CR Crocidolite asbestos detected
NAD No asbestos detected
OF Organic fibres detected
SMF Synthetic mineral fibre detected
UMF Unknown mineral fibre detected

Approved Identifier:
Name: sch4p4(6) Personal

Approved Signatory:
Name: sch4p4(6) Pers

Notes:

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In the case of an "NAD" result, refer to AS4964-2004: 9.5 - Non-homogenous Samples - No Asbestos Evident (trace analysis required) "Notes: 2. The above results can be interpreted that the sample contains no detectable 'respirable' asbestos fibres."

HazSure Pty Ltd
P (07) 3191 4684
ABN 61 612 369 829
E Admin@HazSure.com.au
2/22 Mayneview Street, Milton QLD 4064

Client:	EP Risk Management	**Date Sampled:**	1 April 2021
Site/ Location:	60 Bridge Street, Wooloowin QLD 4030	**Certificate No:**	HC3048.S.1.1

CERTIFICATE OF ANALYSIS
Laboratory Fibre Identification - Non-Homogenous Sample Analysis

Analysis Method:
Samples submitted to HazSure Laboratory for qualitative fibre identification are subjected to polarised light microscopy including dispersion straining techniques. Examination of samples is completed in accordance with AS4964-2004 Method for qualitative identification of asbestos in bulk samples and HazSure's in-house method ID1 Fibre Identification.

Lab No.	Sample No.	Sample Description	Sample Material	Weight (g)	Fibres Identified in Material	Trace Asbestos
46	TP20-03	0.2-0.6	Soil	126.21	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos

Legend:

CH Chrysotile asbestos detected
AM Amosite asbestos detected
CR Crocidolite asbestos detected
NAD No asbestos detected
OF Organic fibres detected
SMF Synthetic mineral fibre detected
UMF Unknown mineral fibre detected

Approved Identifier:
Name: sch4p4(6) Perso

Approved Signatory:
Name: sch4p4(6) Perso

Notes:

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In the case of an "NAD" result, refer to AS4964-2004: 9.5 - Non-homogenous Samples - No Asbestos Evident (trace analysis required) "Notes: 2. The above results can be interpreted that the sample contains no detectable 'respirable' asbestos fibres."

HazSure Pty Ltd
P (07) 3191 4684
ABN 61 612 369 829
E Admin@HazSure.com.au
2/22 Mayneview Street, Milton QLD 4064

Client:	EP Risk Management	**Date Sampled:**	7 April 2021
Client Address:	22/1 Ricketts Road, Mount Waverley VIC 3149	**Date Received:**	7 April 2021
Client Contact:	sch4p4(6) P	**Date Analysed:**	14 April 2021
Phone No:	-	**Order No:**	-
Email:	sch4p4(6) P@eprisk.com.au	**Sampled By:**	sch4p4(6) Pers
Site/Location:	60 Bridge Street, Wooloowin QLD 4030	**Certificate No:**	HC3048.S.2.2
		Revision Reason:	Asbestos identified reported by weight

CERTIFICATE OF ANALYSIS

Laboratory Fibre Identification - Non-Homogenous Sample Analysis

Analysis Method:

Samples submitted to HazSure Laboratory for qualitative fibre identification are subjected to polarised light microscopy including dispersion staining techniques. Examination of samples is completed in accordance with AS4964-2004 Method for qualitative identification of asbestos in bulk samples and HazSure's in-house method ID1 Fibre Identification.

Lab No.	Sample No.	Sample Description	Sample Material	Weight (g)	Fibres Identified in Material	Trace Asbestos
1	W01_a_01	East	Soil	157.92	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
2	W01_02	Mid at ash	Soil	153.48	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
3	W01_04	West	Soil	130.74	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
4	W01_03	Mid at ash	Soil	178.63	NAD, OF at reporting limit of 0.1g/kg (CH, CR, Loose Fibre Bundles, <0.001g)	No Trace Asbestos
5	W02_01	East soil	Soil	355.45	CH, OF (Fibre Cement Material, 3.507g)	No Trace Asbestos
6	W03_01	North	Soil	185.85	CH, OF (Fibre Cement Material, 3.643g)	No Trace Asbestos
7	W03_02	North	Soil	218.62	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
8	W03_03	Mid	Soil	152.31	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
9	W03_04	South	Soil	165.36	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos

Legend:

CH Chrysotile asbestos detected
AM Amosite asbestos detected
CR Crocidolite asbestos detected
NAD No asbestos detected
OF Organic fibres detected
SMF Synthetic mineral fibre detected
UMF Unknown mineral fibre detected

Approved Identifier:

Name: sch4p4(6) Persona

Approved Signatory:

Name: sch4p4(6) Perso

Notes:

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In the case of an "NAD" result, refer to AS4964-2004: 9.5 - Non-homogenous Samples - No Asbestos Evident (trace analysis required) "Notes: 2. The above results can be interpreted that the sample contains no detectable 'respirable' asbestos fibres."

HazSure Pty Ltd
P (07) 3191 4684
ABN 61 612 369 829
E Admin@HazSure.com.au
2/22 Mayneview Street, Milton QLD 4064

Client:	EP Risk Management	**Date Sampled:**	7 April 2021
Site/ Location:	60 Bridge Street, Wooloowin QLD 4030	**Certificate No:**	HC3048.S.2.2

CERTIFICATE OF ANALYSIS
Laboratory Fibre Identification - Non-Homogenous Sample Analysis

Analysis Method:
Samples submitted to HazSure Laboratory for qualitative fibre identification are subjected to polarised light microscopy including dispersion straining techniques. Examination of samples is completed in accordance with AS4964-2004 Method for qualitative identification of asbestos in bulk samples and HazSure's in-house method ID1 Fibre Identification.

Lab No.	Sample No.	Sample Description	Sample Material	Weight (g)	Fibres Identified in Material	Trace Asbestos
10	W03_05	South	Soil	168.62	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
11	W03_a_06	South	Soil	215.80	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
12	TP21_01	0.0-0.1	Soil	153.72	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
13	TP21_02	0.1-0.5	Soil	122.14	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
14	TP22_01	0.0-0.5	Soil	202.46	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
15	TP02_02	0.5-0.8	Soil	117.37	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
16	TP23_01	0.0-0.3	Soil	182.37	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
17	TP23_02	0.3-1.0	Soil	216.38	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
18	TP24_01	0.0-0.1	Soil	137.34	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
19	TP24_02	0.2-0.5	Soil	143.94	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos
20	TP25_01	0.0-0.3	Soil	200.59	NAD, OF at reporting limit of 0.1g/kg	No Trace Asbestos

Legend:

CH Chrysotile asbestos detected
AM Amosite asbestos detected
CR Crocidolite asbestos detected
NAD No asbestos detected
OF Organic fibres detected
SMF Synthetic mineral fibre detected
UMF Unknown mineral fibre detected

Approved Identifier:
Name: sch4p4(6) Persor

Approved Signatory:
Name: sch4p4(6) Personal i

Notes:

HazSure accepts no responsibility for the collection, packaging and or transportation of samples submitted to the laboratory by external persons. All samples received are analysed as received and results relate specifically to the samples submitted for testing. Sample descriptions are as provided by the client. If not descriptions are provided the laboratory will label them as per the sample number. Sampling is not covered by HazSure's accreditation. This document may not be reproduced except in full.
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In the case of an "NAD" result, refer to AS4964-2004: 9.5 - Non-homogenous Samples - No Asbestos Evident (trace analysis required) "Notes: 2. The above results can be interpreted that the sample contains no detectable 'respirable' asbestos fibres."

NOTIFICATION ASSESSMENT REPORT

Contaminated Land Assessment "*hazardous contaminant*"

This assessment report is for decisions made under s371(b) of the Environmental Protection Act 1994 (the Act).

1 Project Details:

Edocs No: 101/0028373 **Dynamics reference:** N/A
Address Details: 60 Bridge Street, Wooloowin, QLD **Real Property Description:** Lot 1 SP291387 (the Site)
Administration Requirement: s320DA of the EP Act- Owner

2 Properly Made Submission Check:

Item	**Details**
Submission Information Received/Dated:	18/06/2021
Form Completed Correctly: *Note: "Sufficient information must be supplied in the notification application".*	Yes The Duty to Notify form was completed by the Development Manager on behalf of the landowner.
Lot on Plan listed on EMR/CLR:	No The site was listed on the EMR for NA29 – Petroleum product or oil storage, and on 3 October 2019, was removed following CLID process.
Following reports/plans/evidence considered:	Report/Maps/Data Asbestos in Soils (ASBINS) Assessment - 60 Bridge Street, Wooloowin, QLD, 4030, prepared by EP Risk, dated 5 May 2021 (Ref: EP2079.001_v1). (eDocs#15213341).

3 Administration Review

The grounds for including the site in the Environmental Management Register under s371(b) EP Act are detailed in the following table.

Legislation references	Contaminated Land assessment
Sesction 371(b) Grounds for including land in environmental management register The administering authority may record particulars of land in the environmental management register at any time if the authority is satisfied— (b) the land is contaminated land. Sch 4 of the EP Act land includes— (a) the airspace above land; and (b) land that is, or is at any time, covered by waters; and (c) waters. Sch 4 of the EP Act Contaminated land means land contaminated by a hazardous contaminant". Sch 4 of the EP Act 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.	The administering authority has reviewed under section 371(b) the information provided with the notification and is satisfied there is a change in the condition of the contaminated land that is causing or reasonably likely to cause, serious or material environmental harm. **Soil Contamination Reported - Lot 1 SP291387 - Asbestos.** *Asbestos in Soils (ASBINS) Assessment* provided in support of the Duty to Notify form included the following information: • During earthworks as part of redevelopment of the Site, asbestos-containing material (ACM) was identified as an unexpected find. Consequently, EP Risk was engaged to undertake an ASBINS Assessment to assess the extent of asbestos impact and whether management and/or remediation was required on-site. • Soil samples were collected from twenty-five (25) test pits progressed via excavator to a maximum depth of approx. 2.1 m BGL. • Eeleven (11) soil samples were collected from three (3) stockpiles identified at the Site. • The sampling density of 25 soil sampling locations to assess a site with an area of up to 1.5 ha. was considered adequate for the purposes of confirming the presence of ACM/AF/FA at the Site. • Soil samples were collected using a dedicated pair of disposable nitrile gloves, placed into laboratory supplied asbestos sampling bags and transported to the nominated laboratory under chain of custody documentation. The samples were submitted to HazSure, which is a NATA Accredited environmental laboratory. • Visible bonded (non-friable) ACM (>7mm) in the form of fibre cement sheet fragments in good to fair condition was observed at concentrations greater than the adopted HSL (0.01 % w/w) during field screening within twenty-four (24) of 36 samples. • Laboratory analysis confirmed the presence of asbestos in form of Chrysotile, Amosite and Crocidolite in the fibre cement sheet fragments. • Asbestos in soil as asbestos fines (AF) (>2mm) comprising chrysotile (white) asbestos in the form of fibre cement debris was detected within TP02-01 (0.028% w/w) at a concentrations above the adopted HSL (0.001% w/w). • Bonded (non-friable) ACM was identified within the upper 10 cm of the Site and at concentrations greater than the adopted HSL (0.01 % w/w) across the Site, and AF was identified within one soil sample.

Legislation references	Contaminated Land assessment

Table 2 – Asbestos in Soil Summary

Sample ID	Sample Depth (mBGL)	Date	Acceptance Criteria	Asbestos Detected [1]	Pass / Fail
TP01	0 – 0.1	01.04.2021	No Asbestos Detected at 0.01 % w/w No AF/FA detected at 0.001 %w/w No Trace (respirable) / free fibres detected No visible asbestos in any form within the surficial soil (0 – 0.1 mBGL)	Bonded (non-friable) ACM: 0.139% w/w[4] (>7mm) at 0.0 – 0.1 mBGL	Fail
TP02	0.2 – 1.0	01.04.2021		AF: 0.028% w/w[3] (<2mm) at 0.2 – 1.0 mBGL Bonded (non-friable) ACM: 0.052% w/w[4] (>7mm) at 0.2 -1.0 mBGL	Fail
TP03	0.0 – 0.2 0.2 – 1.2	01.04.2021		NAD[2]	Pass
TP04	0.0 – 0.2 0.2 – 0.6	01.04.2021		NAD[2]	Pass
TP05	0.0 – 0.2 0.2 – 0.7	01.04.2021		NAD[2]	Pass
TP06	0.0 – 0.2 0.2 – 0.7	01.04.2021		NAD[2]	Pass
TP07	0.0 – 0.1	01.04.2021		Bonded (non-friable) ACM: 0.121% w/w[4] (>7mm) at 0.0-0.1 mBGL	Fail
TP08	0.0 – 0.1 0.5	01.04.2021		Bonded (non-friable) ACM: 0.027% w/w[4] (>7mm) at 0.0 – 0.1 mBGL 0.016% w/w[4] (>7mm) at 0.5 mBGL	Fail
TP09	0.0 – 0.1 0.1 – 0.2	01.04.2021		Bonded (non-friable) ACM: 0.021% w/w[4] (>7mm) at 0.0 – 0.1 mBGL 0.036% w/w[4] (>7mm) at 0.1 – 0.2 mBGL	Fail

Legislation references	Contaminated Land assessment				
	TP10	0.0 – 0.3	01.04.2021	Bonded (non-friable) ACM: 0.029% w/w[4] (>7mm) at 0.0 – 0.3 mBGL	Fail
	TP11	0.0 – 0.1 0.1 – 0.3 0.3 – 0.7 0.7 – 0.8 0.8 – 1.0	01.04.2021	NAD[2]	Pass
	TP12	0.0 – 0.3	01.04.2021	Bonded (non-friable) ACM: 0.068% w/w[4] (>7mm) at 0.0 – 0.3 mBGL	Fail
	TP13	0.0 – 0.1 0.1	01.04.2021	Bonded (non-friable) ACM: 0.200% w/w[4] (>7mm) at 0.0 – 0.1 mBGL Bonded (non-friable) ACM: 0.102% w/w[4] (>7mm) at 0.1 mBGL	Fail
	TP14	0.0 – 0.3 0.3 – 0.7	01.04.2021	NAD[2]	Pass
	TP15	0.0 – 0.3 0.3 – 0.7	01.04.2021	NAD[2]	Pass
	TP16	0.0 – 0.3 0.3 – 0.6	01.04.2021	NAD[2]	Pass
	TP17	0.0 – 0.1	01.04.2021	Bonded (non-friable) ACM: 0.093% w/w[4] (>7mm) at 0.0-0.1 mBGL	Fail
	TP18	0.0 – 0.2 0.2 – 0.5	01.04.2021	NAD[2]	Pass
	TP19	0.0 – 0.2	01.04.2021	Bonded (non-friable) ACM: 0.079% w/w[4] (>7mm) at 0.0 – 0.1 mBGL	Fail

Legislation references	Contaminated Land assessment

TP20	0.0 – 0.2 0.2 – 0.6	01.04.2021		**Bonded (non-friable) ACM: 0.041% w/w[4] (>7mm) at 0.0-0.2 mBGL**	**Fail**
TP21	0.0 – 0.1 0.1 – 0.5	07.04.2021		NAD[2]	Pass
TP22	0.0 – 0.5 0.5 – 0.8	07.04.2021		NAD[2]	Pass
TP23	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.006% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail[6]**
TP24	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.002% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail[6]**
TP25	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.119% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
Wind Row Samples (W01 to W03)					
W01_a_01	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass

Legislation references	Contaminated Land assessment

W01_02	0.0 – 0.1 0.1 – 0.2	07.04.2021	No Asbestos Detected at 0.01 % w/w No AF/FA detected at 0.001 %w/w No Trace (respirable) / free fibres detected No visible asbestos in any form within the surficial soil (0 – 0.1 mBGL)	NAD[2]	Pass
W01_03	0.0 – 0.1	07.04.2021		**AF: 0.028% w/w [3] (<2mm) Bonded (non-friable) ACM: 0.086% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
W01_04	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W02_01	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.15% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
W03_01	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.056% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
W03_02	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W03_03	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W03_04	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W05_05	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W03_a_06	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass

[1] **Above adopted HSL**, below adopted HSL.
[2] NAD – No Asbestos Detected / Observed, no asbestos detected at 0.1 g/kg (0.01 % w/w) and no trace (respirable) asbestos.
[3] Based on laboratory analysis and calculations.
[4] Calculated based on a 10L soil sample, at a density of 1.65 kg/L and a 15 % asbestos content.
[5] Identified at the laboratory.

Therefore, under the EP Act, the land **Lot 1 SP291387** is contaminated with hazardous contaminant, being **Asbestos,** in exceedance of the levels specified in the *National Environmental Protection (Assessment of Site Contamination) Measures 1999 (as varied)* (NEPM).

4 Delegate Decision

	Recommendations for including land in the relevant land register under s371(a) of the Act. *"If the administering authority proposes to record particulars of land in a relevant land register".*	
Assessing Officer: Angelina Bismarck	**Recommendation:** ☒ Recommending proposal to list **Lot 1 SP291387** on the EMR for hazardous contaminants in soil: Asbestos	**Date:** 22/06/2021 sch4p4(6) Personal info **Signed**
Delegate Sally Thomas (Team Leader)	**Decision:** ☐ Agree to proposal ☐ Disagree to proposal	**Date:** **Signed**

5 Process for including land in relevant land register and text to be included in the show cause notice under s 375 of the Act

Instructions for registrar to assist with registry and administration tasks

Dear Registry,

Could you please issue a Show Cause Notice proposing listing of **Lot 1 SP291387** on the EMR for hazardous contaminant: Asbestos.

<INFORMATION TO BE PLACED INTO THE NOTICES>

Soil Contamination Reported on Lot 1 SP291387

The administering authority received a report titled *Asbestos in Soils (ASBINS) Assessment - 60 Bridge Street, Wooloowin, QLD, 4030,* prepared by EP Risk, dated 5 May 2021 (Ref: EP2079.001_v1). The report provided information about hazardous contaminant in soil recently detected during the site investigation. The levels of contaminant exceed the levels specified in the *National Environmental Protection (Assessment of Site Contamination) Measures 1999 (as varied) (NEPM)*.

Facts and Circumstances:

Information provided in the report titled *Asbestos in Soils (ASBINS) Assessment - 60 Bridge Street, Wooloowin, QLD, 4030,* prepared by EP Risk, dated 5 May 2021 (Ref: EP2079.001_v1) (eDocs#15213341) as follows:

- During earthworks as part of redevelopment of the Site, asbestos-containing material (ACM) was identified as an unexpected find. Consequently, EP Risk was engaged to undertake an ASBINS Assessment to assess the extent of asbestos impact and whether management and/or remediation was required on-site.
- Soil samples were collected from twenty-five (25) test pits progressed via excavator to a maximum depth of approx. 2.1 m BGL.
- Eleven (11) soil samples were collected from three (3) stockpiles identified at the Site.
- The sampling density of 25 soil sampling locations to assess a site with an area of up to 1.5 ha. was considered adequate for the purposes of confirming the presence of ACM/AF/FA at the Site.
- Soil samples were collected using a dedicated pair of disposable nitrile gloves, placed into laboratory supplied asbestos sampling bags and transported to the nominated laboratory under chain of custody

documentation. The samples were submitted to HazSure, which is a NATA Accredited environmental laboratory.

- Visible bonded (non-friable) ACM (>7mm) in the form of fibre cement sheet fragments in good to fair condition was observed at concentrations greater than the adopted HSL (0.01 % w/w) during field screening within twenty-four (24) of thirty-six (36) samples.
- Laboratory analysis confirmed the presence of asbestos in form of Chrysotile, Amosite and Crocidolite in the fibre cement sheet fragments.
- Asbestos in soil as asbestos fines (AF) (>2mm) comprising chrysotile (white) asbestos in the form of fibre cement debris was detected within one test pit at a concentration (0.028% w/w) above the adopted HSL (0.001% w/w).

Notice

Environmental Protection Act 1994

Notice of decision to grant a soil disposal permit with conditions

This information notice is issued by the administering authority in accordance with section 424(5) of the Environmental Protection Act 1994 (EP Act) to advise you of the decision to grant your application for a soil disposal permit, but to impose conditions on the permit, and to inform you of the reasons for the decision and your review and appeal rights.

To: Cedar Woods t/a Dundland Property Pty Ltd

Level 6, 12 Creek Street

Brisbane QLD 4000

Reference: 101/0028373

Attention: sch4p4(6) Personal in

Email: sch4p4(6) Perso cedarwoods.com.au

Contact: sch4p4(6) jbsg.com.au

Dear sch4p4(6) Per

Re: Application to remove and dispose of 1,556m3 of contaminated soil from 60 Bridge Street, Wooloowin QLD 4030 (Lot 1 SP291387).

1 Decision

The administering authority has considered your application received on 15 October 2021 and has decided to grant the application, but to impose conditions on the permit.

2 Grounds for the decision

The granting of the permit subject to the conditions imposed is consistent with the standard criteria defined in Schedule 4 of the Environmental Protection Act 1994 (EP Act).

3 Assessment criteria used in making the decision

In accordance with section 424(4) of the EP Act in making its decision to grant the application for disposal permit the administering authority has considered the standard criteria listed in Schedule 4 of the EP Act including:

- best practice environmental management for removal treatment and disposal of contaminated soil
- any applicable environmental protection policy
- any applicable site investigation- report or validation report or site management plan

- any applicable Commonwealth, State or local government plans, standards, agreements or requirements.

4 Findings as a result of the administering authority's assessment of the application

The information provided in the disposal permit application is sufficient to justify the disposal of the soil

5 Information considered by the administering authority in making its determination

Information provided in the application submitted by JBS&G and validated on 21 October 2021 including:

- Application form,
- Analysis Results,
- Letter of acceptance provided by Cleanaway, dated 15 October 2021 stating they are willing to accept **1,556m^3** of contaminated soil from **60 Bridge Street, Wooloowin QLD 4030 (Lot 1 SP291387)** for ***landfill disposal*** at New Chum Landfill (Licensed under EPPR00445713), located at **100 Chum Street, New Chum QLD 4303 (Lot 268 on SP103913).**

6 Review and appeal details

This decision is not an original decision under the EP Act and so there are no formal review and appeal rights if you are dissatisfied with the decision made by the administering authority. If you are dissatisfied with this decision you may make an application to the administering authority to review the decision but the administering authority is not required to conduct a review. You may have other legal rights and should seek legal advice.

Should you have any questions in relation to this matter, please contact Chad Harris from Contaminated Land on (07) 3330 5573.

sch4p4(6) Personal informat

Signature

2 November 2021

Date

Sally Thomas
Department of Environment and Science
Delegate of the Administering Authority
Environmental Protection Act 1994

Enquiries:
Chad Harris
Contaminated Land Assessment
Department of Environment and Science
Level 7, 400 George Street
Brisbane QLD 4001
Email: chad.harris@des.qld.gov.au
Ph: (07) 3330 5573

SOIL DISPOSAL PERMIT

Environmental Protection Act 1994 (EP Act)

Disposal permit number: **SDP010001218**

Commencement date: **5 November 2021**

Expiry Date: **5 November 2022**

Permit Holder: **Cedar Woods t/a Dunland Property Pty Ltd**

Authorised activity: Removal of **1,556m^3** of contaminated soil from **60 Bridge Street, Wooloowin QLD 4030 (Lot 1 SP291387)** for ***landfill disposal*** at New Chum Landfill (Licensed under EPPR00445713), located at **100 Chum Street, New Chum QLD 4303 (Lot 268 on SP103913).**

Maximum volume: **1,556m^3**

This disposal permit is subject to the conditions endorsed hereon or attached hereto in Schedule A.

sch4p4(6) Personal information	2 November 2021
Signature	Date

Sally Thomas
Department of Environment and Science
Delegate of the Administering Authority
Environmental Protection Act 1994

Enquiries:
Chad Harris
Contaminated Land Assessment
Department of Environment and Science
Level 7, 400 George Street
Brisbane QLD 4001
Email: chad.harris@des.qld.gov.au
Ph: (07) 3330 5573

Schedule A - Conditions

1. Records of soil removal, treatment and disposal authorised under this permit must be kept for a period of no less than seven years and be available to the administering authority by request. The information to be kept in the records must include:

   a) the quantity of material disposed; and
   b) acceptance receipts from the waste disposal/treatment facility.

2. The permit holder must provide a copy of the permit to any person acting under the permit.

3. Contaminated soil must not be released to air, land or water during excavation, loading, storage, treatment and transport of the soil in a manner that causes environmental harm.

Notice

Environmental Protection Act 1994

Notice of decision to grant a soil disposal permit with conditions

This information notice is issued by the administering authority in accordance with section 424(5) of the Environmental Protection Act 1994 (EP Act) to advise you of the decision to grant your application for a soil disposal permit, but to impose conditions on the permit, and to inform you of the reasons for the decision and your review and appeal rights.

To: Dunland Property Pty Ltd t/a Cedar Woods

Level 6, 12 Creek Street

Brisbane QLD 4000

Email: sch4p4(6) Pe@cedarwoods.com.au

Reference: 101/0028373

Attention: sch4p4(6) Personal info

Dea sch4p4(6) Person

Re: Application to remove and dispose of 10,000 m3 of contaminated soil from 60 Bridge Street, Wooloowin, QLD 4030 (Lot 1 on SP291387).

1 Decision

The administering authority has considered your application received on 19 January 2022 and has decided to grant the application, but to impose conditions on the permit.

2 Grounds for the decision

The granting of the permit subject to the conditions imposed is consistent with the standard criteria defined in Schedule 4 of the Environmental Protection Act 1994 (EP Act).

3 Assessment criteria used in making the decision

In accordance with section 424(4) of the EP Act in making its decision to grant the application for disposal permit the administering authority has considered the standard criteria listed in Schedule 4 of the EP Act including:

- best practice environmental management for removal treatment and disposal of contaminated soil
- any applicable environmental protection policy
- any applicable site investigation- report or validation report or site management plan
- any applicable Commonwealth, State or local government plans, standards, agreements or requirements.

4 Findings as a result of the administering authority's assessment of the application

The information provided in the disposal permit application is sufficient to justify the disposal of the soil

5 Information considered by the administering authority in making its determination

Information provided in the application submitted by JBS&G and validated on 25 January 2022 including:

- Application form,
- Soil Factual Report (JBS&G, 2022),
- Analysis Results,
- Letter of acceptance provided by Ti Tree bioENERGY Facility, dated 13 January 2022 stating they are willing to accept **10,000m^3** of asbestos contaminated soil from **60 Bridge Street, Wooloowin QLD 4030 (Lot 1 on SP291387)** for ***lined landfill disposal*** (Licensed under EA EPPR00573913), located at **Ti Tree bioENERGY, located at 55 Champions Way Willowbank, QLD 4306 (Lot 3 on SP167885).**

6 Review and appeal details

This decision is not an original decision under the EP Act and so there are no formal review and appeal rights if you are dissatisfied with the decision made by the administering authority. If you are dissatisfied with this decision you may make an application to the administering authority to review the decision but the administering authority is not required to conduct a review. You may have other legal rights and should seek legal advice.

Should you have any questions in relation to this matter, please contact Malika Kirchner from Contaminated Land on (07) 3330 6085.

sch4p4(6) Personal inform

Signature

31 January 2022

Date

Sally Thomas
Department of Environment and Science
Delegate of the Administering Authority
Environmental Protection Act 1994

Enquiries:
Malika Kirchner
Contaminated Land Assessment
Department of Environment and Science
Level 7, 400 George Street
Brisbane QLD 4001
Email: malika.kirchner@des.qld.gov.au
Ph: (07) 3330 6085

SOIL DISPOSAL PERMIT

Environmental Protection Act 1994 (EP Act)

Disposal permit number: **SDP010001374**

Commencement date: **01 February 2022**

Expiry Date: **27 January 2023**

Permit Holder: **Dunland Property Pty Ltd t/a Cedar Woods**

Authorised activity: Removal of **10,000m^3** of asbestos contaminated soil from **60 Bridge Street, Wooloowin QLD (Lot 1 on SP291387)** for ***lined landfill disposal*** (Licensed under EA EPPR00573913), located at **Ti Tree bioENERGY, located at 55 Champions Way Willowbank, QLD 4306 (Lot 3 SP167885).**

Maximum volume: **10,000m^3**

This disposal permit is subject to the conditions endorsed hereon or attached hereto in Schedule A.

sch4p4(6) Personal informa	31 January 2022
Signature	Date

Sally Thomas
Department of Environment and Science
Delegate of the Administering Authority
Environmental Protection Act 1994

Enquiries:
Malika Kirchner
Contaminated Land Assessment
Department of Environment and Science
Level 7, 400 George Street
Brisbane QLD 4001
Email: malika.kirchner@des.qld.gov.au
Ph: (07) 3330 6085

Schedule A - Conditions

1. Records of soil removal, treatment and disposal authorised under this permit must be kept for a period of no less than seven years and be available to the administering authority by request. The information to be kept in the records must include:

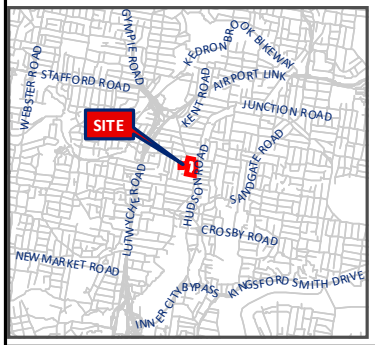
   a) the quantity of material disposed; and
   b) acceptance receipts from the waste disposal/treatment facility.

2. The permit holder must provide a copy of the permit to any person acting under the permit.

3. Contaminated soil must not be released to air, land or water during excavation, loading, storage, treatment and transport of the soil in a manner that causes environmental harm.

Legend

Approximate Site Boundary



JBS&G

Job No: 60829	
Client: Dunland Property Pty Ltd	
Version: Rev 0	Date 29/04/21
Drawn By: PL	Checked By: RP

Scale 1:2,469 & 1:115,936

0 20 40 m & 0 750 1,500 m

Coord. Sys. GDA 1994 MGA Zone 56

60 Bridge Street, Wooloowin, QLD

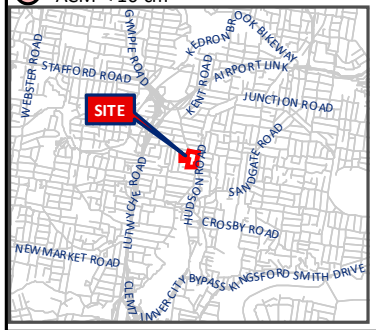
Site Location Plan

FIGURE 1

File Name: C:\Projects\Cedar Woods\60829 Wooloowin AMP\04. GIS\ArcGIS Maps\60829_01_Site_Location_Plan.mxd
Reference: Imagery - Nearmap - 20210325

Legend

- Approximate Site Boundary
- Stage 1 Development Area
- Stage 4 Development Area
- EP Risk Investigation Locations
- JBS&G Investigation Locations
- ACM > 10 cm
- ACM < 10 cm



JBS&G

Job No: 60829

Client: Dunland Property Pty Ltd

Version: Rev 0	Date 15/06/21
Drawn By: PL	Checked By: RP

Scale 1:1,505 & 1:115,628

0 12.5 25 m & 0 750 1,500 m

Coord. Sys. GDA 1994 MGA Zone 56

60 Bridge Street, Wooloowin, QLD

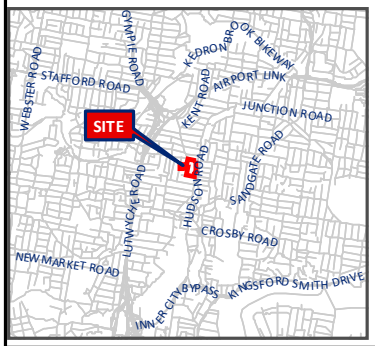
Investigation Locations & ACM Presence

FIGURE 2

File Name: Q:\Projects\Cedar Woods\60829 Woolcowin AMP\04. GIS\1_MXD\60829_02_Investigation_Locations_and_ACM_Presence.mxd
Reference: Imagery - Nearmap - 20210325

Legend

- Approximate Site Boundary
- Stage 1 Development Area
- Stage 4 Development Area
- Stockpile Locations
- Stockpile Locations (ACM Present)



JBS&G

Job No: 60829	
Client: Dunland Property Pty Ltd	
Version: Rev 0	Date 13/05/21
Drawn By: PL	Checked By: RP

Scale 1:1,442 & 1:115,963

0 12.5 25 m & 0 750 1,500 m

Coord. Sys. GDA 1994 MGA Zone 56

60 Bridge Street, Wooloowin, QLD

Stockpile Locations

FIGURE 3

File Name: Q:\Projects\Cedar Woods\60829 Wooloowin AMP\04. GIS\1_MXD\60829_03_Stockpile_Locations.mxd
Reference: Imagery - Nearmap - 20210325

Property - 1000/19 : Property 41374121 ISS A

Walk By : < 1 > Delay Execution No

Summary | Property | LG | Use

Summary

Links :

Property Id :	41374121	Property Type :	ISSUING	PVM :	NON-RURAL
LG/Div :	(1000/19) BCC-WINDSOR	SMA :	(220) LUTWYCHE ROAD CORRIDOR		
Walk the Road :	1822	Previous Reference :	40174598		
Property Address :	40 MORRIS ST, WOOLOOWIN QLD 4030				
Owner (VOLA) :	DUNLAND PROPERTY PTY LTD				
Service Address :	Brisbane@cedarwoods.com.au				
RPD :	L1 SP291387				
Area :	3.688 HA	Volume :	0 M3		
Primary L/Use :	(97) WELFARE HOMES/INSTUTIONS				
Secondary L/Use :	(28) WAREHOUSES & BULK STORES (NON-RETAIL)				
As Valued L/Use :	(250) MULTI UNIT				
Sale Date :	18/12/2015	Sale Price :	$27,060,000	Sale Type :	NORMAL SALE

D/Effect	D/Valuation	Value	S/C	D/Issue	Unadjusted Value	DSI Total	Offset Amount
30/06/2020	01/10/2019	$19,000,000	21	04/03/2020	$19,000,000		

INTERNAL CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 21/06/2021 09:45 Title Reference: 51076333
Date Created: 10/01/2017

Previous Title: 16252040
16252041

REGISTERED OWNER

Dealing No: 717904551 17/03/2017

DUNLAND PROPERTY PTY LTD A.C.N. 127 744 656

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 291387
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19509080 (POR 159)
Deed of Grant No. 19509081 (POR 160)

2. MORTGAGE No 717985974 27/04/2017 at 12:10
ANZ FIDUCIARY SERVICES PTY LTD A.B.N. 91 100 709 493
Lodged at 12:10 on 27/04/2017 Recorded at 13:46 on 04/05/2017

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
AS13958Y	HERITGE SITE QUEENSLAND HERITAGE ACT 1992	09/09/1993 00:00	CUR	BE-ARCH -00
717267198	NOTC INT RES ACQUISITION OF LAND ACT 1967	23/05/2016 16:08	CUR	EC-GEN -00

UNREGISTERED DEALINGS - NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

NOTIFICATION ASSESSMENT REPORT

Contaminated Land Assessment "*hazardous contaminant*"

This assessment report is for decisions made under s371(b) of the Environmental Protection Act 1994 (the Act).

1 Project Details:

Edocs No: 101/0028373 **Dynamics reference:** N/A
Address Details: 60 Bridge Street, Wooloowin, QLD **Real Property Description:** Lot 1 SP291387 (the Site)
Administration Requirement: s320DA of the EP Act- Owner

2 Properly Made Submission Check:

Item	**Details**
Submission Information Received/Dated:	18/06/2021
Form Completed Correctly: *Note: "Sufficient information must be supplied in the notification application".*	Yes The Duty to Notify form was completed by the Development Manager on behalf of the landowner.
Lot on Plan listed on EMR/CLR:	No The site was listed on the EMR for NA29 – Petroleum product or oil storage, and on 3 October 2019, was removed following CLID process.
Following reports/plans/evidence considered:	Report/Maps/Data Asbestos in Soils (ASBINS) Assessment - 60 Bridge Street, Wooloowin, QLD, 4030, prepared by EP Risk, dated 5 May 2021 (Ref: EP2079.001_v1). (eDocs#15213341).

3 Administration Review

The grounds for including the site in the Environmental Management Register under s371(b) EP Act are detailed in the following table.

Legislation references	Contaminated Land assessment
Sesction 371(b) Grounds for including land in environmental management register The administering authority may record particulars of land in the environmental management register at any time if the authority is satisfied— (b) the land is contaminated land. Sch 4 of the EP Act land includes— (a) the airspace above land; and (b) land that is, or is at any time, covered by waters; and (c) waters. Sch 4 of the EP Act Contaminated land means land contaminated by a hazardous contaminant". Sch 4 of the EP Act 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.	The administering authority has reviewed under section 371(b) the information provided with the notification and is satisfied there is a change in the condition of the contaminated land that is causing or reasonably likely to cause, serious or material environmental harm. **Soil Contamination Reported - Lot 1 SP291387 - Asbestos.** *Asbestos in Soils (ASBINS) Assessment* provided in support of the Duty to Notify form included the following information: • During earthworks as part of redevelopment of the Site, asbestos-containing material (ACM) was identified as an unexpected find. Consequently, EP Risk was engaged to undertake an ASBINS Assessment to assess the extent of asbestos impact and whether management and/or remediation was required on-site. • Soil samples were collected from twenty-five (25) test pits progressed via excavator to a maximum depth of approx. 2.1 m BGL. • Eleven (11) soil samples were collected from three (3) stockpiles identified at the Site. • The sampling density of 25 soil sampling locations to assess a site with an area of up to 1.5 ha. was considered adequate for the purposes of confirming the presence of ACM/AF/FA at the Site. • Soil samples were collected using a dedicated pair of disposable nitrile gloves, placed into laboratory supplied asbestos sampling bags and transported to the nominated laboratory under chain of custody documentation. The samples were submitted to HazSure, which is a NATA Accredited environmental laboratory. • Visible bonded (non-friable) ACM (>7mm) in the form of fibre cement sheet fragments in good to fair condition was observed at concentrations greater than the adopted HSL (0.01 % w/w) during field screening within twenty-four (24) of 36 samples. • Laboratory analysis confirmed the presence of asbestos in form of Chrysotile, Amosite and Crocidolite in the fibre cement sheet fragments. • Asbestos in soil as asbestos fines (AF) (>2mm) comprising chrysotile (white) asbestos in the form of fibre cement debris was detected within TP02-01 (0.028% w/w) at a concentration above the adopted HSL (0.001% w/w). • Bonded (non-friable) ACM was identified within the upper 10 cm of the Site and at concentrations greater than the adopted HSL (0.01 % w/w) across the Site, and AF was identified within one soil sample.

Legislation references	Contaminated Land assessment

Table 2 – Asbestos in Soil Summary

Sample ID	Sample Depth (mBGL)	Date	Acceptance Criteria	Asbestos Detected [1]	Pass / Fail
TP01	0 – 0.1	01.04.2021	No Asbestos Detected at 0.01 % w/w No AF/FA detected at 0.001 %w/w No Trace (respirable) / free fibres detected No visible asbestos in any form within the surficial soil (0 – 0.1 mBGL)	Bonded (non-friable) ACM: 0.139% w/w[4] (>7mm) at 0.0 – 0.1 mBGL	Fail
TP02	0.2 – 1.0	01.04.2021		AF: 0.028% w/w[3] (<2mm) at 0.2 – 1.0 mBGL Bonded (non-friable) ACM: 0.052% w/w[4] (>7mm) at 0.2 -1.0 mBGL	Fail
TP03	0.0 – 0.2 0.2 – 1.2	01.04.2021		NAD[2]	Pass
TP04	0.0 – 0.2 0.2 – 0.6	01.04.2021		NAD[2]	Pass
TP05	0.0 – 0.2 0.2 – 0.7	01.04.2021		NAD[2]	Pass
TP06	0.0 – 0.2 0.2 – 0.7	01.04.2021		NAD[2]	Pass
TP07	0.0 – 0.1	01.04.2021		Bonded (non-friable) ACM: 0.121% w/w[4] (>7mm) at 0.0-0.1 mBGL	Fail
TP08	0.0 – 0.1 0.5	01.04.2021		Bonded (non-friable) ACM: 0.027% w/w[4] (>7mm) at 0.0 – 0.1 mBGL 0.016% w/w[4] (>7mm) at 0.5 mBGL	Fail
TP09	0.0 – 0.1 0.1 – 0.2	01.04.2021		Bonded (non-friable) ACM: 0.021% w/w[4] (>7mm) at 0.0 – 0.1 mBGL 0.036% w/w[4] (>7mm) at 0.1 – 0.2 mBGL	Fail

Legislation references	Contaminated Land assessment

TP10	0.0 – 0.3	01.04.2021		Bonded (non-friable) ACM: 0.029% w/w[4] (>7mm) at 0.0 – 0.3 mBGL	Fail
TP11	0.0 – 0.1 0.1 – 0.3 0.3 – 0.7 0.7 – 0.8 0.8 – 1.0	01.04.2021		NAD[2]	Pass
TP12	0.0 – 0.3	01.04.2021		Bonded (non-friable) ACM: 0.068% w/w[4] (>7mm) at 0.0 – 0.3 mBGL	Fail
TP13	0.0 – 0.1 0.1	01.04.2021		Bonded (non-friable) ACM: 0.200% w/w[4] (>7mm) at 0.0 – 0.1 mBGL Bonded (non-friable) ACM: 0.102% w/w[4] (>7mm) at 0.1 mBGL	Fail
TP14	0.0 – 0.3 0.3 – 0.7	01.04.2021		NAD[2]	Pass
TP15	0.0 – 0.3 0.3 – 0.7	01.04.2021		NAD[2]	Pass
TP16	0.0 – 0.3 0.3 – 0.6	01.04.2021		NAD[2]	Pass
TP17	0.0 – 0.1	01.04.2021		Bonded (non-friable) ACM: 0.093% w/w[4] (>7mm) at 0.0-0.1 mBGL	Fail
TP18	0.0 – 0.2 0.2 – 0.5	01.04.2021		NAD[2]	Pass
TP19	0.0 – 0.2	01.04.2021		Bonded (non-friable) ACM: 0.079% w/w[4] (>7mm) at 0.0 – 0.1 mBGL	Fail

Legislation references	Contaminated Land assessment

TP20	0.0 – 0.2 0.2 – 0.6	01.04.2021		**Bonded (non-friable) ACM: 0.041% w/w[4] (>7mm) at 0.0-0.2 mBGL**	**Fail**
TP21	0.0 – 0.1 0.1 – 0.5	07.04.2021		NAD[2]	Pass
TP22	0.0 – 0.5 0.5 – 0.8	07.04.2021		NAD[2]	Pass
TP23	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.006% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail[6]**
TP24	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.002% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail[6]**
TP25	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.119% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
Wind Row Samples (W01 to W03)					
W01_a_01	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass

Legislation references	Contaminated Land assessment

W01_02	0.0 – 0.1 0.1 – 0.2	07.04.2021	No Asbestos Detected at 0.01 % w/w No AF/FA detected at 0.001 %w/w No Trace (respirable) / free fibres detected No visible asbestos in any form within the surficial soil (0 – 0.1 mBGL)	NAD[2]	Pass
W01_03	0.0 – 0.1	07.04.2021		**AF: 0.028% w/w [3] (<2mm) Bonded (non-friable) ACM: 0.086% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
W01_04	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W02_01	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.15% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
W03_01	0.0 – 0.1	07.04.2021		**Bonded (non-friable) ACM: 0.056% w/w[4] (>7mm) at 0.0 – 0.1 mBGL**	**Fail**
W03_02	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W03_03	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W03_04	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W05_05	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass
W03_a_06	0.0 – 0.1 0.1 – 0.2	07.04.2021		NAD[2]	Pass

[1] **Above adopted HSL**, below adopted HSL.
[2] NAD – No Asbestos Detected / Observed, no asbestos detected at 0.1 g/kg (0.01 % w/w) and no trace (respirable) asbestos.
[3] Based on laboratory analysis and calculations.
[4] Calculated based on a 10L soil sample, at a density of 1.65 kg/L and a 15 % asbestos content.
[5] Identified at the laboratory.

Therefore, under the EP Act, the land **Lot 1 SP291387** is contaminated with hazardous contaminant, being **Asbestos,** in exceedance of the levels specified in the *National Environmental Protection (Assessment of Site Contamination) Measures 1999 (as varied)* (NEPM).

4 Delegate Decision

	Recommendations for including land in the relevant land register under s371(a) of the Act. *"If the administering authority proposes to record particulars of land in a relevant land register".*	
Assessing Officer: Angelina Bismarck	**Recommendation:** ☒ Recommending proposal to list **Lot 1 SP291387** on the EMR for hazardous contaminants in soil: Asbestos	**Date:** 22/06/2021 sch4p4(6) Personal inf **Signed**
Delegate Sally Thomas (Team Leader)	**Decision:** ☑ Agree to proposal ☐ Disagree to proposal	**Date:** 25 June 2021 **Signed** sch4p4(6) Personal

5 Process for including land in relevant land register and text to be included in the show cause notice under s 375 of the Act

Instructions for registrar to assist with registry and administration tasks

Dear Registry,

Could you please issue a Show Cause Notice proposing listing of **Lot 1 SP291387** on the EMR for hazardous contaminant: Asbestos.

<INFORMATION TO BE PLACED INTO THE NOTICES>

Soil Contamination Reported on Lot 1 SP291387

The administering authority received a report titled *Asbestos in Soils (ASBINS) Assessment - 60 Bridge Street, Wooloowin, QLD, 4030,* prepared by EP Risk, dated 5 May 2021 (Ref: EP2079.001_v1). The report provided information about hazardous contaminant in soil recently detected during the site investigation. The levels of contaminant exceed the levels specified in the *National Environmental Protection (Assessment of Site Contamination) Measures 1999 (as varied) (NEPM)*.

Facts and Circumstances:

Information provided in the report titled *Asbestos in Soils (ASBINS) Assessment - 60 Bridge Street, Wooloowin, QLD, 4030,* prepared by EP Risk, dated 5 May 2021 (Ref: EP2079.001_v1) (eDocs#15213341) as follows:

- During earthworks as part of redevelopment of the Site, asbestos-containing material (ACM) was identified as an unexpected find. Consequently, EP Risk was engaged to undertake an ASBINS Assessment to assess the extent of asbestos impact and whether management and/or remediation was required on-site.
- Soil samples were collected from twenty-five (25) test pits progressed via excavator to a maximum depth of approx. 2.1 m BGL.
- Eleven (11) soil samples were collected from three (3) stockpiles identified at the Site.
- The sampling density of 25 soil sampling locations to assess a site with an area of up to 1.5 ha. was considered adequate for the purposes of confirming the presence of ACM/AF/FA at the Site.
- Soil samples were collected using a dedicated pair of disposable nitrile gloves, placed into laboratory supplied asbestos sampling bags and transported to the nominated laboratory under chain of custody

documentation. The samples were submitted to HazSure, which is a NATA Accredited environmental laboratory.

- Visible bonded (non-friable) ACM (>7mm) in the form of fibre cement sheet fragments in good to fair condition was observed at concentrations greater than the adopted HSL (0.01 % w/w) during field screening within twenty-four (24) of thirty-six (36) samples.
- Laboratory analysis confirmed the presence of asbestos in form of Chrysotile, Amosite and Crocidolite in the fibre cement sheet fragments.
- Asbestos in soil as asbestos fines (AF) (>2mm) comprising chrysotile (white) asbestos in the form of fibre cement debris was detected within one test pit at a concentration (0.028% w/w) above the adopted HSL (0.001% w/w).

Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
Email: emr.clr.registry@des.qld.gov.au

28 June 2021

Site ID: 169359
File Number: 101/28373
Enquiries to: emr.clr.registry@des.qld.gov.au

DUNLAND PROPERTY PTY LTD
LEVEL 6, 12 CREEK STREET
BRISBANE QLD 4000

SHOW CAUSE NOTICE TO OWNER OF LAND - PROPOSAL TO INCLUDE PARTICULARS OF LAND ON THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with section 375 of the *Environmental Protection Act 1994* (EP Act) notice is given that particulars of the parcel of land described below are proposed for inclusion on the Environmental Management Register (EMR).

Lot 1 Plan: SP291387
BRISBANE CITY COUNCIL

60 BRIDGE STREET
WOOLOOWIN QLD 4030

The Department of Environment and Science believes grounds exist for including particulars of the parcel of land on the EMR because notification has been received that the land has been contaminated by the following hazardous contaminants.

HAZARDOUS CONTAMINANT - This site has been subject to a hazardous contaminant. Refer to the summary given below:

Soil Contamination Reported on Lot 1 SP291387
The administering authority received a report titled *Asbestos in Soils (ASBINS) Assessment - 60 Bridge Street, Wooloowin, QLD, 4030*, prepared by EP Risk, dated 5 May 2021 (Ref: EP2079.001_v1). The report provided information about hazardous contaminant in soil recently detected during the site investigation. The levels of contaminant exceed the levels specified in the *National Environmental Protection (Assessment of Site Contamination) Measures 1999 (as varied) (NEPM)*.

Facts and Circumstances:
Information provided in the report titled *Asbestos in Soils (ASBINS) Assessment - 60 Bridge Street, Wooloowin, QLD, 4030*, prepared by EP Risk, dated 5 May 2021 (Ref: EP2079.001_v1) as follows:

- During earthworks as part of redevelopment of the Site, asbestos-containing material (ACM) was identified as an unexpected find. Consequently, EP Risk was engaged to undertake an ASBINS Assessment to assess the extent of asbestos impact and whether management and/or remediation was required on-site.
- Soil samples were collected from twenty-five (25) test pits progressed via excavator to a maximum depth of approx. 2.1 m BGL.
- Eleven (11) soil samples were collected from three (3) stockpiles identified at the Site.

- The sampling density of 25 soil sampling locations to assess a site with an area of up to 1.5 ha. was considered adequate for the purposes of confirming the presence of ACM/AF/FA at the Site.
- Soil samples were collected using a dedicated pair of disposable nitrile gloves, placed into laboratory supplied asbestos sampling bags and transported to the nominated laboratory under chain of custody documentation. The samples were submitted to HazSure, which is a NATA Accredited environmental laboratory.
- Visible bonded (non-friable) ACM (>7mm) in the form of fibre cement sheet fragments in good to fair condition was observed at concentrations greater than the adopted HSL (0.01 % w/w) during field screening within twenty-four (24) of thirty-six (36) samples.
- Laboratory analysis confirmed the presence of asbestos in form of Chrysotile, Amosite and Crocidolite in the fibre cement sheet fragments.
- Asbestos in soil as asbestos fines (AF) (>2mm) comprising chrysotile (white) asbestos in the form of fibre cement debris was detected within one test pit at a concentration (0.028% w/w) above the adopted HSL (0.001% w/w).

If an investigation of the land has been conducted and DES holds a copy of a report prepared about the investigation, a copy of the report is attached;

As the owner of the land you may make a submission about why particulars of the land should not be included on the EMR. Submissions must be accompanied by a written declaration by the owner that the owner:

(i) has not knowingly included any false or misleading information in the submission; and
(ii) has given all relevant information to the authority.

Submissions must be received no later than 25 business days from the date of this notice.

After this date, if no submission has been received from the owner, particulars of the land will be recorded on the EMR. However, if you wish the particulars to be recorded earlier, you may advise in writing that you do not intend to make a submission.

With the issuing of this show cause notice under section 375, the following requirement applies under section 408 of the *EP Act*:

The owner must before agreeing to dispose of the land to someone else (the buyer), give written notice to the buyer stating that the land is the subject of a show cause notice under section 375.

For further information about contaminated land matters visit www.qld.gov.au, and search for "contaminated land".

sch4p4(6) Personal information

Sally Thomas
Department of Environment and Science
Delegate of the Administering Authority
Environmental Protection Act 1994

Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
Email: emr.clr.registry@des.qld.gov.au

28 June 2021

Site ID: 169359
File Number: 101/28373
Enquiries to: emr.clr.registry@des.qld.gov.au

DUNLAND PROPERTY PTY LTD
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Environmental Protection Act 1994

Property - 1000/19 : Property 41374121 ISS A

Walk By : < 1 >

Delay Execution No

Summary | Property | LG | Use

Summary

Links :

Property Id :	41374121	Property Type :	ISSUING	PVM :	NON-RURAL
LG/Div :	(1000/19) BCC-WINDSOR	SMA :	(220) LUTWYCHE ROAD CORRIDOR		
Walk the Road :	1822	Previous Reference :	40174598		

Property Address : 40 MORRIS ST, WOOLOOWIN QLD 4030

Owner (VOLA) : DUNLAND PROPERTY PTY LTD ...

Service Address : Brisbane@cedarwoods.com.au

RPD : L1 SP291387

Area :	3.688 HA	Volume :	0 M3
Primary L/Use :	(97) WELFARE HOMES/INSTUTIONS		
Secondary L/Use :	(28) WAREHOUSES & BULK STORES (NON-RETAIL)		
As Valued L/Use :	(250) MULTI UNIT		
Sale Date :	18/12/2015	Sale Price :	$27,060,000
Sale Type :	NORMAL SALE		

D/Effect	D/Valuation	Value	S/C	D/Issue	Unadjusted Value	DSI Total	Offset Amount
30/06/2020	01/10/2019	$19,000,000	21	04/03/2020	$19,000,000		

INTERNAL CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 28/06/2021 13:10 Title Reference: 51076333
Date Created: 10/01/2017

Previous Title: 16252040
16252041

REGISTERED OWNER

Dealing No: 717904551 17/03/2017

DUNLAND PROPERTY PTY LTD A.C.N. 127 744 656

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 291387
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19509080 (POR 159)
Deed of Grant No. 19509081 (POR 160)

2. MORTGAGE No 717985974 27/04/2017 at 12:10
ANZ FIDUCIARY SERVICES PTY LTD A.B.N. 91 100 709 493
Lodged at 12:10 on 27/04/2017 Recorded at 13:46 on 04/05/2017

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
AS13958Y	HERITGE SITE QUEENSLAND HERITAGE ACT 1992	09/09/1993 00:00	CUR	BE-ARCH -00
717267198	NOTC INT RES ACQUISITION OF LAND ACT 1967	23/05/2016 16:08	CUR	EC-GEN -00

UNREGISTERED DEALINGS - NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
Email: EMR.CLR.Registry@des.qld.gov.au

28 June 2021

Site ID: 169359
File Number: 101/28373
Enquiries to: emr.clr.registry@des.qld.gov.au

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

NOTICE OF LAND LISTED ON THE ENVIRONMENTAL MANAGEMENT REGISTER

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The owner may apply for a review of the decision to record the land in the EMR within 10 business days after receipt of this notice, in accordance with section 521 of the *EP Act*. If you decide to apply for a review you must, in accordance with section 521(3), also give notice to the local government that you are seeking a review. You must forward to the local government the following documents:

- a notice of the application (the "review notice");
- a copy of the application and supporting documents.

The review notice must inform the local government that submissions on the application may be made within 5 business days after the application is made to the Department of Environment and Science, as required by section 521(4) of the *EP Act*. A land owner dissatisfied with a review decision may appeal against the decision in accordance with section 531 of the *EP Act*.

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Notice

Environmental Protection Act 1994

Duty to notify of environmental harm

This form is to be used for notifying the administering authority about events or changes in condition of land causing or threatening serious or material environmental harm, in accordance with the duty to notify provisions contained in sections 320 to 320G, Chapter 7 Part 1 of the Environmental Protection Act 1994 (the EP Act).

This Notice should be completed having regard to the guidance in:

- *Guideline: The duty to notify of environmental harm (ESR/2016/2271)*
- *Guideline: The duty to notify for contaminated land (ESR/2016/2155)*[1]

The details provided should address the nature of the event or change in condition as relevant. The notice should be completed as fully as practicable in the circumstances. Indicate any sections of the notice that are not applicable or for which information is not currently available.

If a notice is being given with respect to a notifiable activity, the Template for giving written notice about a notifiable activity *(ESR/2015/1845) should be used. Circumstances could arise in which notice of a related event or change in condition of land also needs to be provided.*

Office use only

Date entered in Ecotrack:		Relevant regional manager:	
Ecotrack reference number:		Date sent to regional manager:	
Relevant regional area:		Officer actioning this item:	

1. Person giving notice

NAME sch4p4(6) Personal in	TELEPHONE BUSINESS HOURS) sch4p4(6) Personal in
	TELEPHONE (AFTER HOURS) sch4p4(6) Personal info
COMPANY/ORGANISATION NAME (IF APPLICABLE) Cedar Woods on behalf of Dunland Property Pty Ltd	
POSITION IN COMPANY/ORGANISATION (IF APPLICABLE) DEVELOPMENT MANAGER	
POSTAL ADDRESS Level 6, 12 Creek Street, Brisbane	

[1] Guidelines area available at www.qld.gov.au using the publication number as a search term.

EMAIL	FACSIMILE
sch4p4(6) Pe cedarwoods.com.au	

2. Who is giving notice about an event or change of condition

2.1. In what capacity are you giving notice?

Tick relevant box

- I am the owner of the land ☐
- I am an occupier (e.g. lessor or tenant) of the land ☐
- I am a representative of a local government ☐
- I am an auditor performing an auditor's function under EP Act ☐
- I am an employer ☐
- I am an employer of someone carrying out an activity ☐
- I am an employee carrying out an activity and have not been able to contact my employer ☐
- Other (specify) Employee of the land owner

2.2. Please provide details of your involvement

For example, what is your involvement as an employer or employer or as a representative of a local government?

Development Manager for propsoed development onsite, which includes Stage 1 and 4 Development Areas only

3. Details of the affected land where the event or change in condition has occurred

3.1. Please provide details of the lot and plan description at which the event or change in condition has taken place (and full street address if available).

NAME BY WHICH THE PROPERTY IS KNOWN	
FULL STREET ADDRESS OF THE SITE 60 BRIDGE STREET, WOOLOOWIN, QLD	
ANY OTHER INFORMATION THAT WILL ASSIST IN QUICKLY LOCATING THE LOCATION WHERE AN EVENT OR ACTIVITY HAS OCCURED	
LOT(S) 1	PLAN(S) SP291387
GRID REFERENCES NORTHING 6966659.98 EASTING 504078.08	
LOCAL GOVERNMENT AUTHORITY BRISBANE CITY COUNCIL	

3.2. Is a map or locality plan attached to this notification?

☐ No ☒ Yes

A map or locality plan that shows the affected land may greatly assist the processing of this notification.

3.3. Is the affected land the origin of contamination or area harmed or both?

Is the affected land (as described above) the land on which the contamination originated, caused harm (impacts) or both?

☒ Origin ☐ Harmed ☐ Both

4. Activity that has led to the event or change in condition

4.1. Nature of activity

- Is the activity a notifiable activity listed under Schedule 3 of the EP Act (if it is then use the template ESR/2015/1845) or another activity that has caused or may cause serious or material environmental harm? ☐ Notifiable ☐ Other
- Is the change in the land due to it being affected by a hazardous contaminant? ☒ Yes ☐ No
- Is the activity a resource activity? ☐ Yes ☒ No
- Is the activity currently occurring or did it occur previously? ☐ Current ☒ Previous

4.2. Describe the nature of the activity

If you require additional space attach the information on a separate sheet and make reference to that sheet here.

During civil earthworks, asbestos containing material was found on site within Stage 1 and 4 Development Areas, at levels above the ASC NEPM for residneital land use.
Bonded asbestos containing material exists across Stage 1 and 4 Development Areas at surface and to a maximum depth of 1 m below ground level.
Asbestos fibres were identified in exceedance of the 0.001% health screening criteria at TP32, at depth.

4.3. State whether the primary activity that led to the event was being carried out under:

- an environmental protection policy ☐ Yes
- a transitional environmental program ☐ Yes
- an environmental protection order ☐ Yes
- an environmental authority (use ESR/2015/1845) ☐ Yes
- a development condition of a development approval ☐ Yes
- a prescribed condition for carrying out a small scale mining activity ☐ Yes
- an emergency direction ☐ Yes

- an accredited environmental risk management plan ☐ Yes

4.4. Please provide the identifying details of the relevant approval or authority for carrying out the activity (if known). If possible attach a copy of the relevant document.

5. Special requirement for resource activities (petroleum and gas, geothermal and greenhouse gas storage activities but not a mining activity)

Does this notice relate to notification of an event that has occurred while carrying out a resource activity that has:

- negatively affected, or is reasonably likely to negatively affect, the water quality of an aquifer; or ☒ No ☐ Yes
- has caused the connection of two or more aquifers ☒ No ☐ Yes

6. Nature and circumstances of how event has occurred

If it is an event involving the release of contaminants that is being notified, the following information should be provided

6.1. Describe the circumstances in which the event has occurred.

Please provide details of the circumstances that led up to the event, any factors that may make the effects of the event worse, any preventive measures or cleanup up action taken and any other matters that may be relevant. If you require additional space attach the information on a separate sheet and make reference to that sheet here.

Asbestos containing material is present onsite resultant from historical fill and poor building demolition practices since the early 1900's

6.2. Provide any additional information that may be relevant to this notification of an event

If additional space is required attach the information on a separate sheet and make reference to that sheet here.

The site was formally on the EMR (SIte ID 169359) and was removed from the register on 3 October 2019 (File Number 101/28373) following remediation of impacted soil onsite.

6.3. Event type:

☐ Spill ☐ Discharge ☐ Leakage ☒ Exposure/uncovering
☐ Fire ☐ Fishkill ☐ Other _____

6.4. Source of release:

☐ Vehicle spill ☐ Vessel spill ☐ Pipeline breach ☐ Dam/pond failure
☐ Drain outlet ☐ Bulk/tank ☐ Vessel sinking ☐ Dumping

☐ Sewage discharge ☐ Industrial activity ☐ Cattle/sheep dip ☐ Horticulture

☒ Excavation ☐ Landfill ☒ Other Historical Fill

6.5. Contaminants (if known):

☐ Solid chemicals ☐ Liquid chemicals ☐ Hydrocarbons ☐ Gas/vapour

☐ Pesticide/herbicide ☐ Nutrients ☐ BOD/COD ☐ Dangerous goods

☒ Other Asbestos containing material

6.6. Details of contaminants (if known):

Substance(s): Asbestos containing material

Quantity: estimated to be 5,000 tonnes intermixed soil materail Litres/Kilograms/Tonnes/<other>

Area/extent affected: 240 m by 110 m

7. Change in condition of land

If it is a change in the condition of land that is being notified, the following information should be provided

7.1. Nature of change in the condition of the land (that has caused or is reasonably likely to cause or involve serious or material environmental harm)

• Dispersal of contaminants in soil	☐ No	☒ Yes
• Dispersal of contaminants in groundwater	☒ No	☐ Yes
• Dispersal of contaminants in surface waters	☒ No	☐ Yes
• Accumulation of gases or vapour in soil or structures	☒ No	☐ Yes
• Change in surface features (e.g. vegetation)	☒ No	☐ Yes

7.2. Details of change in the condition of the land

Describe what the change in condition involves

ACM is present at surface and within fill material which precludes use of the site for the proposed future residential landuse

If additional space is required attach the information on a separate sheet and make reference to that sheet here.

7.3. Cause of change in condition (if known)?

Describe the known factors that have led to the change in condition

Asbestos containing material present in historical fill has been disturbed during early civil works. Further testing has been undertaken to delineate impacts.

If additional space is required attach the information on a separate sheet and make reference to that sheet here.

7.4. Timeframe of change in condition

Outline what is known of the timeframe in which the change in condition has occurred

Asbestos containing material is understood to have been present within onsite strcutures, which have been progressivley decomissioned/demolished over the operational period of the former laundry facility, which began operation in the early 1900's and ceased operaton in the last 2010s.

7.5. Type of environment affected:

What is the type of environment that has been affected by an event or change in condition?

☐ Waterway/drain	☐ Marine	☐ Estuarine	☐ Freshwater
☒ Land contamination	☒ Urban area	☐ Air/fallout	☐ Vegetation
☐ Protected area	☐ Other _____		

8. How and when did you become aware of the event or change of condition

8.1. What was the source of information about the event or change in condition

• own observation	☐ Yes
• information provided by a person with relevant competencies	☒ Yes
• information provided by an employee	☐ Yes

8.2. When did you first became aware of the event or change in condition for which notice is given

TIME	DATE
4:30pm	17 June 2021

9. Details of registered owners or occupiers of affected land to which notice has been given

Note: Registered owners or occupiers of affected land do not need to be notified before notifying the administering authority.

9.1. Have any registered owners or occupiers of affected land been notified of this incident?

☒ No

☐ Yes (provide details of the occupiers and registered owners of land affected, or potentially affected, by this incident including details of how notice to those persons was given)

NAME	TELEPHONE
POSTAL ADDRESS	
DESCRIPTION OF HOW NOTICE WAS GIVEN	

If you require additional space you may attach the information on a separate sheet.

10. Declaration

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge. I understand that it is an offence under s. 480 of the *Environmental Protection Act 1994* to give to the administering authority or an authorised person a document containing information that I know is false, misleading or incomplete in a material particular.

I understand that all information supplied on or with 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	TIME / DATE
sch4p4(6) Personal information igitally signed by sch4p4(ate: 2021.06.18 15:15:25 +10'00'	3:11pm 18 June 2021

11. Sending the written notice

Please return the completed notice to Permit and Licence Management at the Department of Environment and Science by:

Pollution hotline 1300 130 372

AND written notification via email, fax or registered post:

Email: <pollutionhotline@des.qld.gov.au>

Fax: (07) 3330 5875

Note: Include **'Duty to notify of environmental harm'** in the subject line of the fax or email and attach a completed copy of the template.

Registered post:

Permit and Licence Management
Department of Environment and Science
GPO Box 2454
Brisbane QLD 4001

12. Phoning the pollution hotline

In addition to providing the written notice if you become aware of a matter which has caused or threatens serious or material environmental harm you should immediately call the pollution hotline on **1300 130 372** and report the matter. Reporting the matter through the pollution hotline allows the administering authority to take necessary measures to prevent further harm and to mitigate the effects of an incident or event.

In addition to notifying the administering authority, and where that is not the relevant local government, it is good practice to notify the local government for the area where the event has occurred.

13. Further information

The latest version of this publication is available at www.qld.gov.au using the publication number ESR/2015/2230 as a search term or by contacting Permit and Licence Management on 13 QGOV (13 74 68).

Privacy statement

The Department of Environment and Science (DES) will use the personal information collected on this form to investigate an incident that potentially caused or threatened to cause serious or material environmental harm, as provided for under ss. 320 -320G of the *Environmental Protection Act 1994*. The information will only be accessed by authorised employees within DES. The information provided on this form will not be otherwise be used or disclosed unless required or authorised by law. For information about privacy matters email: For queries about privacy matters email: privacy@des.qld.gov.au or telephone: 13 74 68.

Form

Environmental Protection Act 1994

OFFICIAL USE ONLY
DATE RECEIVED

FILE REF

PROJECT REF

COMPLETE FORM ☐ ACCOMPANYING INFORMATION ☐

DATE

Application for a disposal permit for contaminated soil

This is the approved form for applying to the administering authority for a disposal permit to treat or dispose of contaminated soil from land recorded in the environmental management register (EMR) or the contaminated land register (CLR), or from land in another state. The application is made under s. 424 (as continued under s. 739) of the *Environmental Protection Act 1994*.
Note: A disposal permit is not required when removing clean soil from a site listed on the EMR or CLR. For more advice, see the guideline: *Disposal permit to remove, treat and dispose of contaminated soil.*

Guide

The applicant is the person who would hold the permit and have legal responsibility for ensuring that the disposal of contaminated soil meets the requirements of the permit.

Applicant contact details

1 Applicant details

Name sch4p4(6) Personal	Title Mr
Company/Organisation (write 'None' if operating under your own name) Cedar Woods on behalf of Dunland Property Pty Ltd	
Position Development Manager	
Registered address Level 6, 12 Creek Street, Brisbane	
Postal address (write 'As above' if the same as registered address) As Above	
Telephone (business) sch4p4(6) Personal i	Fax
Mobile (write 'As above' if the same as business telephone) sch4p4(6) Personal inf	
Email (business) sch4p4(6) Per cedarwoods.com.au	

The contact person may be someone other than the applicant who has responsibility for business contact with the administering authority about the disposal permit. For example, they may be a consultant acting on behalf of the applicant.

2 Contact person

Name (write as above if same as applicant)	Title
sch4p4(6) Personal inf	Mr
Company/Organisation (write 'None' if operating under your own name)	
JBS&G	
Position	
Associate	
Registered address	
Level 3, 32 Turbot Street Brisbane QLD 4000	
Postal address (write 'As above' if the same as registered address)	
As above	
Telephone (business)	Fax
07 3211 5350	
Mobile (write 'As above' if the same as business telephone)	
sch4p4(6) Personal infor	
Email (business)	
sch4p4(jbsg.com.au	

If the applicant is not the landowner, they must have written consent from the landowner to apply for a permit and remove the soil, otherwise the permit will be refused.

3 Is the applicant the landowner?

☒ Yes	
☐ No	☐ Copy of the landowner's written consent is attached

Site details—source of contaminated soil

Provide details of the land from which contaminated soil would be removed. If the site is on more than one parcel of land, provide lot on plan details and address of each parcel.

4 Site location—source of contaminated soil

Lot on plan
1 SP291387
Street address
60 BRIDGE STREET, WOOLOOWIN, QLD
Local government area
Brisbane City Council

You must provide a copy of the current Certificate of Title for the parcel(s) of land.

5 Certificate of title for source location

☒ A copy of the current certificate of title for the land is attached.

*Note: If the land is in Queensland and is not registered on the EMR or CLR, you must notify the department—see our website Managing contaminated land–Duty to notify for more information.

6 Is the site on the environmental management register (EMR) or the contaminated land register (CLR)?

☒ EMR	EMR register no. DES notified (to be confirmed)
☐ CLR	CLR register no.
☒ No	You must submit a notification form to the department*
☐ N/A	Only tick this box if the source is outside Queensland.

This question concerns the history of the site with regard to any other disposal permits.

7 Has a disposal permit previously been issued for contaminated soil from the same parcel(s) of land?

☒ Yes	Permit no.: Numerous per below: CLEB06634219 - 29/05/2019 CLEB06590718 - 8/11/2018 When issued?: Per above
☐ No	

If there was a previous disposal permit for the site, did removal occur?

8 Has contaminated soil been removed from this site in the past?

☒ Yes	Where to?: Cleanaway New chum Landfill When?:
☐ No	

Interstate transport of contaminated soil

Only complete this question if the source of contaminated soil is outside Queensland.

9 Is the contaminated soil to be transported from another state into Queensland?

☐ Yes	Identify the source land parcel(s):
☒ No	Go to Q14

Only complete this question if the source of contaminated soil is outside Queensland. Give a full explanation of why you consider it necessary to transport the contaminated soil into Queensland.

10 Why is it necessary to transport the contaminated soil from another state into Queensland?

Only complete this question if the source of contaminated soil is outside Queensland.

11 Have you applied for a disposal permit (or equivalent) in the other state?

☐ Yes	Provide details:
☐ No	Why not?:

Only complete this question if the source of contaminated soil is outside Queensland. Attach additional information if necessary.

12 Has the other state refused disposal of the contaminated soil in that state, or indicated that refusal would be likely, or approved disposal of the soil in a particular way and/or with conditions?

☐ Yes	Provide details:
☐ No	
☐ N/A	

Only complete this question if the source of contaminated soil is outside Queensland. Attach additional information if necessary.

13 Has the other state given permission for the contaminated soil to be transported out of that state?

☐ Yes	☐ Copy of the state's permission is attached
☐ No	Why?:
☐ N/A	☐ Permission from the other state is not needed.

Contaminated soil—quantity

You must ensure the volume you enter is as accurate as possible when applying a bulking factor rate. You would require a new permit for additional volume. However, the unnecessary disposal of clean fill due to gross overestimation would not be acceptable.

14 Amount of contaminated soil

How much contaminated soil, by volume and weight, are you applying to remove?

Maximum volume of contaminated soil	11,700m^3
Maximum weight of contaminated soil	21,000tonnes

You must describe how you calculated the volume (m^3) and weight (t) of soil to be removed. Include the bulking factor rate and assumptions about the margins around the excavation.	**15 Method(s) of calculating maximum amount** Describe how you calculated the maximum volume and weight of contaminated soil to be removed (attach a brief report if necessary): Delineation sampling has identified six areas of interest which have been used to determine the overall volume and weight. A soil bulking factor of 1.7 t/m3 has been applied, acknowledging that the fill material varies between a sandy top soil to a more clay dominant fill profile. A 20% contingency has been applied, acknowledging this is a soil remediation program where unexpected finds may be possilbe.
Provide GPS co-ordinates in latitude and longitude in decimal degrees against the GDA2020 datum of the polygon that bounds where the soil would be excavated.	**16 Geographical coordinates of the proposed soil excavation area** Area GPS coordinates: E: 504078.08/ N: 6966659.98
Disposal of contaminated soil would only be authorised for the term stated on the disposal permit. The typical period is one year.	**17 What are the start and finish dates of the period in which you would remove and treat or dispose of the contaminated soil?** Start: 5/07/2021 End: 31/12/2022
	18 Will validation sampling be undertaken to confirm that all the contaminated soil has been removed: ☒ Yes ☐ No — Why not?:
Provide details of any options to treat and remediate part of the contaminated soil onsite. If onsite treatment is not feasible, explain why. Attach additional information if necessary.	**Contaminated soil—treatment and disposal options** **19 Would some contaminated soil be treated on the same land where it is excavated?** ☐ Yes — ☐ Details of proposed treatment are attached ☒ No — Why not?: The soil contains asbestos fibres and as such, this is not considered an appropriate method of treatment

Provide details of any options to treat and remediate part of the contaminated soil at another location. If no treatment is feasible, explain why—disposal should be minimised and a last resort. Attach additional information if necessary.

20 Would some contaminated soil be treated at another location?

☐ Yes	☐ Details of proposed treatment and alternate location are attached
☒ No	Why not?: Disposal at landfill is the most appropraite method of treatment/disposal

If the some or all of the contaminated soil would be treated, remediated and reused as clean soil, provide details of how much soil would be reused, the proposed management and monitoring actions and standards, and the land where the soil would go.

21 Can some of the contaminated soil be treated, remediated and reused as clean soil elsewhere?

☐ Yes	☐ Details of proposed reuse are attached
☒ No	

This volume and weight must accord with the receiver/landfill operator's acceptance letter—see also Q27 below.

22 How much of the removed contaminated soil (in m^3 and tonnes) would be disposed of at another location?

Volume of contaminated soil	11,700m^3
Weight of contaminated soil	21,000 tonnes

Location for treatment and/or disposal of contaminated soil

You must identify the type of facility that would receive the contaminated soil for treatment and/or disposal.

23 What type of facility would receive the contaminated soil for treatment and/or disposal?

☐ Local government administered waste disposal or treatment facility
☐ Non-local government-administered waste disposal or treatment facility

Note: Lot on plan details are not needed for a local government administered waste disposal or treatment facility.

24 Where is the facility that would receive the contaminated soil for treatment and/or disposal?

Lot on plan (see note left) Lot 268 SP103913
Street address 100 Chum Street, New Chum, QLD, 4303
Name of facility Cleanaway New Chum Landfill

You must provide details of the local government or business entity that operates the receiving facility.	**25 Who operates the facility?** Local government or business name Cleanaway Contact person at the facility sch4p4(6) Personal inforr Contact phone number 3816 2166 Contact email sch4p4(6) Persor cleanaway.com.au
If day cover is proposed, assess the leachability of contaminants using ASLP (unbuffered leach solution) and provide the results with this application.	**26 Disposal method of contaminated soil?** ☒ Lined ☐ Treatment ☐ Unlined ☐ Day cover
You must provide written acceptance for the soil from the facility. The acceptance must include the soil volume (m^3), type of contaminants, site location of the source material (address and Lot on Plan), disposal method, and laboratory sample numbers used to justify the amount for disposal, otherwise your application will be refused.	**27 Do you have written acceptance from the facility that they will receive the amount and type of contaminated soil you are applying to remove?** ☒ Yes ☒ Copy of the acceptance letter is attached ☐ No
You must provide as much information as you can about what caused the contamination of soil. Particularly mention notifiable activities or environmentally relevant activities.	**Contamination—details** **28 History of the site—do you know what caused the contamination?** ☒ Yes ☒ Details of the site history are attached ☐ No

List all the known contaminants and their concentrations or amounts (if present in a mass) in the soil.

29 What contaminants are present in the soil? Include their concentrations or amounts.

Contaminants onsite in soil include bonded asbestos containing material exceeding the ASC NEPM criterion for residential land use of 0.01% at numerous locations, and asbestos fibres in exceedance of the 0.001% health screening criteria at TP32. All hotspots associated with former site infrastrucutre were remediated by Butler Partners in 2019, which was reported within the Butler Partners CLID, certified by Mach1. As such, residual contaminants of potential concern were not considered to be present onsite following remediation. In addition, Butler Partners concluded within their CLID, that based on the site history, there were no potential sources of PFAS onsite (albeit the former landuse is listed within Schedule B2 of the NEMP - as it relates to question 31 below). To summarise, site contamination is considered to be associated with asbstos in soil, with maximum concentrations of other contaminants of concern consistent with those presented within previously approved Soil Disposal Permits CLEB06634219 and CLEB06590718.

You must provide details of the sampling locations and methods, and testing methods used to characterise and delineate the contaminated soil. Demonstrate that the number of samples was statistically sufficient to represent the extent of contamination, and that the results are quality assured.

The National Environmental Protection (Assessment of Site Contamination) Measures 1999 in conjunction with Victoria EPA soil sampling guidelines are examples of best practice in soil sampling and site characterisation. Also, use the *PFAS National Environmental Management Plan* if PFAS contaminants might be present. If inadequate sampling and site characterisation has been carried out, the permit may be refused.

All data must be recent and sufficiently representative of the current site conditions.

30 Indicate by ticking all the relevant boxes whether you have attached the following necessary information. Provide the titles and sections of the attached relevant document(s).

	Information	Document title(s) and section(s)
☒	Scaled map showing soil sampling locations and contamination source(s)	JBS&G ASBINS Figure 6
☒	Description of sampling methods, depths, collection, preservation, and chain of custody.	JBS&G ASBINS Section 3
☒	Soil analysis results (tabulated, including maximum concentrations)	JBS&G ASBINS Section 6
☐	Toxicity Characteristic Leaching Procedure (TCLP) and/or Australian Standard Leaching Procedure (ASLP) results from relevant soil samples	N/A
☒	Copies of all laboratory reports and sample receipt advices for all soil analysis.	JBS&G ASBINS Appendix C

If the soil is not contaminated by PFAS you may skip Questions 32–34.

31 Is the soil contaminated by a per- or poly-fluoroalkyl substance (PFAS), or has an activity that is mentioned in Appendix B of the *PFAS National Environmental Management Plan* as associated with PFAS contaminants occurred at the site?

☐ No	Go to, and sign, the declaration at the end of the form
☒ Yes	Go to Q32

Testing PFAS concentrations and leachability of soils using standard analysis and total oxidisable precursor assay (TOPA) is mandatory if you ticked Yes for Q30. Results of such testing may be used to derive total-organic fluorine (TOF) concentration in lieu of a specific test for TOF (NB: an environmental authority for a waste disposal facility commonly has a limit for TOF).

For Q32, the leachability of PFAS from the soil must be measured using ASLP with unbuffered leach solution at pH 7, and TCLP at pH 5.

Analyses must use the lowest practicable detection/reporting limits relevant to the intended use or disposal of the soil. The analyses must cover both standard suite by liquid chromatography–mass spectrometry with two detectors (LC-MS/MS) and total oxidisable precursor assay for paired samples.

32 Has the leachability of PFAS from the soil been measured using ASLP with unbuffered leach solution, and TCLP?

☒ No	
☐ Yes	☐ Copy of the results are attached

33 Have the PFAS soil concentrations been determined?

☒ No	
☐ Yes	☐ Copy of the results are attached

34 Has the potentially PFAS contaminated soil been checked for other potentially co-occurring contaminants such as metals and hydrocarbons?

☒ No	
☐ Yes	☐ Copy of the results are attached

Declaration

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided on or with this application is true and correct to the best of my knowledge.
- I understand that it is an offence under s.480 of the *Environmental Protection Act 1994* to give to the administering authority or an authorised person a document containing information that I know to be false, misleading or incomplete in a material particular; and
- I understand that all information supplied on or with this application form may be disclosed publicly in accordance with the *Right to Information Act 2009* and the *Evidence Act 1977*.

APPLICANT'S FULL NAME	APPLICANT'S POSITION
sch4p4(6) Persona	Associate Environmental Engineer
APPLICANT'S SIGNATURE sch4p4(6) Personal information	DATE 28/06/2021

Applicant checklist

- ☒ Application form completed and declaration signed
- ☐ Landowners written consent attached (if applicable—see Q3)
- ☒ Certificate of title for the source land attached (see Q5)
- ☒ Duty to notify form submitted (if applicable—see Q6)
- ☐ Permission from another state to transport contaminated soil (if applicable—see Q13)
- ☐ Details of proposed onsite treatment attached (if applicable—see Q19)
- ☐ Details of proposed offsite treatment attached (if applicable—see Q20)
- ☐ Details of proposed reuse of treated soil attached (if applicable—see Q21)
- ☒ Written acceptance from the receiving facility attached (see Q27)
- ☒ Details of site history attached (see Q28)
- ☒ List of contaminants and their concentrations or amounts attached (see Q29)
- ☒ Sampling and testing details and results attached (see Q30)
- ☐ PFAS results attached (if applicable—see Qs 32–34)

Please submit your complete application using one of the following methods:

Email: palm@des.qld.gov.au

Write 'Application for a disposal permit for contaminated soil' in email subject line.

The size limit for emails and attachments is 14MB. Break larger submissions into separate emails, with each email clearly labelled Part X of Y (e.g. Part 1 of 2), included in the subject line of the email.

Mail:

Permit and Licence Management

Department of Environment and Science

GPO Box 2454, BRISBANE QLD 4001

Courier or hand delivery:

Permit and Licence Management

Department of Environment and Science

Level 3, 400 George Street,

BRISBANE QLD 4001

Hours: 8.30 am—5.00 pm business days

Privacy statement

The Department of Environment and Science is collecting your personal information to assess the application for a disposal permit under s.424 of the *Environmental Protection Act 1994.* Information will not be disclosed to any other person or agency unless you have given us permission or we are authorised or required by law. For queries about privacy matters email: privacy@des.qld.gov.au or telephone: 13 74 68.

COVER SHEET

☒ **Electronic application received** ☒ **Regional - Action Required**

PaLM Non-DA TEAM - ADMINISTRATION PROCESSING **Application for Disposal Permit (Contaminated Land) Checklist**	
Department/Office: Waste and Contaminated Land	
Zendesk no: 95885	APP No: APP010000954
Permit No: SDP010000955	
EMR/CLR ID No: 169359	
PaLM Contact: Kim Christeson	
Application Details	
Applicant Name: Cedar Woods on behalf of Dunland Property Pty Ltd	
Contact Name: Robert Porter	
Site Location Address: 60 Bridge Street Woolowin	
Lot/Plan: 1 SP291387	
Application Dates	
Date Received: 28 June 2021	Application Valid Date: 30/06/2021
Due Date: (10 business days after application deemed valid)	
Application Type: **Non-DA Soil Disposal Permit**	
Application Checks – Indicate by Yes ☒ Please note: A blank box may indicate an 'INVALID' application	
☒ **Application form completed and signed. Version 3.00 dated 24/6/2020** https://www.qld.gov.au/environment/pollution/management/contaminated-land/permits/disposal-permit ☐ **Certificate of title for originating location attached** ☐ **Certificate of title for destination location attached (unless location is local government) (do not request if not provided)** ☐ **Letter of acceptance from Landfill must include the soil volume (m3), type of contaminants, site location (address, lot/plan), disposal method, and laboratory sample numbers used to justify the amount for disposal** ☐ **Landowners written consent- if applicant is land owner, to either sign the form or provide written consent if consultant signs the form** ☐ **Question 14 – the amount of soil to be removed is to be the same as listed on the acceptance letter – invalid is not.** ☒ **Question 15 completed** ☒ **Question 16 completed** ☒ **Question 19 completed if no, why not completed** ☒ **Question 20 completed if no, why not completed** ☒ **Question 28 if yes, report of some type attached (do not need to find the information in the reports)** ☒ **Question 30 if tick, check the reports are attached**	

WLCA ADMINISTRATION PROCESSING	
Applications are generally received by Email	
☐	SAVE COVER SHEET; ELECTRONIC AND/OR SCANNED HARD COPY FILE PARTS **
☐	LOCATE & ORDER FILE (eDOCS/Records) **FILE Reference:** ***Refer for eDOCS file path**
☐	MOVE FILE TO WLCA OFFICER AND UPDATE eDOCS LOCATION
☐	FORWARD HARD COPY FILE TO WLCA OFFICER LOCATION
APPLICATION ASSESSMENT DECISION	
☐	PRINT DECISION NOTICE AND PERMIT; DELEGATE TO SIGN & SAVE *
☐	POST or EMAIL (if email address provided on application) NOTICE & PERMIT TO APPLICANT/OWNER/LGA
☐	UPDATE ECOTRACK (Decision, Permit Effective Date & Expiry Date; Officer Responsible, Delegate, File Reference, &.Upload Notices)
	➢ **EMAIL COPY OF DECISION NOTICE TO:** emr.clr.registry@ehp.qld.gov.au
☐	COPY OVER FILES FROM LOCAL DIRECTORY/FOLDER TO eDOCS (** to ***)

****Save to: "\\chqfile2\groupdir\Environmental Services\Contaminated Land\DISPOSAL PERMITS AND SITE ASSESSMENTS" under the corresponding year; month; project number; as e.g. "Cover Sheet-Ecotrack Permit Reference #"**

*****eDOCS save to: ENVIRONMENTAL MANAGEMENT\CONTAMINATED SITES MANAGEMENT\Notifiable Activities or by Local Government Authority (request file creation using lot/plan description)**

23 June 2021

Solid Waste – Post Collections
Cleanaway Solid Waste Pty Ltd
ABN: 55 120 175 635

100 Chum Street
New Chum QLD 4303
Australia
P +61 7 3816 2166

Lantrak Projects South East QLD Pty Ltd
Attn: sch4p4(6) Persona
Division Manager

Project Name: Greville Wooloowin
Project Address: 60 Bridge St Wooloowin

Dear sch4p4(6) P

Lot on Plan: Lot 1 on SP291387

Following your email correspondence and provision of the laboratory results for the above Lots, I consider we are able to accept the following volume of soil for disposal:

- **Approximately 11,700 m3 of Asbestos impacted soil for Disposal.**

We consider that this material will fall within the acceptance criteria of Cleanaway Solid Waste's Department of Environment and Science Environmental Authority (EA) for the New Chum Landfill located at 100 Chum Street, New Chum QLD 4303.

Our DES licence number is EPPR00445713, Lot 268 on SP103913.

When issued, a copy of the soil disposal permit must be forwarded to this office prior to transportation. The client must notify the landfill in the event that additional contamination inconsistent with the above classification is identified during bulk excavation. Landfill administration must be advised of the date that the soil will be transported to the landfill.

If you require any additional information please do not hesitate to contact the undersigned on (m) sch4p4(6) Perso

Regards

sch4p4(6) Personal information

Regional Manager

ONE ONE ONE Eagle Street
111 Eagle Street, Brisbane QLD 4000, Australia
GPO Box 9925, Brisbane QLD 4001, Australia
Tel +61 7 3228 9333
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CORRS CHAMBERS WESTGARTH
lawyers

Sydney
Melbourne
Brisbane
Perth
Port Moresby

Dunland Property Pty Ltd

Power of Attorney – Deed Poll

Power of Attorney – Dunland Property Pty Ltd

This Deed Poll is made on the day of , 2018.

Parties

Dunland Property Pty Ltd ACN 127 744 656 of c/- Cedar Woods Properties Ltd, Ground Floor, 50 Colin Street, West Perth WA 6005 (**Principal**)

1 Definitions

In this document these terms have the following meanings:

Approvals	Approvals and permits under any laws relating to town planning, building works or anything else related to the protection, development, use and occupation of Land.
Attorney	Each and all of Level 1 Attorney, Level 2 Attorney and Level 3 Attorney.
Authority	Any: (a) government or local government; and (b) governmental, semi-governmental, statutory or judicial body, department, commission, authority, tribunal, agency, Minister, or entity; and (c) government-owned corporation or enterprise; and (d) body or person authorised by law to give an approval, consent or certificate that a person must obtain to comply with a law; and (e) distributor-retailer, or other provider of electricity, water, gas, sewer and telecommunications and data services.
Body Corporate	A body corporate for any form of strata or community titles scheme with respect to Land.
Corrs Chambers Westgarth	The partnership named Corrs Chambers Westgarth ABN 89 690 832 091.
Documents	On any terms: (a) the documents listed or described in **schedule 1** of this deed; (b) any documents ancillary to the listed documents; (c) any documents referred to in the listed documents; and

(d) any other documents which the Attorney executing them considers desirable, necessary or expedient to give effect to a transaction to which any of the above documents relate.

Englobo Land A lot or land that is a development parcel:

(a) which is not the final end product to be sold as part of a development carried out or to be carried out by the Principal; and

(b) which is intended to be or can be further developed or subdivided to produce Land (whether or not the Principal intends to further develop or subdivide such Land).

Land Includes all estates and interests in land and:

(a) includes:

(i) a "lot" as defined in the *Land Titles Act 1994*;

(ii) a "proposed lot" as defined in the *Land Sales Act 1984*;

(iii) a lot included in a community titles scheme;

(iv) a lot intended to come into existence as a lot included in a community titles scheme when the scheme is established or changed;

(b) but does not include Englobo Land.

Level 1 Attorney Each person who from time to time is an employee of the Principal and occupies the position of:

(a) "Managing Director;"

(b) "Chief Operating Officer";

(c) "State Manager – QLD";

(d) "Development Director";

(e) "Project Director";

(f) "Senior Development Manager"; or

(g) "Development Manager".

Level 2 Attorney Each person who from time to time is an employee of the Principal and occupies the position of "Sales and Marketing Manager", "Sales Manager" or "Marketing Manager".

Level 3 Attorney Each person who from time to time occupies the position of "Partner" of Corrs Chambers Westgarth.

2 Interpretation

In this deed:

(a) the singular includes the plural and vice versa and words importing a gender include other genders;

(b) other grammatical forms of defined words or expressions have corresponding meanings;

(c) "person" includes a firm, a body corporate, an unincorporated association or an Authority;

(d) a reference to:

(i) a document includes any variation or replacement of it and all schedules, annexures and exhibits to the document;

(ii) a law includes regulations and other instruments under it and amendments or replacements of any of them;

(iii) a thing includes the whole and each part of it;

(iv) a group of persons includes all of them collectively, any two or more of them collectively and each of them individually;

(e) any void, voidable or illegal term of this power of attorney may be severed unless to do so will result in a change to the basic nature of this power of attorney;

(f) the powers given to any Attorney are to be interpreted broadly so as to give the Attorney the maximum power;

(g) "including" when introducing a list of items does not limit the meaning of the words to which the list relates to those items or to items of a similar kind; and

(h) in any combination or list of options, the use of the word "or" is not used as a word of limitation.

3 Appointment and Powers

3.1 Grant of power

The Principal appoints each Attorney (severally) to be its attorney in its name and on its behalf and as the act and deed of the Principal for the purposes stated in this deed and appoints:

(a) each Level 1 Attorney to execute, enter into and deliver the Documents in Part A of **schedule 1**;

(b) each Level 2 Attorney to execute, enter into and deliver the Documents in Part B of **schedule 1**;

(c) each Level 3 Attorney to execute, enter into and deliver the Documents in Part C of **schedule 1**; and

(d) each Attorney to:

(i) complete any blanks or omissions in a Document (whether or not material and whether or not involving changing the parties);

(ii) amend or vary a Document as the Attorney thinks fit (including but not limited to, amending or varying the identity or particulars of the parties) and execute under hand or seal and deliver (conditionally or unconditionally) or exchange any document which effects or evidences the amendment or variation;

(iii) do any thing which in the Attorney's opinion is necessary, expedient or incidental to, or in any way relates to:

(A) any document referred to in **clauses 3.1(a)**, **3.1(b)**, **3.1(c)**, and **3.1(d)(ii)**; or

(B) any transaction contemplated by any document referred to in **clauses 3.1(a)**, **3.1(b)**, **3.1(c)**, and **3.1(d)(ii)**;

(iv) execute under hand or seal and deliver (conditionally or unconditionally) or exchange any Document the Attorney is authorised to execute in **schedule 1**;

(v) do any thing which ought to be done by the Principal under any Document to which the Principal is a party; and

(vi) do any other thing (whether or not of the same kind as the above) which in the Attorney's opinion is necessary, expedient or desirable to give effect to the provisions or powers or authorisations granted under this deed.

3.2 Powers exercised severally

Each Attorney may exercise their powers and authorities under this deed severally.

4 Other matters

4.1 Powers and authorities continue until revoked

The powers and authorities given to the Attorneys by this deed remain in effect until revoked by written notice from the Principal to the Attorneys. A person dealing with an Attorney need not be concerned as to the validity of this deed unless that person has received actual notice of the revocation of this deed.

5 Validity of acts

Any person dealing with an Attorney in good faith may accept a statement in writing signed by the Attorney to the effect that this power of attorney has not been revoked as conclusive evidence of that fact.

6 Ratification

The Principal undertakes to ratify and confirm any act of an Attorney in exercise of an Attorney's powers under this deed, including any act done between the time of the revocation of this deed and the time of the revocation becoming known to the Attorney.

7 No Warranty

The exercise by an Attorney of any power under this deed does not imply:

(a) a warranty, express or implied, by the Attorney as to the validity of this deed; or

(b) an assumption of personal liability by the Attorney in exercising the power.

8 Conflict of Interest

An Attorney may execute any Document or do anything (and that Document or thing will be valid) even if the Attorney is in any way:

(a) interested in the Document or thing; or

(b) connected with a person who is in any way interested in the Document or thing.

9 Indemnity

The Principal indemnifies each Attorney against all claims, demands, losses, damages, costs and expenses which the Attorney suffers or incurs in any way in respect of the exercise of any of the Attorney's powers under this deed.

10 Registration and Stamping

The Principal authorises the Attorney to do all things necessary to ensure the registration and stamping of this deed in all jurisdictions in which it must be registered and stamped to ensure its enforceability and validity for the purposes of this deed.

11 Applicable law

The law of Queensland applies to this power of attorney.

Schedule 1

Documents

Part A – Level 1 Attorneys

1	Contracts of sale for Land.
2	Put and/or call option agreements or deeds for or concerning the sale of Land.
3	Instruments of disclosure of whatever nature.
4	Rescission, cancellation, termination, variation, renewal and/or surrender agreements or deeds.
5	Documents for the procurement and sale of management rights.
6	Notices of whatever nature.
7	Agreements for lease, leases and licences.
8	Display village agreements or deeds.
9	Documents for the appointment of real estate agents or marketing or referral parties.
10	Documents to apply for and those that are associated with Approvals and applications for Approvals.
11	Documents to consent to, and make submissions and objections with respect to any applications for or grant of Approvals.
12	Documents to apply for and those that are associated with a change or modification to an existing Approval.
13	Documents to apply for and those that are associated with an appeal of an Approval.
14	Works or building contracts.
15	Agreements with suppliers of infrastructure and services (such as electricity, water, telecommunications, National Broadband Network, etc) including obligations on the Principal to install infrastructure.
16	Any planning instruments and agreements, including infrastructure agreements and bonding agreements or deeds.
17	Agreements with Authorities.
18	Anything under, or to satisfy the conditions of, Approvals, including execute transfers and other dealings and instruments and agreements.

19 All documents for registration in the Queensland Land Registry (eg. survey plans, easements, transfers, surrenders of easements, covenants, amendments, building management statements, community management statements etc).

20 Access and/or works agreements, licences or deeds.

21 Agreements or deeds in relation to Land.

22 Office of State Revenue forms.

23 Confidentiality agreements.

24 Exclusivity agreements.

25 All documents to make application for and arrange for a release of a mortgage and/or security interest granted by the Principal to a third party over Land.

26 Instruments to authorise real estate agents and solicitors to sign (on behalf of the Principal) the documents referred to in paragraphs 3 and 5.

27 Anything relating to the exercise of rights, powers and duties with respect to a Body Corporate.

28 Agreements with Bodies Corporate and owners of scheme land for a Body Corporate, including enter into services contracts and letting authorities.

29 Documents to exercise all of the Principal's powers, rights and duties with respect to a Body Corporate, including the appointment and removal of proxies and nominees for the Principal.

30 Documents for the engagement or appointment of agents, consultants and contractors for any services, goods or works.

31 Equipment hire, lease or purchase agreements.

32 Business agreements or deeds.

33 Marketing, advertising and sales related documents.

34 Documents for the supply of services or communications.

35 Any guarantees or indemnities where the benefit of the guarantee or indemnity is in favour of the Principal.

36 Documents or instruments varying or renewing any of the documents the Attorneys are authorised to sign pursuant to any of the Attorneys' powers.

37 Any document and do anything else that is ancillary to, or required to achieve any of the above things.

38 Documents or instruments which in the opinion of the Attorneys are necessary to give proper effect to anything done or to be done pursuant to any of the Attorneys' powers.

Part B – Level 2 Attorneys

1 Contracts of sale for Land.

2 Put and/or call option agreements or deeds for or concerning the sale of Land.

3 Instruments of disclosure of whatever nature.

4 Rescission, cancellation, termination, variation and/or surrender agreements or deeds.

5 Documents for the procurement and sale of management rights.

6 Notices of whatever nature.

7 Agreements for lease, leases and licences.

8 Display village agreements or deeds.

9 Documents for the appointment of real estate agents.

10 Marketing, advertising and sales related documents.

11 Documents for the supply of services or communications.

12 Any guarantees or indemnities where the benefit of the guarantee or indemnity is in favour of the Principal.

13 Documents or instruments varying or renewing any of the documents the Attorneys are authorised to sign pursuant to any of the Attorneys' powers.

14 Any document and do anything else that is ancillary to, or required to achieve any of the above things.

15 Documents or instruments which in the opinion of the Attorneys are necessary to give proper effect to anything done or to be done pursuant to any of the Attorneys' powers.

Part C – Level 3 Attorneys

1 Contracts of sale for Land.

2 Put and/or call option agreements or deeds for or concerning the sale of Land.

3 Instruments of disclosure of whatever nature.

4 Rescission, cancellation, termination, variation and/or surrender agreements or deeds.

5 Documents for the procurement and sale of management rights.

6 Notices of whatever nature.

7 Agreements for lease, leases and licences.

8 Display village agreements or deeds.

9 All documents for registration in the Queensland Land Registry (eg. survey plans, easements, transfers, surrenders of easements, covenants, amendments, building management statements, community management statements etc).

10 Office of State Revenue forms.

11 Documents or instruments varying or renewing any of the documents the Attorneys are authorised to sign pursuant to any of the Attorneys' powers.

12 Any guarantees or indemnities where the benefit of the guarantee or indemnity is in favour of the Principal.

Execution

Executed as a deed poll in Queensland.

Executed by **Dunland Property Pty Ltd**)
ACN 127 744 656 in accordance with)
section 127 of the *Corporations Act 2001*
(Cth):

sch4p4(6) Personal information

Name of Director (print)

Name of ~~Director~~/Secretary (print)

Landowner Consent:

29 June 2021

To whom it may concern,

I confirm under the attached Power of Attorney that I, sch4p4(6) PersoDevelopment Manager representing the owner of the land Dunland Property Pty Ltd at 60 Bridge Street, Wooloowin, QLD, 4030, Lot 1 Plan SP291387 hereby have the required authority to consent to the soil disposal permit application as issued by JBSG on 28 June 2021.

Dunland Property Pty Ltd (ACN: 127 744 656), is a wholly owned subsidiary of Cedar Woods Properties Limited.

If you have any queries, please contact me.

Kind Regards,

sch4p4(6) Personal information

Development Manager
Cedar Woods Properties Limited

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37613384
Search Date: 21/06/2021 15:07 Title Reference: 51076333
Date Created: 10/01/2017

Previous Title: 16252040
16252041

REGISTERED OWNER

Dealing No: 717904551 17/03/2017

DUNLAND PROPERTY PTY LTD A.C.N. 127 744 656

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 291387
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19509080 (POR 159)
Deed of Grant No. 19509081 (POR 160)

2. MORTGAGE No 717985974 27/04/2017 at 12:10
ANZ FIDUCIARY SERVICES PTY LTD A.B.N. 91 100 709 493

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
AS13958Y	HERITGE SITE QUEENSLAND HERITAGE ACT 1992	09/09/1993 00:00	CURRENT
717267198	NOTC INT RES ACQUISITION OF LAND ACT 1967	23/05/2016 16:08	CURRENT

UNREGISTERED DEALINGS - NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Requested By: D-ENQ SAI GLOBAL