

Project No. 018-150H

28 January 2021

Economic Development Queensland
Level 14, 1 William Street
BRISBANE QLD 4000

Email: Wendy.Brewster@dsvti.qld.gov.au

Attention: Ms W Brewster

Dear Wendy

**RE: SITE CONTAMINATION CAPPING
FLIPSIDE CIRCUS USE AREAS
221 MACARTHUR AVENUE, HAMILTON**

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2020/1150

Date: 7 May 2021



Butler Partners Pty Ltd (Butler Partners) has reviewed the proposed civil and architectural drawings for the Flipside Circus occupation of the Western Lease area of the former timber storage site forming part of 221 Macarthur Avenue, Hamilton. Butler Partners undertook contamination assessment of the site and the results indicated a layer of black ash fill at a depth of approximately 0.3m below current site surface with clean roadbase above and asphalt surfacing over much of the site. The black ash fill was tested for a range of potential contaminants and concentrations of polycyclic aromatic hydrocarbon compound benzo(a)pyrene as well as copper, lead and zinc exceeding adopted clean fill criteria in two of the seven sampling locations across the site. The black ash fill was also observed in other locations but the analytical results returned concentrations below the clean fill criteria.

In addition, we understand that part of the DA for the Flipside Circus proposal includes the use of areas outside the immediate site for transport set down and pick up and pedestrian access. Comment on these areas in relation to site contamination is also required. The extent of the site including set down and pick up and pedestrian access areas is shown on Drawing No. 3 Rev B attached. The areas external to the site include:

- an access road and car parking extending from the southern end of Bincote Street adjacent to the southern boundary of the Tank site, through the northern portion of the Maritime 03 Park and into the north western portion of the Think Street site;
- driveway access through the northern portion of the Tank site comprising ingress from Bincote Street and egress to MacArthur Avenue on concrete driveway with green space inside the loop; and
- footpath area on Macarthur Avenue extending along the Flipside Circus site boundary.

Considering the likely users of the site for the Flipside Circus are mainly children, it is important that the site itself is capped with a sufficiently robust capping to prevent accidental access to the underlying contamination. The proposed civil and architectural drawings indicate that most of the site will be capped with concrete slabs including in many of the high traffic areas. The balance area of the site will be capped with approximately 300mm of compacted clean fill and topped with topsoil and turf. The approximate areas of each type of capping are presented as an overlay over the sampling locations on attached Drawing No. 3 Rev B. It is considered that the proposed site capping will be sufficient to prevent accidental contact between site users and the contaminated fill material.

Within the transport set down and pick up and pedestrian access areas, we understand that existing hard stand site capping in the driveway and car parking areas will be retained as will the existing footpath along MacArthur Avenue. The proposed green space area within the northern portion of the Tank site includes an area currently comprising two existing open inground concrete lined pits, the content of these is unknown, however, it is proposed that as part of the development works, these will be pumped out and filled with clean fill. Past sampling and testing of soil on the Tank site has indicated that the soils sampled across the site meet the published criteria for public open space. Considering the nature of the use of each of these areas, the proposal to retain existing hard stand capping over most of the surface, the existing results for the Tank site and the proposal to pump out and backfill the two in-ground pits, it is considered that these transport set down and pick up and pedestrian access areas are suitable for their intended use from a contaminated land perspective.

On this basis, the proposed development plan is considered to protect human health in relation to the identified contaminated soil.

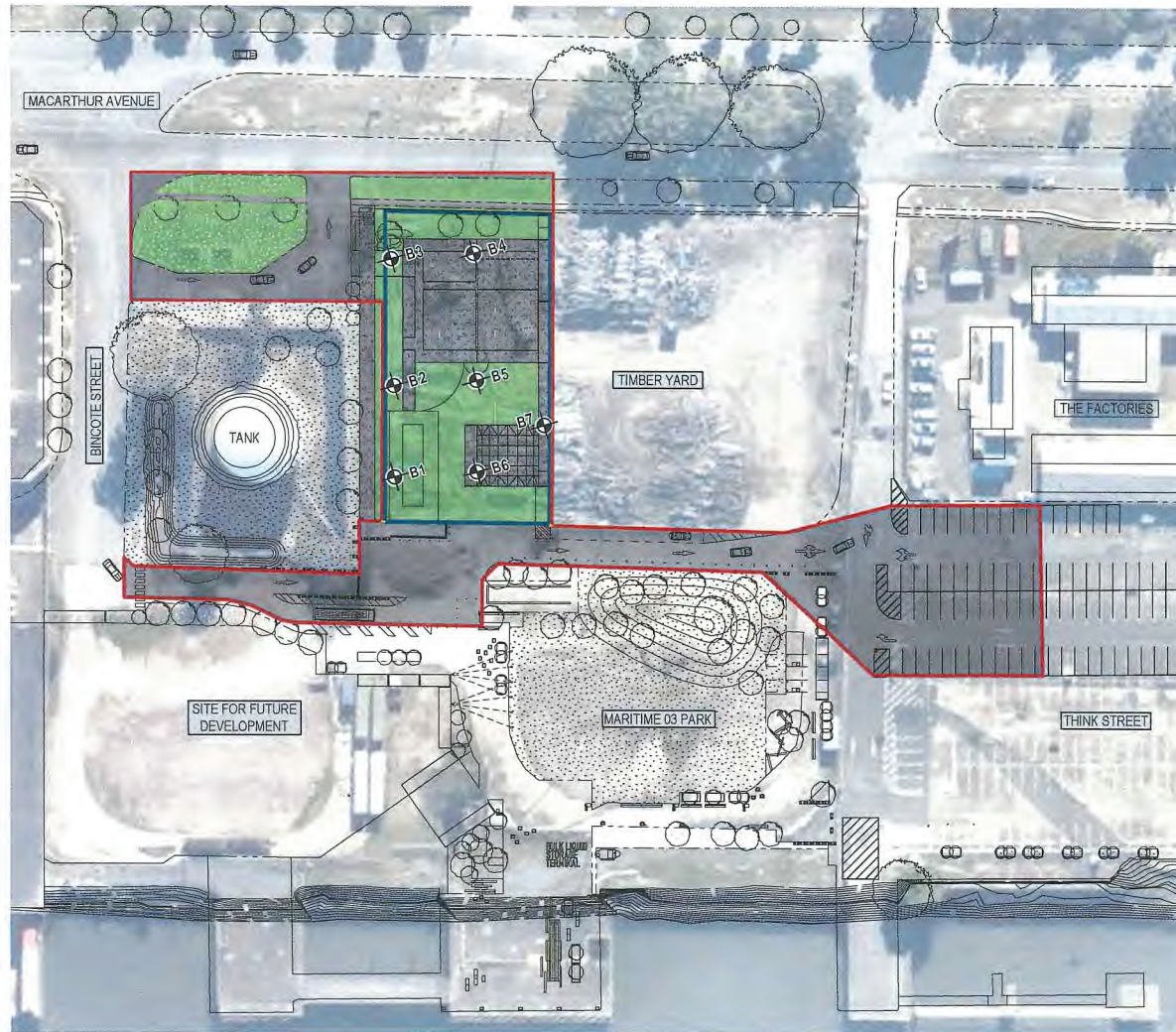
Yours faithfully

BUTLER PARTNERS PTY LTD

SUZANNE WALKER

Principal

Encl: Drawing No. 3 Rev B



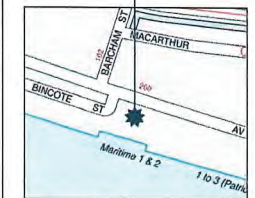
LEGEND

-  B1 Bore (Western Lease Area)
-  Concrete / Asphalt / Harstand
-  Compacted Fill with Turf / Existing Grassed Area
-  Site Boundary
-  Proposed Lease of Land



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Site



UBD Reference: Map 141 Grid C16-D16 and C19-D19 (ACS v8) m8

Western Lease Area

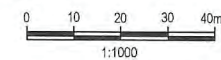
221 MacArthur Avenue, Hamilton

Site Capping - Flipside Circus

Economic Development Queensland

CLIENT:

SCALE AT A3:



DATE: DECEMBER 2020

DRAWN: LA

APPROVED:

PROJECT No: 018-150H

DRAWING No: 3 REV: B