

ANNEXURE 1

SITE MANAGEMENT PLAN 2-32 and 34 NOLAN DRIVE, MORAYFIELD, BRISBANE

DATE: ? 2003

RPD: Lot 10 RP 902079

EPA File: ?

1.0 SUMMARY OF CONTAMINATION

This Site Management Plan (SMP) was prepared for the site at 2-32 and 34 Nolan drive, Morayfield, Brisbane. The site is 515 ha in area, and is vacant, except for a house, garage, dairy sheds, and cattle yards at the end of the main gravel road entering the property.

The site was previously used for rural purposes including dairying, cotton and sugar cane growing from about 1862 to 1970. During the 1970's pine trees were planted over most of the site. The pine trees were removed between 1997 and 2002 and the property has since been used to graze cattle. A 2000 litre underground fuel storage tank (UST), an aboveground fuel storage tank (AST), and a cattle dip still exist on the site.

The following contaminants were identified at the site:

TPH 1,135 mg/kg

2.0 OBJECTIVES OF THE SMP

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

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

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

3.2 *Site Use.* The site may be used for commercial/industrial/rural purposes. This includes premises such as shops and offices as well as factories and industrial sites. Regular soil access by children is prohibited in contaminated areas.

The site is proposed to be re-developed for commercial/industrial purposes including residential occupation of the property homestead. However, this new use must not commence until remediation works described in the Remediation Action Plan for the site (Appendix 1) have been completed and validated to be successful.

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

3.4 *Site Capping and Protective Barriers.* Until remediation or demolition works commence, a capping layer consisting of compacted clay to a minimum depth of 0.3m and/or other equivalent impermeable cover is to remain over the contaminated areas to maintain a barrier between the contamination and site users. The capping layer is to be maintained in sound condition at all times.

3.5 *Service Trenches.* All underground services must be constructed in either uncontaminated material or in trenches in which the services are surrounded by a minimum of 0.3m of uncontaminated fill.

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

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

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

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

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

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

4.0 MONITORING AND REPORTING

A biennial inspection is to be undertaken to ensure that capping and protective barriers remain in sound condition at all times in accordance with section 3.4.

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

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

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