

**Part A - General details for all applications**

**OFFICIAL USE ONLY**

DATE RECEIVED

\_\_\_\_\_

FILE REF

\_\_\_\_\_

PROJECT REF

\_\_\_\_\_

COMPLETE FORM

☐

ENTERED BY (SIGNATURE)

\_\_\_\_\_

DATE

\_\_\_\_\_

**RECEIPTING DETAILS ONLY**

DATE RECEIPTED

\_\_\_\_\_

RECEIPT NUMBER

\_\_\_\_\_

AMOUNT RECEIVED

\$

PROCESSED BY (INITIALS AND NAME)

\_\_\_\_\_

**Important information for applicants**

This form asks for general applicant details and a description of the proposed project and any associated activities. The completed form must be submitted together with relevant activity specific Part B forms.

Specific details must accompany this form to enable your application to be processed. The guide provided will help you complete your application correctly. If you have any difficulties completing the form, contact Permit and Licence Management on 13 QGOV (13 74 60). Please number all attachments alphabetically (e.g. 'Attachment A').

Commercial and confidential information must be marked clearly. This information will not be disclosed, except where required by law (including the *Right to Information Act 2009*). If subsequent activities are added to the project, you will be required to resubmit this application with details of the additional activity.

Tick relevant boxes below if the applicant(s) are:

- ☒ an individual or sole trader  
☐ individuals in a partnership  
☐ individual(s) acting on behalf of an unincorporated organisation  
→ Go to Section 1  
☐ an incorporated company  
☐ an incorporated association  
☐ a statutory authority  
☐ a body politic  
→ Go to Section 2

Wendy  
Please refer to the email  
I have forwarded to you regarding  
these documents.  
20/8/2012.

Part A - General details for all applications

**Guide**

**Question 1**

The applicant is the person intending to carry out the activity and in whose name the relevant permits or licences are to be issued.

The registered address is legally required for the serving of notices.

It is the address of a person and cannot be a post office box.

If more than one applicant as part of a partnership, complete the form Joint Applicant Details (EM and attach to this form).

**1 Individual applicant(s) details**

|                                        |             |               |
|----------------------------------------|-------------|---------------|
| APPLICANT'S FULL NAME<br>Anthony Karam | TITLE<br>Mr | DATE OF BIRTH |
|----------------------------------------|-------------|---------------|

|                                                        |                   |
|--------------------------------------------------------|-------------------|
| REGISTERED ADDRESS<br>220 Old Cleveland Rd , Coorparoo | POST CODE<br>4151 |
|--------------------------------------------------------|-------------------|

|                    |                  |                                   |
|--------------------|------------------|-----------------------------------|
| PHONE<br>3100 8888 | FAX<br>3100 8877 | EMAIL<br>anthony@tilermade.com.au |
|--------------------|------------------|-----------------------------------|

|                                                                                 |                   |
|---------------------------------------------------------------------------------|-------------------|
| POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS)<br>AS ABOVE | POST CODE<br>4151 |
|---------------------------------------------------------------------------------|-------------------|

**Guardian details (if applicable)**

A parent or legal guardian must complete the following details if an applicant is less than 18 years of age.

|                      |               |
|----------------------|---------------|
| GUARDIAN'S FULL NAME | DATE OF BIRTH |
|----------------------|---------------|

|                               |           |
|-------------------------------|-----------|
| GUARDIAN'S REGISTERED ADDRESS | POST CODE |
|-------------------------------|-----------|

|                      |      |
|----------------------|------|
| GUARDIAN'S SIGNATURE | DATE |
|----------------------|------|

→ Go to Section 3

## 2 Applicant details

### Question 2

The applicant is the registered legal entity (not a business trading name) intending to carry out the activity and in whose name the relevant permits or licences are to be issued.

The registered address is legally required for the serving of notices. It is the registered business address of the company making the application and cannot be a post office box.

Enter the Australian Business Number (ABN); or the Australian Company Number (ACN) of the incorporated company; or the Association Number (AN) of the incorporated association; or the title and section of the legislation that gives the statutory corporation its legal status.

REGISTERED LEGAL ENTITY NAME

TRADING NAME (IF APPLICABLE)

REGISTERED ADDRESS

POST CODE

PHONE

FAX

E-MAIL/WEBSITE

POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS)

POST CODE

ABN/ACN/AN OR TITLE AND SECTION OF LEGISLATION

### Principal contact or person in charge details

PRINCIPAL CONTACT/PERSON IN CHARGE FULL NAME

TITLE

POSITION IN CORPORATION

TELEPHONE

FASCIMILE

E-MAIL/WEBSITE

POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS)

POST CODE

Release

## Part A - General details for all applications

### Authorised signatory

The authorised signatory is the person authorised to sign an application on behalf of a corporation and in doing so declares that the corporation will be bound by the conditions associated with the granting of the licence or permit.

|                                |       |
|--------------------------------|-------|
| AUTHORIZED SIGNATORY FULL NAME | TITLE |
|--------------------------------|-------|

|                         |
|-------------------------|
| POSITION IN CORPORATION |
|-------------------------|

### 3 Project details

#### Pre-lodgement

Have you previously attended a pre-lodgement meeting or submitted a pre-lodgement form for this project?

☒ No

☐ Yes

|                                |
|--------------------------------|
| PROJECT NUMBER (IF APPLICABLE) |
|--------------------------------|

#### Project description

Briefly describe the proposed activities, works, development or management.

Attach a separate sheet if there is insufficient space below.

|                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>DESCRIPTION</p> <p>Nomination of Lot 1 on RP72461 for the Environmental Management Register (EMR) for elevated levels. This was requested by DERM Assessor Paul Ritchie in response to Development Application (366047 Application Number 465512). Refer to Attachment C :Email Correspondence dated 21 May 2012.</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



This information should at least provide enough details to allow a Department of Environment and Resource Management officer to locate the site of the proposal.

Give as much information as possible to accurately locate your activity, for example maps with contextual or boundary lines on plan or GPS boundary co-ordinates.

Geographical co-ordinates can include northing/easting, longitude/latitude.

### Approvals required

Please list all Part B application forms you are attaching to this form..

#### APPLICATION FORMS

Signed Notification of Land Form

Attachment A Environmental Site Assessment Report prepared by E3

Attachment B Anecdotal List of Land Uses

Attachment C Email Correspondence dated 21 May 2012.

Attachment D: Locality Plan ( Survey)

### Project site

Where will the activities be conducted? Provide the street address, real property description(s) of the land(s) in which the project is located and local government area. If you require more space, attach a separate sheet.

#### STREET ADDRESS

100 Holdsworth Street , Coorparoo

#### LOT

1

#### PLAN

RP72461

#### LOCAL GOVERNMENT AREA

Brisbane City Council

If possible, provide a specific location within a protected area, a property name or an attached map with the project area clearly delineated. Also include the map name/details.

#### SPECIFIC LOCATION/PROPERTY NAME

REFER TO LOCALITY PLAN( SURVEY)

#### PROTECTED AREA

#### GEOGRAPHICAL CO-ORDINATES

**Form**  
**Part A - General details for all applications**

Label all attachments alphabetically  
(e.g. 'Attachment A')

**Attachments**

List all attached documents, including maps containing information supporting this application in the space below. If there are no attachments mark "N/A."

ATTACHMENTS (LABEL ALL ATTACHMENTS ALPHABETICALLY – E.G. "ATTACHMENT A")

Signed Notification of Land Form

Attachment A Environmental Site Assessment Report prepared by E3

Attachment B Anecdotal List of Land Uses

Attachment C Email Correspondence dated 21 May 2012..

Attachment D: Locality Plan (Survey)

Release

**Privacy statement**

The Department of Environment and Resource Management (DERM) is committed to protecting the privacy, accuracy and security of your personal information in accordance with the *Information Privacy Act 2009*. DERM is collecting your personal information in accordance with the Act specified in the relevant Part B form in order to process your application. The information will only be accessed by authorised employees within the department. Some of this information may be given to another department or agency as indicated in the privacy statement on the relevant Part B form. Your information will not be given to any other person or agency unless you have given us permission or we are authorised or required by law. All information supplied on this form may be disclosed publicly in accordance with the *Right to Information Act 2009* and *Evidence Act 1977*. For queries about privacy matters email: [AdminReview@derm.qld.gov.au](mailto:AdminReview@derm.qld.gov.au) or telephone: (07) 3896 3705.

**Further Information**

The latest version of this publication can be found at [www.derm.qld.gov.au](http://www.derm.qld.gov.au). Note: where available, the publication number (e.g. EM1124 for this document) can be used as a search term.

**4 Applicant's certification**

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 information supplied on or with this application form may be disclosed publicly in accordance with the *Right to Information Act 2009* and the *E*

APPLICANT (1) SIGNATURE sch4p4( 6) Personal information

**Joint applicant signatures (if applicable)**

APPLICANT(2) SIGNATURE

APPLICANT(3) SIGNATURE

APPLICANT(4) SIGNATURE

APPLICANT(5) SIGNATURE

DATE

28-05-2012

**Complete the following checklist.**

- ☒ Application form(s) signed and completed
- ☐ Permit fees paid or enclosed (if applicable)
- ☒ Supporting information attached (e.g. maps)

**Please return your completed application to:**

Permit and Licence Management  
Implementation Support Unit  
Department of Environment and Resource Management  
GPO Box 2454  
Brisbane Queensland 4001

Enquiries: 13 QGOV (13 74 68)  
Fax: (07) 3896 3342  
Email: [palm@derm.qld.gov.au](mailto:palm@derm.qld.gov.au)

# Form

## Contaminated land

### Notification of land

*This form should be used by people providing notification to the administering authority of contaminated land or land use for a notifiable activity in accordance with schedule 3 of the Environmental Protection Act 1994. This form relates specifically to sections 371 and 372 of the Environmental Protection Act 1994.*

NOTE: You must complete all questions below and use a separate form for each lot.

#### 1. Person making notification

|                                                                                    |                                |
|------------------------------------------------------------------------------------|--------------------------------|
| NAME<br>Anthony Karam                                                              | TELEPHONE<br>+61 (7) 3100 8883 |
| COMPANY/ORGANISATION<br>Karam Group Pty Ltd as Trustee for Karam No.1 Family Trust |                                |
| POSTAL ADDRESS<br>220 Old Cleveland Rd COORPAROO QLD 4151                          |                                |
| EMAIL<br>anthony@tilermade.com.au                                                  | FACSIMILE<br>61 (7) 3100 8879  |

#### 2. Site details

##### 2.1. Name by which the property is known locally?

92 - 100 Holdsworth Street, Coorparoo Qld 4151

##### 2.2. Please provide details of the Lot on Plan to which the notification applies

Please note that a separate notification form must be used for each Lot on Plan.

|                                                                                   |                 |
|-----------------------------------------------------------------------------------|-----------------|
| FULL STREET ADDRESS OF THE SITE<br>92 - 100 Holdsworth Street, Coorparoo Qld 4151 |                 |
| LOT(S) Lot 1                                                                      | PLAN(S) RP72461 |
| LOCAL GOVERNMENT AUTHORITY<br>Brisbane City Council                               |                 |

2.3. Area of land parcel in square metres? 1798 m<sup>2</sup>

Release



## Notification of Land

**2.4. Describe the notifiable activity/ies for which the land is or has been used and the source/s of the suspected contamination. List all notifiable activities that the land has been used for and provide details.**

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

**Refer to Stage 1 of the Environment Site Assessment Report prepared by E3 for Historical Records and Information Review: Attachment A**

**Refer to anecdotal list of the land uses for the Subject Site- Attachment B.**

**2.5. Has a map or locality plan been attached to this notification?**

The processing of this information is greatly assisted by the inclusion of a map or locality plan that shows the respective Lot.

☐

NO

☒

YES

### 3. Details of land owner

|                                                                |                                |
|----------------------------------------------------------------|--------------------------------|
| NAME<br>Karam Group P/L as Trustee for Karam No.1 Family Trust | TELEPHONE<br>+61 (7) 3100 8883 |
| POSTAL ADDRESS<br>220 Old Cleveland Rd COORPAROO QLD 4151      |                                |
| EMAIL<br>anthony@tilermade.com.au                              | FACSIMILE<br>61 (7) 3100 8879  |

### 4. Declaration

Please read the certification below before signing.

- 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<br>Anthony Karam sch4p4( 6) Personal information | DATE<br>25/05/2012 |
|-------------------------------------------------------------------------------|--------------------|

You may apply for exemption from disclosing information contained in a document submitted, or proposed to be submitted with this notification (see section 564 of the *Environmental Protection Act 1994*)

### 5. Applicant checklist

☒

Notifying person's details correct.

☒

Notification form completed and signed.

☒

Supporting information attached.

Please return the completed notification to:

Contaminated Land Unit  
Department of Environment and Resource Management  
Level 8, 400 George Street  
GPO Box 2454  
Brisbane Queensland 4001

Enquiries: (07) 3330 5685  
Facsimile: (07) 3330 5754

**From:** Ritchie Paul  
**To:** Seleneah More;  
**cc:** McIntosh Gloriamarie;  
**Subject:** Project Number 366047 Application Number 465512 - RE: 214- 220 OLD CLEVELAND ROAD AND 100 HOLDSWORTH STREET, COORPAROO, QLD 4151.  
**Date:** Monday, 21 May 2012 4:06:35 PM

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Seleneah

Further to our phone conversation this afternoon (21 May 2012) I wish to confirm the following:

The report prepared by E3 (Brad May) and sent to the Contaminated Land Unit on 8 May 2012 indicates Lot 57 on RP151968 is to be listed on the Environmental Management Register (EMR) for elevated levels of benzo-a-pyrene and Lot 1 on RP72461 for Total Petroleum Hydrocarbon (TPH) and heavy metals.

The forms to notify these sites so they can be listed on the EMR can be found on [www.derm.qld.gov.au](http://www.derm.qld.gov.au).

Once the sites are listed on the EMR the report prepared by E3 can then be submitted to the Department's PALM Unit which may be contacted on 1300 130372. The report will need to be accompanied by the fee of \$1117.

The Contaminated Land Unit will then be in a position to assess the report.

Please contact me if you require further information.

Paul Ritchie

Contaminated Land Unit

Environmental Performance and Coordination

**Phone:** 07 3330 5688

**Fax:** 07 3330 5634

-----  
The information in this email together with any attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. There is no waiver of any confidentiality/privilege by your inadvertent receipt of this material.

Any form of review, disclosure, modification, distribution and/or publication of this email message is prohibited, unless as a necessary part of Departmental business.

If you have received this message in error, you are asked to inform the sender as quickly as possible and delete this message and any copies of this message from your computer and/or your computer system network.

-----  
No virus found in this incoming message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 8.5.455 / Virus Database: 271.1.1/5004 - Release Date: 05/19/12 18:34:00

Release

**Attachment C Email Correspondence dated 21 May 2012.**

DHP RTI DL Release

Release

100 Holdsworth Street , Coorparoo

5

Notifiable Activities in accordance with Schedule 3 of the *Environmental Protection Act 1994* for land at 92-100 Holdsworth Street Coorparoo (Lot 1 on RP72461)

As the owner of the site for 5 years to the best of my knowledge, the Subject Site has been used for the following land uses:

- Window factory
- Dry cleaners storage warehouse
- Gymnasium
- Demolition yard
- Electrical showroom & warehouse
- Tile shop & warehouse

It is noted that the Dry Cleaners is identified as Notifiable Activities in accordance with Schedule 3 of the *Environmental Protection Act 1994*.



## Attachment B Anecdotal List of Land Uses

DHP RTI DL Release

Release

100 Holdsworth Street , Coorparoo

5

## Ritchie Paul

---

**From:** Anthony Karam [Anthony@tilermade.com.au]  
**Sent:** Tuesday, 29 May 2012 4:30 PM  
**To:** contaminatedland@derm.qld.gov.au  
**Cc:** Ritchie Paul  
**Subject:** Notification of Land 100 Holdsworth Street ( Lot 1 RP72461),Coorparoo  
**Attachments:** Attachment B Anecdotal List of Land Uses.pdf; Attachment C Email 21.May 2012.pdf; Attachment D Locality Plan Survey.pdf; Attachment A Environmental Site Assessment Report.pdf; Signed General Details for Lot 1.pdf; Notification of land form for Lot 1.pdf

**Attention Paul Ritchie**

**Re: Notification of Land 100 Holdsworth Street ( Lot 1 RP72461), Coorparoo for the EMR**

Dear Paul

As the owner of 100 Holdsworth Street (Lot 1 RP72461), Coorparoo I wish to notify DERM (Contaminated Land Unit) of the site to be listed on the Environmental Management Register (EMR).

This notification is the result of a request made by DERM in the course of assessing a Development Application (366047 Application Number 465512).

I have attached the following:

- General Details Form
- Notification of Land Form
- Attachment A : Environmental Site Assessment Report prepared by E3
- Attachment B : Anecdotal List of Land Uses
- Attachment C : Email Correspondence dated 21 May 2012
- Attachment D : Locality Plan (Survey)

Please confirm receipt of this notification and the relevant material.

I look forward to receiving notification that the site has been listed on the EMR within 5 business days.

Thank you and kind regards

-  
Anthony Karam  
Managing Director

Tilermade Pty Ltd  
220 Old Cleveland Road  
Coorparoo Qld 4151  
Australia

Phone: +61 (7) 3100 8888

Fax: +61 (7) 3100 8877

Mobile: +61 (6) Personal information

Email: [anthony@tilermade.com.au](mailto:anthony@tilermade.com.au)

Skype: anthony.karam.tilermade.pty.ltd

Web: [www.tilermade.com.au](http://www.tilermade.com.au)



***Please consider the environment...don't print this unless you need to!***

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DHP RTI DL Release

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**Attachment D: Locality Plan (Survey)**

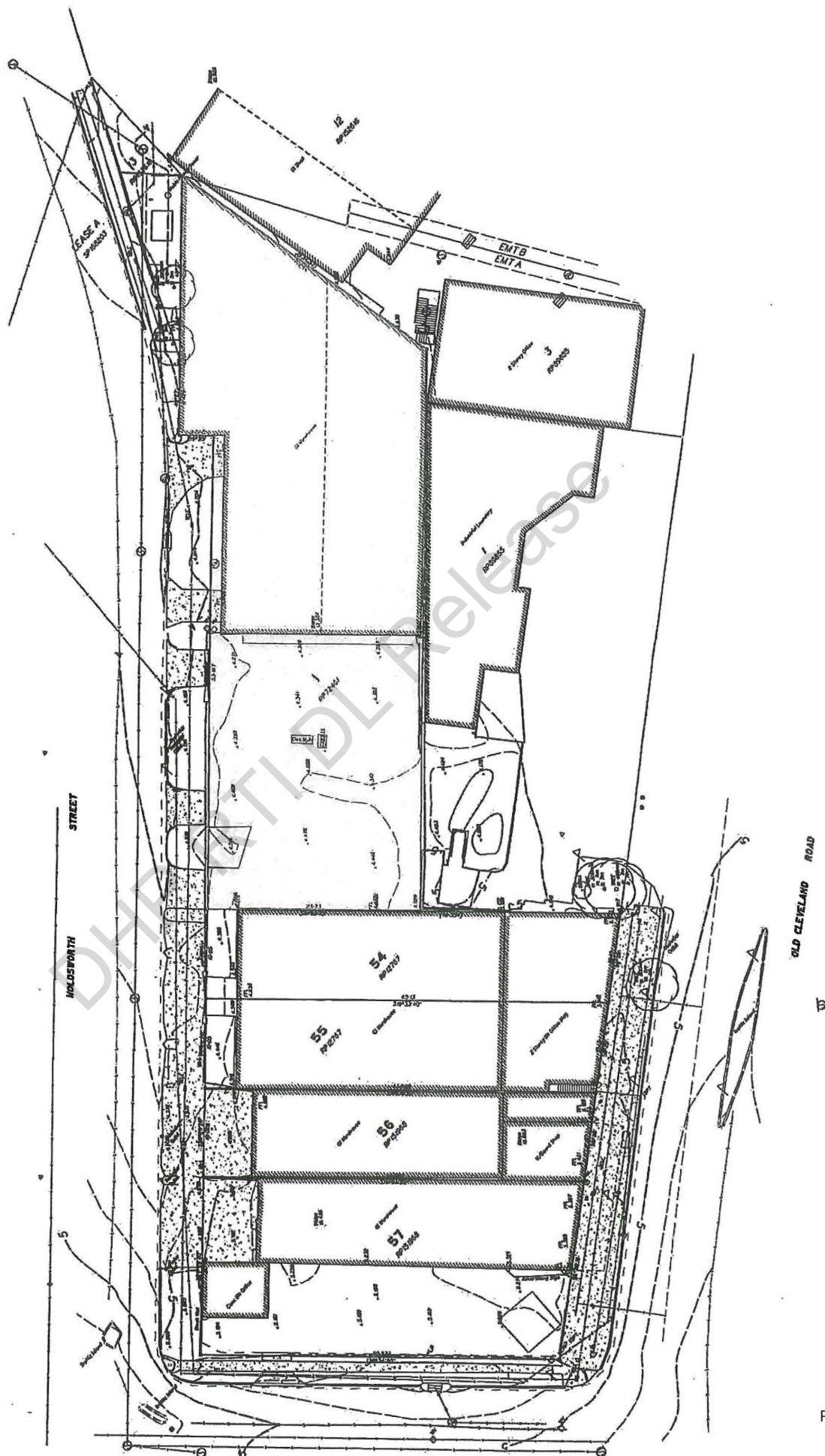
DHP RTI DL Release

Release

100 Holdsworth Street, Coorparoo

5





Release



**Queensland  
Government**

Department of Environment and Heritage Protection (EHP)  
ABN 46 640 294 485  
Contaminated Land Unit Level 7 400 George St Brisbane, Queensland 4001  
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA  
Telephone (07) 3330 5685 Facsimile (07) 3330 5634  
[http://www.derm.qld.gov.au/environmental\\_management/land/contaminated\\_land/](http://www.derm.qld.gov.au/environmental_management/land/contaminated_land/)

12<sup>th</sup> June 2012

Site ID: 100387  
File Number:  
Enquiries to: [contaminated.land@derm.qld.gov.au](mailto:contaminated.land@derm.qld.gov.au)

KARAM GROUP PTY LTD  
220 OLD CLEVELAND ROAD  
**COORPAROO QLD 4151**

#### NOTICE OF LAND LISTED ON THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with section 374 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below has been listed on the Environmental Management Register (EMR).

Lot: 1 Plan: RP72461  
Brisbane City Council

92-100 HOLDSWORTH STREET  
**COORPAROO QLD 4151**

The parcel of land has been recorded on the EMR as, after careful consideration of submissions, it is decided that the land has been affected by a hazardous contaminant.

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

**Total Petroleum Hydrocarbons (TPH)**

The owner may apply for a review of the decision to record the land in the EMR within 14 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 7 days after the application is made to the DERM, 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*. A copy of sections 521 and 531 is attached to this notice.

In accordance with the land being recorded on the EMR the following requirements apply under section 421 of the *EP Act*.

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer that the particulars of the land have been recorded in the register.

Release



Further information about contaminated land matters may be obtained by visiting our web-site at:  
[http://www.derm.qld.gov.au/environmental\\_management/land/contaminated\\_land/](http://www.derm.qld.gov.au/environmental_management/land/contaminated_land/)

sch4p4( 6) Personal information

312  
Kelli Ready  
A/Director - Enforcement Services  
**BRISBANE**

Delegate of Administering Authority  
Environmental Protection Act 1994

DHP RTI DL Release



**Queensland  
Government**

Department of Environment and Heritage Protection (EHP)  
ABN 46 640 294 485  
Contaminated Land Unit Level 7 400 George St Brisbane, Queensland 4001  
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA  
Telephone (07) 3330 5685 Facsimile (07) 3330 5634  
[http://www.derm.qld.gov.au/environmental\\_management/land/contaminated\\_land/](http://www.derm.qld.gov.au/environmental_management/land/contaminated_land/)

12<sup>th</sup> June 2012

Site ID: 100387  
File Number:  
Enquiries to: [contaminated.land@derm.qld.gov.au](mailto:contaminated.land@derm.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

In accordance with section 374 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below has been listed on the Environmental Management Register (EMR).

Lot: 1 Plan: RP72461  
92-100 HOLDSWORTH STREET  
**COORPAROO QLD 4151**

The parcel of land has been recorded on the EMR as, after careful consideration of submissions, it is decided that the land has been affected by a hazardous contaminant.

**HAZARDOUS CONTAMINANT**  
Total Petroleum Hydrocarbons (TPH)

Further information about contaminated land matters may be obtained by visiting our web-site at:  
[http://www.derm.qld.gov.au/environmental\\_management/land/contaminated\\_land/](http://www.derm.qld.gov.au/environmental_management/land/contaminated_land/)

sch4p4( 6) Personal information

 Kelli Ready  
A/Director - Enforcement Services  
**BRISBANE**

Delegate of Administering Authority  
Environmental Protection Act 1994





**Queensland  
Government**

Department of Environment and Heritage Protection (EHP)  
ABN 46 640 294 485  
Contaminated Land Unit Level 7 400 George St Brisbane, Queensland 4001  
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA  
Telephone (07) 3330 5685 Facsimile (07) 3330 5634  
<http://www.ehp.qld.gov.au/land/contaminated-land/>

19 July 2012

Site ID: 100387  
File Number: BNE46779  
Enquiries to: [contaminated.land@derm.qld.gov.au](mailto:contaminated.land@derm.qld.gov.au)

KARAM GROUP PTY LTD  
220 OLD CLEVELAND ROAD  
COORPAROO QLD 4151

#### **NOTICE OF LAND TO REMAIN LISTED ON THE ENVIRONMENTAL MANAGEMENT REGISTER**

In accordance with section 374 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below has been listed on the Environmental Management Register (EMR).

Lot: 1 Plan: RP72461  
Brisbane City Council

92-100 HOLDSWORTH STREET  
COORPAROO QLD 4151

The parcel of land has been recorded on the EMR as, after careful consideration of submissions, it is decided that the land has been affected by a hazardous contaminant.

**HAZARDOUS CONTAMINANT** - This site has been subject to a hazardous contaminant.  
Refer to the summary given below.  
Total Petroleum Hydrocarbons (TPH)

*The submitted Stage 1 & Stage 2 Environmental Site Assessment, 214-222 Old Cleveland Road and 100 Holdsworth Street, Coorparoo, Qld 4151, does not satisfy the conditions associated to the Development Approval permit SPCL02163411 (MCU). This will require that additional investigations and validation sampling be carried out, and submission of a revised Site Investigation and Validation Report, confirming the site is suitable for the proposed or intended use.*

The owner may apply for a review of the decision to record the land in the EMR within 14 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.

Release



The review notice must inform the local government that submissions on the application may be made within 7 days after the application is made to the DERM, 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*. A copy of sections 521 and 531 is attached to this notice.

In accordance with the land being recorded on the EMR the following requirements apply under section 421 of the *EP Act*.

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer that the particulars of the land have been recorded in the register.

Further information about contaminated land matters may be obtained by visiting our web-site at:  
<http://www.ehp.qld.gov.au/land/contaminated-land/>

sch4p4( 6) Personal information

For

Kelli Ready  
A/Director - Enforcement Services  
**BRISBANE**

Delegate of Administering Authority  
Environmental Protection Act 1994



**Queensland  
Government**

Department of Environment and Heritage Protection (EHP)  
ABN 46 640 294 485  
Contaminated Land Unit Level 7 400 George St Brisbane, Queensland 4001  
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA  
Telephone (07) 3330 5685 Facsimile (07) 3330 5634  
<http://www.ehp.qld.gov.au/land/contaminated-land/>

19 July 2012

Site ID: 100426  
File Number: BNE46780  
Enquiries to: [contaminated.land@derm.qld.gov.au](mailto:contaminated.land@derm.qld.gov.au)

KARAM GROUP PTY LTD  
220 OLD CLEVELAND ROAD  
COORPAROO QLD 4151

#### **NOTICE OF LAND TO REMAIN LISTED ON THE ENVIRONMENTAL MANAGEMENT REGISTER**

In accordance with section 374 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below has been listed on the Environmental Management Register (EMR).

Lot: 57 Plan: RP151968  
Brisbane City Council

214 OLD CLEVELAND RD  
COORPAROO QLD 4151

The parcel of land has been recorded on the EMR as, after careful consideration of submissions, it is decided that the land has been affected by a hazardous contaminant.

**HAZARDOUS CONTAMINANT** - This site has been subject to a hazardous contaminant.

Refer to the summary given below.

Elevated levels of benzo-a-pyrene.

*The submitted Stage 1 & Stage 2 Environmental Site Assessment, 214-222 Old Cleveland Road and 100 Aldsworth Street, Coorparoo, Qld 4151, does not satisfy the conditions associated to the Development Approval permit SPCL02163411 (MCU). This will require that additional investigations and validation sampling be carried out, and submission of a revised Site Investigation and Validation Report, confirming the site is suitable for the proposed or intended use.*

The owner may apply for a review of the decision to record the land in the EMR within 14 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.

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The review notice must inform the local government that submissions on the application may be made within 7 days after the application is made to the DERM, 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*. A copy of sections 521 and 531 is attached to this notice.

In accordance with the land being recorded on the EMR the following requirements apply under section 421 of the *EP Act*.

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer that the particulars of the land have been recorded in the register.

Further information about contaminated land matters may be obtained by visiting our web-site at:  
<http://www.ehp.qld.gov.au/land/contaminated-land/>

sch4p4( 6) Personal information

 Kelli Ready  
A/Director - Enforcement Services  
**BRISBANE**

Delegate of Administering Authority  
Environmental Protection Act 1994



# Officers Assessment Report and Register Actions

Note: Project Due Time Frames.

1. Date received at PALM 21 June 2012
2. Due Date: 25 July 2012.
3. Register Due Date: 8 days from the date of the decision to issue the notices

17 July 2012

**Subject:** Site Assessment Report  
**Lot 57 on RP151968, Lots 54,55 and 56 on RP12767 and lot 1 on RP72461**  
**- EMR: 50 - HAZARDOUS CONTAMINANT**  
- File no. – BNE5286

## Objectives of report

To demonstrate that **Lot 57 on RP151968, Lots 54,55 and 56 on RP12767 and lot 1 on RP72461** is suitable for mixed commercial and high density residential use.

## Site description/ Site History

These lots are listed on the EMR for **HAZARDOUS CONTAMINANT**. "Sites are affected by heavy metals, TPH and benzo(a)pyrene contamination" which exceed the residential level concentrations.

There is currently a development application on these lots for **mixed commercial and high density residential use**. The condition imposed by CLU was:

Prior to the commencement of any site works excluding any works(s) for the purpose of demolishing a building or other structure that does not involve excavation works on the site, the applicant must obtain a certificate from a suitably qualified person under section 381 of the *Environmental Protection Act 1994* illustrating that the land, Lot 57 on RP151968, Lots 54, 55 and 56 on RP12767 and Lot 1 on RP72461, is suitable for its intended use.

## Potential Contaminants

Heavy metals, TPH and benzo(a)pyrene.

## Validation

- The report preparer is a suitably qualified practitioner who meets the definitions under section 381 of *Environmental Protection Act 1994*.

## Recommendations

Based on the information supplied I **do not agree** with the conclusions of the report and recommend that **these lots are suitable for mixed commercial and high density residential use and are to** remain on the EMR as per section s384(2)(d) of the *EP Act 1994*.

A further site investigation report will need to be submitted showing the remaining contamination has been removed and the land is suitable for its proposed high density residential use.

The Applicant be advised that the sites are to remain on the EMR.

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Paul Ritchie  
Team Leader (Contaminated Land Unit)  
17 July 2012

Sign: sch4p4( 6) Personal information

Delegate: Kelli Ready

Sign: sch4p4( 6) Personal information

Date: 18/7/12

Note - Gav - please see Paul Ritchie  
about content of letter to send  
to the applicant

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19/7/2012  
Advised Adam L from Kevin Hayes Architects  
that the site investigation report from E3 in relation to  
the 220 Old Cleveland Rd site will not allow CHU to issue  
a new site suitability statement

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**DUE DATE FOR RESPONSE**  
**2 July 2012**

**COMPLETED**  
29 JUN 2012

**Friday, 29 June 2012**

**Proposal:** MCU – 97 dwelling units.

**Site Address:** 214, 218 and 220 Old Cleveland Road Coorparoo and  
100 Holdsworth Street Coorparoo

**Property Description:** Lot 57 on RP151968, Lots 54, 55 and 56 on RP12767  
and Lot 1 on RP72461

**Notifiable Activity:** Lot 1 on Registered Plan 72461 and Lot 57 on  
Registered Plan 151968 for hazardous contaminant.

**Records**

- The application was received on 8 July 2011. An Information Request (IR) was issued on 15 July 2011.
- Insufficient information was received to the IR and a Preliminary Approval was issued on 2 December 2011.
- The Applicant then made Representation under section 185(2) of the Sustainable Planning Act 2009 to suspend the Application for 3 months advising a response containing the necessary information would be submitted to EHP by 31 April 2012.
- Part of the Representation included a negotiated EHP response date by 2 July 2012 as the report showed Lot 1 on Registered Plan 72461 and Lot 57 on Registered Plan 151968 needed to be listed on the EMR for elevated levels of heavy metals.
- The site currently has a number of occupied buildings and the site investigation report shows there is contamination beneath some of these structures.
- The CLU response is approval for the development subject to the following condition:

*Prior to the commencement of any site works excluding any works(s) for the purpose of demolishing a building or other structure that does not involve excavation works on the site, the applicant must obtain a certificate from a suitably qualified person under section 381 of the Environmental Protection Act 1994 illustrating that the land, Lot 57 on RP151968, Lots 54, 55 and 56 on RP12767 and Lot 1 on RP72461, is suitable for its intended use.*

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- This will require the applicant to resample and submit a new site investigation report showing the land is suitable for residential use.

**Recommendation:** That approval be granted as per the attached documents.

**Assessor Name:** Paul Ritchie

**Sign:** [Redacted] (6) Personal information

**Date:** 29/6/2012

**Delegate:** Kelli Ready

**Sign:** [Redacted] (6) Personal information

**Date:** 29/6/12

DHP RTI DL Release



# Application Form

Part A

## General details for all applications

### OFFICIAL USE ONLY

DATE RECEIVED

FILE REF

PROJECT REF

COMPLETE FORM

☐

ENTERED BY [SIGNATURE]

DATE

### RECEIPTING DETAILS ONLY

DATE RECEIPTED

RECEIPT NUMBER

AMOUNT RECEIVED

\$

PROCESSED BY (INITIALS AND NAME)

### GUIDE

- The applicant is the person intending to carry out the activity and in whose name the relevant permits or licences are to be issued.

The registered address is legally required for the serving of notices. It is the address of a person and cannot be a post office box.

If more than one applicant as part of a partnership, complete the "Joint applicant details" form and attach to this PART A form.

### Important information for applicants

This form asks for general applicant details and a description of the proposed project and any associated activities. The completed form must be submitted together with relevant activity specific [Part B] forms and any other associated forms included in your application kit.

Specific details must accompany this form to enable your application to be processed. The guide provided will help you complete your application correctly. If you have any difficulties completing the form, contact the Ecoaccess Customer Service Unit desk on 1300 368 326. Please number all attachments alphabetically (e.g. 'Attachment A').

*(Commercial and confidential information must be marked clearly. If subsequent activities are added to the project, you will be required to resubmit this application with details of the additional activity).*

Tick relevant boxes below if the applicant(s) are:

- ☐ an individual or sole trader
- ☐ individuals in a partnership
- ☐ individual(s) acting on behalf of an unincorporated organisation
- **Go to Section 1**
- ☒ an incorporated company
- ☐ an incorporated association
- ☐ a statutory authority
- ☐ a body politic
- **Go to Section 2**

### 1. Individual applicant(s) details<sup>(1)</sup>

|                                                                     |           |        |               |
|---------------------------------------------------------------------|-----------|--------|---------------|
| APPLICANT'S FULL NAME                                               |           | TITLE  | DATE OF BIRTH |
| REGISTERED ADDRESS                                                  |           |        | POST CODE     |
| TELEPHONE                                                           | FACSIMILE | E-MAIL |               |
| POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS) |           |        | POST CODE     |

Release

Application form – Part A  
General details for all applications

## Guardian details (if applicable)

A parent or legal guardian must complete the following details if an applicant is under 18 years of age.

|                               |               |
|-------------------------------|---------------|
| GUARDIAN'S FULL NAME          | DATE OF BIRTH |
| GUARDIAN'S REGISTERED ADDRESS | POST CODE     |
| GUARDIAN'S SIGNATURE          | DATE          |

→ Go to Section 3

## 2. Applicant details

2. The applicant is the registered legal entity (not a business trading name) intending to carry out the activity and in whose name the relevant permits or licences are to be issued.

The registered address is legally required for the serving of notices. It is the registered business address of the company making the application and cannot be a post office box.

Enter the Australian Business Number (ABN); or the Australian Company Number (ACN) of the incorporated company; or the Association Number (AN) of the incorporated association; or the title and section of the legislation that gives the statutory corporation its legal status.

|                                                                                            |                          |                                            |
|--------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------|
| REGISTERED LEGAL ENTITY NAME<br>Karam Group Pty Ltd as Trustee for Karam No.1 Family Trust |                          |                                            |
| TRADING NAME (IF APPLICABLE)                                                               |                          |                                            |
| REGISTERED ADDRESS<br>220 Old Cleveland Road Coorparoo Qld                                 |                          | POST CODE<br>4151                          |
| TELEPHONE<br>07 31008883                                                                   | FASCIMILE<br>07 31008879 | E-MAIL/WEBSITE<br>anthony@tilermade.com.au |
| POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS)<br>As Above            |                          | POST CODE                                  |
| ABN/ACN/AN OR TITLE AND SECTION OF LEGISLATION<br>119895733<br>Release                     |                          |                                            |

**Application form – Part A**  
**General details for all applications**

**Principal contact or person in charge details**

|                                                                                        |                                 |                                                   |
|----------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------|
| PRINCIPAL CONTACT/PERSON IN CHARGE FULL NAME<br><b>Anthony Karam</b>                   |                                 | TITLE<br><b>Mr</b>                                |
| POSITION IN CORPORATION<br><b>Managing Director</b> 0714 999 486                       |                                 |                                                   |
| TELEPHONE<br><b>07 31008888</b>                                                        | FASCIMILE<br><b>07 31008879</b> | E-MAIL/WEBSITE<br><b>anthony@tilermade.com.au</b> |
| POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS)<br><b>As Above</b> |                                 | POST CODE                                         |

**Authorised signatory**

The authorised signatory is the person authorised to sign an application on behalf of a corporation and in doing so declares that the corporation will be bound by the conditions associated with the granting of the licence or permit.

|                                                        |                    |
|--------------------------------------------------------|--------------------|
| AUTHORIZED SIGNATORY FULL NAME<br><b>Anthony Karam</b> | TITLE<br><b>Mr</b> |
| POSITION IN CORPORATION<br><b>Managing Director</b>    |                    |

**3. Project details**

**Pre-lodgement**

Have you previously attended a pre-lodgement meeting or submitted a pre-lodgement form for this project?

☐ NO ☒ YES

|                                                     |
|-----------------------------------------------------|
| PROJECT NUMBER (IF APPLICABLE)<br><b>A002927629</b> |
|-----------------------------------------------------|

**Project description**

Briefly describe the proposed activities, works, development or management. Attach a separate sheet if there is insufficient space below.

|                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION<br><b>REMOVAL OF UNDERGROUND STORAGE TANK AND REMOVAL OF PAH &amp; TPH CONTAMINATED SOILS WHERE PRESENT TO ENABLE SITES TO BE REMOVED FROM THE EMR FOR HAZARDOUS CONTAMINANTS.</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Release



### Approvals required

Please list all Part B application forms you are attaching to this form.

#### APPLICATION FORMS

APPLICATION FOR ASSESSMENT OF REMEDIAL ACTION PLAN  
AND SITE MANAGEMENT PLAN

### Project site

Where will the activities be conducted? Provide the street address, real property description(s) of the land(s) in which the project is located and local government area. If you require more space, attach a separate sheet.

This information should at least provide enough details to allow an EPA or QPWS officer to locate the site of the proposal.

#### STREET ADDRESS

100 HOLDSWORTH STREET AND 214 OLD CLEVELAND ROAD,  
COOPAROO, QUEENSLAND

#### LOT

1 & 57

#### PLAN

RP72461 & RP151968

#### LOCAL GOVERNMENT AREA

BRISBANE CITY COUNCIL

If possible, provide a specific location within a protected area, a property name or an attached map with the project area clearly delineated. Also include the map name/details.

Give as much information as possible to accurately locate your activity, for example maps with contextual or boundary lines on plan or GPS boundary co-ordinates.

#### SPECIFIC LOCATION/PROPERTY NAME

SHOWN IN REPORT FIGURES

#### PROTECTED AREA

#### GEOGRAPHICAL CO-ORDINATES

Geographical co-ordinates can include northing/easting, longitude/latitude.

### Attachments

List all attached documents, including maps containing information supporting this application in the space below. If there are no attachments mark "N/A."

Label all attachments alphabetically (e.g. 'Attachment A')

#### ATTACHMENTS (LABEL ALL ATTACHMENTS ALPHABETICALLY – E.G. "ATTACHMENT A")

REFER TO ATTACHED PAGE

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#### 4. Applicant's certification

**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 and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.
- I understand that information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

APPLICANT(1) SIGNATURE

sch4p4( 6) Personal information

#### Joint applicant signatures (if applicable)

APPLICANT(2) SIGNATURE

APPLICANT(3) SIGNATURE

APPLICANT(4) SIGNATURE

APPLICANT(5) SIGNATURE

DATE

#### Complete the following checklist.

- ☒ Application form(s) signed and completed
- ☒ Permit fees paid or enclosed (if applicable)
- ☒ Supporting information attached (e.g. maps)

Please return your completed application kit to:

**Ecoaccess Customer Service Unit  
Environmental Protection Agency**

PO Box 15155  
City East  
Queensland 4002

Enquiries: **1300 368 326**  
Facsimile: (07) 3115 9600  
Email: [eco.access@epa.qld.gov.au](mailto:eco.access@epa.qld.gov.au)

# Application form

## Contaminated Land – Part B

### Application for assessment of a site investigation / validation report

This form asks for activity specific details in relation to an application under Sections 375 and 390 of the *Environmental Protection Act 1994* for an assessment of a site investigation/validation report. Please read the information sheets and any guidelines included with your application kit to understand the environmental management and conservation issues, policies and procedures that relate to the activities proposed.

Note: Your application must be accompanied by a General Details – Part A form.

#### 1. Lodgement details

Complete this section only if form not lodged by applicant

|                      |           |
|----------------------|-----------|
| NAME                 | TELEPHONE |
| COMPANY/ORGANISATION |           |
| POSTAL ADDRESS       |           |
| EMAIL                | FACSIMILE |

#### 2. Site owner's details

An Agent's address is not acceptable.

|                                                                |                         |
|----------------------------------------------------------------|-------------------------|
| NAME<br>Karam Group P/L as Trustee for Karam No.1 Family Trust | TELEPHONE<br>0731008883 |
| POSTAL ADDRESS<br>220 Old Cleveland Road Coorparoo Qld 4151    | FACSIMILE<br>0731008879 |

#### 3. Site details

If you require additional space, attach the information on a separate sheet marked "Site Details."

|                                                                                          |                            |
|------------------------------------------------------------------------------------------|----------------------------|
| STREET ADDRESS<br>100 HOLDSWORTH STREET AND 214 OLD CLEVELAND ROAD, COOPAROO, QUEENSLAND |                            |
| LOT(S) 1 & 57                                                                            | PLAN(S) RP72461 & RP151968 |
| LOCAL GOVERNMENT AUTHORITY<br>BRISBANE CITY COUNCIL                                      |                            |

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**Application for assessment of a site investigation / validation report**

|                                                                                                              |                                  |
|--------------------------------------------------------------------------------------------------------------|----------------------------------|
| NOTIFIABLE ACTIVITY/POSSIBLE CONTAMINATING ACTIVITY<br>HAZARDOUS CONTAMINANT - PAH AND TPH CONTAMINATED SOIL |                                  |
| CURRENT LAND USE<br>WARHOUSES, STORAGE YARD / COMMERCIAL                                                     | PROPOSED LAND USE<br>RESIDENTIAL |
| STREET ADDRESS                                                                                               |                                  |
| LOT(S)                                                                                                       | PLAN(S)                          |
| LOCAL GOVERNMENT AUTHORITY                                                                                   |                                  |
| NOTIFIABLE ACTIVITY/POSSIBLE CONTAMINATING ACTIVITY                                                          |                                  |
| CURRENT LAND USE                                                                                             | PROPOSED LAND USE                |

**4. Details of report****4.1 Is a development application pending under the *Integrated Planning Act 1997*?**☐

NO

☒

YES

**4.2 The attached report contains (as per Guidelines for the Assessment and Management of Contaminated Land in Queensland)**☐

Stage 1 and Stage 2 investigation

☒

Stage 3 and Stage 4 remediation and validation report

If previous submissions have been made quote:

Ref no. 366047**4.3 Is a response required from the EPA at this time or is further information following?**☒

Response required

☐

Further information following

**5. Applicant checklist**☒

Application form(s) completed and signed.

☒

Permit fees paid or enclosed (if applicable).

☒Enclosed statutory declarations by investigators, preparers and owners as per Section 383 of the *EP Act*.☒

Enclosed signed consultant's report (as per Guidelines for the Assessment and Management of Contaminated Land in Queensland).

Release

**Application for assessment of a site investigation / validation report**

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- ☒ Enclosed legible copy/copies of proof of ownership of site/s clearly showing the full name(s) of the registered proprietor(s) e.g. current certificates of Title or Title Searches.
- ☒ Enclosed legible copy/copies of all relevant registered plans (available from the Titles Section, Department Natural Resources and Mines) clearly showing location of the site/s and current registered plan details.
- ☒ Enclosed copy of a street map/area map clearly showing location of property.

Please return your completed application kit to:

**Licences and Permits Co-ordination Unit  
Environmental Protection Agency**

PO Box 155  
Brisbane  
Queensland 4002

Enquiries: **1300 368 326**  
Facsimile: (07) 3115 9600  
[eco.access@epa.qld.gov.au](mailto:eco.access@epa.qld.gov.au)

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