INTERNAL CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 03/02/2026 07:25 Title Reference: 14462161
Date Created: 24/06/1970

Previous Title: 12908135

REGISTERED OWNER

Dealing No: 713043304 09/02/2010

ENERGEX LIMITED A.C.N. 078 849 055

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 124669
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10026066 (POR 183)

2. EASEMENT IN GROSS No 717949721 07/04/2017 at 10:57
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT A ON SP294937
Lodged at 10:57 on 07/04/2017 Recorded at 14:11 on 10/04/2017

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

INTERNAL CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 03/02/2026 07:26 Title Reference: 14462162
Date Created: 24/06/1970

Previous Title: 12908135

REGISTERED OWNER

Dealing No: 713157279 06/04/2010

ENERGEX LIMITED A.C.N. 078 849 055

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 124669
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10026066 (POR 183)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

1 October 2026

Minister for Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

To whom it may concern,

Owner's Consent to the making of Development Applications under the Economic Development Act 2012 – Proposed Lot 1 56 Blinzinger Road, Banyo. Properly Described as Part of Lot 1 RP124669 and Lot 2 RP124669

I, Heather Browne, Executive Director Housing Supply and Delivery, Economic Development Queensland as authorised delegate for the Minister for Economic Development Queensland (MEDQ), hereby provide owners consent to the making of development applications by AR Developments, or their authorised agents, to Economic Development Queensland, Development Services, under the *Economic Development Queensland Act 2012* over the MEDQ owned land described above. The development applications primarily relate to residential development of the land and associated infrastructure.

Yours Sincerely,



Heather Browne
Executive Director, Housing Supply and Delivery
Economic Development Queensland

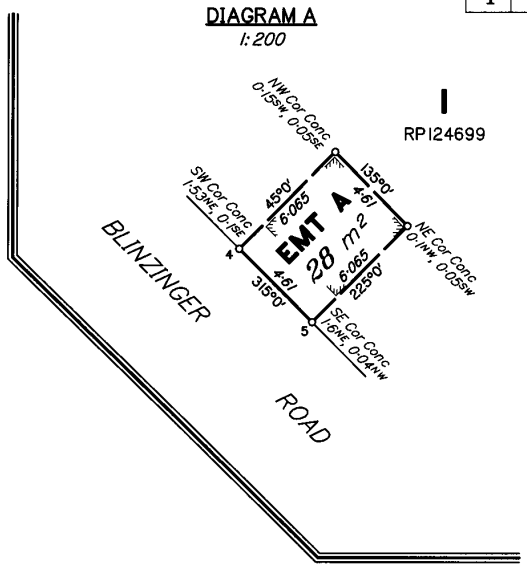
1 William Street Brisbane
GPO Box 2202 Brisbane
Queensland 4001 Australia
Telephone +61 7 3452 7880
Email contact@edq.qld.gov.au
Website www.edq.qld.gov.au
ABN 76 590 288 697

Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 2

DIAGRAM A
1:200



Peg placed at all new corners, unless otherwise stated.

Reinstatement Report

- *Stations 1, 3 & 9 are fixed from original reference/corner marks.*
- *Station 2 is fixed by maintaining bearing and distance (RP118211) from Station 1.*
- *Station 8 is fixed by maintaining bearing and distance (RP69318) from Station 9.*
- *Station 7 is fixed by maintaining distance (RP82824) from Station 8 on line 8–3.*

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP68575	at Station	
3	OIP	RP69318	180°0'	0·853
3	Screw fd in Conc		138°31'	9·879
4	Pin		169°0'	2·516
5	Screw in Kerb		209°59'	3·7
7	OIP (New Ref)	RP82824	116°0'	0·02
9	OIP	RP69318	at Station	
9	O Screw in Conc	SP221108	269°34'	2·361

Scale 1:800 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110

0 50mm 100mm 150mm

State copyright reserved.

SAUNDERS HAVILL GROUP PTY LTD (ACN 144 972 949) hereby certify that the land comprised in this plan was surveyed by the corporation, by Joel Carl ANDERSON, registered surveyor, for whose work the corporation accepts responsibility, under the supervision of Kelvin Robert DAWSON, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 07/06/2017

The Common Seal of SAUNDERS HAVILL GROUP PTY LTD ACN 144 972 949

Authorised Signatory

Authorised Signatory

Date 22/03/2017

SAUNDERS HAVILL GROUP

Plan of Easement A in Lot 1 on RP124669

LOCAL GOVERNMENT: *BRISBANE CITY*

LOCALITY: *BANYO*

Meridian: *RP69318*

Survey Records: *No*

Scale: *1:800*

Format: STANDARD

SP294937

8687 SP294937.DWG AJB

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

Land Title Act 1994; Land Act 1994
Form 21B Version 1

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet 2 of 2

717949713

$376.00
07/04/2017 10:56

BE 403

5. Lodged by
Energex Limited
GPO Box 1461
Brisbane
Ref 318733

076A

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We ENERGEX LIMITED A.C.N. 078 849 055

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

Signature of *Registered Owners ~~*Lessees~~

Energex Limited ACN 078 849 055 by its duly constituted Attorney Property Program Manager under Power of Attorney No. 714846267

* Rule out whichever is inapplicable

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
14462161	Lot 1 on RP124669	———	———	Emt A

2. Planning Body Approval.

*
hereby approves this plan in accordance with the :
%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt :
Surveyor : 8687

Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : SAUNDERS HAVILL GROUP PTY LTD
Date : 22-03-2017
Signed :
Designation : Liaison Officer

9. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

10. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

11. Insert Plan Number **SP294937**

This plan MUST NOT BE FOLDED but may be rolled.

124669 No 9469 124669

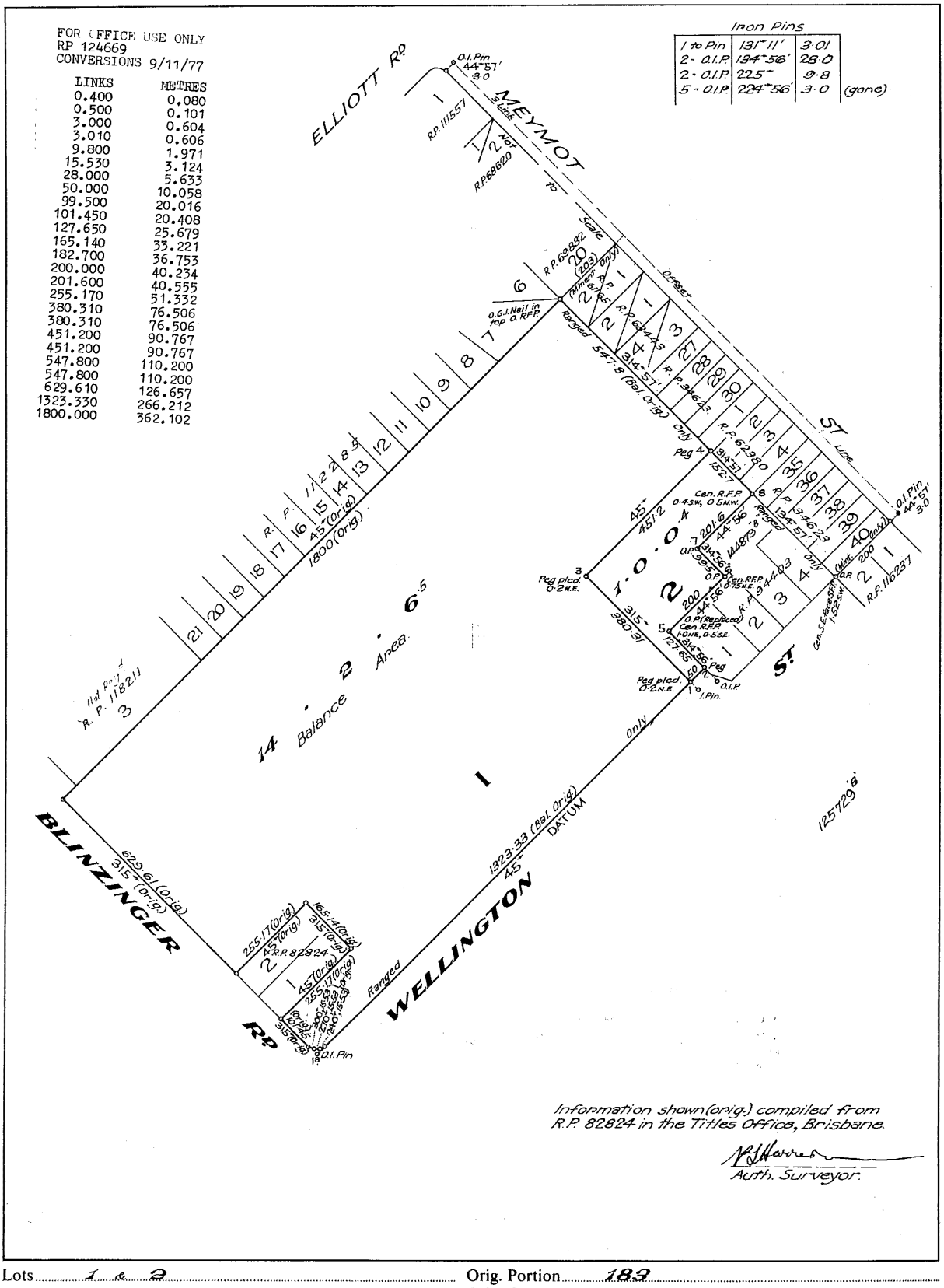
Drawing of Plan must be restricted to the space inside the blue lines

FOR OFFICE USE ONLY
RP 124669
CONVERSIONS 9/11/77

LINKS	METRES
0.400	0.080
0.500	0.101
3.000	0.604
3.010	0.606
9.800	1.971
15.530	3.124
28.000	5.633
50.000	10.058
99.500	20.016
101.450	20.408
127.650	25.679
165.140	33.221
182.700	36.753
200.000	40.234
201.600	40.555
255.170	51.332
380.310	76.506
380.310	76.506
451.200	90.767
451.200	90.767
547.800	110.200
547.800	110.200
629.610	126.657
1323.330	266.212
1800.000	362.102

Iron Pins

1 to Pin	131°11'	3.01
2 - O.I.P.	134°56'	28.0
2 - O.I.P.	225°	9.8
5 - O.I.P.	224°56'	3.0 (gone)



Information shown (orig.) compiled from R.P. 82824 in the Titles Office, Brisbane.

Auth. Surveyor.

Drawing of Plan must be restricted to the space inside the blue lines

124669 124669

Lots 1 & 2 — Orig. Portion 183

Lot — Orig. Grant 7052

Cancelling ~~Resub.~~ 3 on R.P. 82824 — ~~Town of~~ City of Brisbane — SCALE 2 chains to an inch

Parish of Toombul

Surveyed by P.G. Harrison 31/3/1970 — CROWN COPYRIGHT RESERVED REGISTRAR OF TITLES, QUEENSLAND — REGISTERED PLAN 124669

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

This plan MUST NOT BE FOLDED but may be rolled.

I, Peter Gavin Harrison of Brisbane
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "*Oaths Acts, 1867-1960*"

P J Harrison
Authorised Surveyor

Made and Signed at Brisbane this 7th day of April 1970 before me.

Ian McGregor J.P.
Signature of Registrar of Titles or of a Magistrate

– FOR SURVEYOR'S USE ONLY –

SURVEY OF Lots 1 & 2

County of Stanley Parish of Toombul

~~Town of~~ City of Brisbane To the Depth of

Cancelling Resub 3 on R.P. 82824

Orig. Grant 7052 Orig. Portion 183

Brisbane City Council

certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1969 the City of Brisbane Act 1924-1969, the City of Brisbane Town Planning Act 1964-1969 and all Ordinances thereunder have been complied with and approves this Plan of Subdivision.

Dated this 28th day of May 1970

Deputy Town Clerk.

– FOR OFFICE USE ONLY –

Previous Title C.T. 2908-135 Part 3 82824/1

Brisbane City Council
(Names in full)
as proprietor of this land, agrees to this Plan of subdivision, and dedicates the new roads shown hereon to public use.

Signature of Proprietor

Deputy Town Clerk.

For Additional Plan & Document Notings Refer to CISP

→ ! New C.T. Ref.

(Re) Sub.	Vol.	Fol.
1	4463	161
2	"	162

Particulars entered in Register Book
Vol. 2908 Folio 135
the 16 day of June 1970 at 4.53 p.m.

ACTING REGISTRAR OF TITLES

Calc. Bk. No. 460-27
Examined 12/6/70
Passed 12/6/70
Charted 16/6/70
Located C.S.39

Lodged by:

RECEIVED
REGR. OF TITLES
MAY 26 3 01 PM 70

D85092

17885 $20

$20.00 25792

10.00-NI

2.00

6.00

2.00

REGISTERED PLAN 124669

QUEENSLAND TITLES REGISTRY
Land Title Act 1994 and Land Act 1994

EASEMENT

Form 9 Version 4
Page 1 of 1

717949721

$175.00
07/04/2017 10:57

BE 601
the Department's website.

Duty Imprint
Client No: 10093112 Duties Act 2001
Assessment No: 513-650-887
Duty Paid $ 0-00 ☐ Exempt
UTI $
Date: 4 / 4 /2017 Signed:

1. Grantor
Energex Limited A.C.N 078 849 055

Lodger (Name, address & phone number)
Energex Limited
GPO Box 1461
BRISBANE
Ref: #318733

Lodger Code
076A

2. Description of Easement/Lot on Plan
Servient Tenement (burdened land)
Easement A in Lot 1 on RP124669 on SP294937

#Dominant Tenement (benefited land)
Not Applicable

Title Reference
14462161

3. Interest being burdened
Fee simple

#4. Interest being benefited
Not Applicable

5. Grantee Given names
Surname/Company name and number (include tenancy if more than one)
Energex Limited A.C.N. 078 849 055

6. Consideration
$1.00

7. Purpose of easement
Supply of Electricity

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the document No. 708346714

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... signature
EDWARD WILLIAM WHITE full name
Cdec. No. 9906 qualification
Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

28 / 3 / 17
Execution Date

Energex Limited ACN 078 849 055 by its duly constituted Attorney Property Program Manager under Power of Attorney No. 714846267.
.....
Grantor's Signature

..... signature
EDWARD WILLIAM WHITE full name
Cdec. No. 9906 qualification
Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

28 / 3 / 17
Execution Date

Energex Limited ACN 078 849 055 by its duly constituted Attorney Property Program Manager under Power of Attorney No. 714846267.
.....
Grantee's Signature

Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 51101392 EMR Site Id: 2639 08 January 2026
This response relates to a search request received for the site:
Lot: 1 Plan: RP124669

EMR RESULT

The above site IS included on the Environmental Management Register.
Lot: 1 Plan: RP124669
Address: 56 BLINZINGER ROAD
BANYO QLD 4014

The site has been subject to the following Notifiable Activity or Hazardous Contaminant.
PETROLEUM PRODUCT OR OIL STORAGE - storing petroleum products or oil -
(a) in underground tanks with more than 200L capacity; or
(b) in above ground tanks with -
(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or
(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or
(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.
ELECTRICAL TRANSFORMERS - manufacturing, repairing or disposing of electrical transformers.
WASTE STORAGE, TREATMENT OR DISPOSAL - storing, treating, reprocessing or disposing of regulated waste (other than at the place it is generated), including operating a nightsoil disposal site or sewage treatment plant where the site or plant has a design capacity that is more than the equivalent of 50, 000 persons having sludge drying beds or on-site disposal facilities.
HAZARDOUS CONTAMINANT - This site has been subject to a hazardous contaminant. Refer to the summary given below.
Soil:- PFOS+PFHxS= 0.0109mg/kgGroundwater:- Sum of PFOS + PFHxS = 0.32ug/L- PFOS = 0.112ug/L- Vinyl chloride = 14.8ug/L

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that this site is suitable for the following uses, providing the site is used and managed according to the site management plan:

The site is suitable for the following specified use(s) including associated activities: Land use B (Residential, childcare centres, preschools, and primary schools with minimal opportunities for access to impacted soil (capped site), vapour and/or groundwater; dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments); AND/OR

Land use C (Public open space, including parks, playgrounds, and playing fields (e.g. ovals); secondary schools; and footpaths); AND/OR

Land use D (Commercial/industrial, including shops, offices, factories and industrial sites).

Following the date of effect of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated. The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Queensland Government

Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.detsi.qld.gov.au

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 1 PLAN : RP124669 FILE REF : 101/15250 PRINTED: 08/01/2026

DATE OF EFFECT : 12/09/2019

If Site Management Plan does not generate from this search, please contact:

Department of the Environment, Tourism, Science and Innovation(DETSI)
Environmental Management & Contaminated Land Register
Email: emr.clr.registry@des.qld.gov.au

SITE MANAGEMENT PLAN

Real property description: Lot 1 RP124669

Address: 56 Blinzinger Road, Banyo, QLD 4014

File reference Number: 101/0015250

Date of effect: 5 March 2025

Glossary:

AQP: An Appropriately Qualified Person is a professional with the necessary skills and experience in contaminated land management (as per the National Environment Protection Measures (NEPM) schedule B9).

SQP: Suitably Qualified Person as defined in Section 564 of the Environmental Protection Act 1994, i.e. a person who –

a) has qualifications and experience relevant to performing the function; and

b) if a regulation prescribes an organisation for this paragraph – is a member of the organisation.

CLA: Contaminated Land Auditor who prepares an auditor's certification for a contaminated land investigation document under Chapter 7, Part 8 of the Environmental Protection Act 1994.

The outline of Lot 1 on RP124669 is shown in **Figure 1.**

1.0 Site context

This Site Management Plan (SMP) relates to Lot 1 on RP124669 ('the site'). Lot 1 is part of a larger land area (herein referred to as 'the property') which also includes Lot 2 on RP124669 and Lots 1 and 2 on RP82824; although these lots are not covered under this SMP. Refer to Figure 1 for Lot 1 on RP124669 site boundaries. As at the date of effect of this SMP, Lot 2 on RP124669 was also listed on the Environmental Management Register (EMR) and management is covered under a separate SMP. Lots 1 and 2 on RP82824 are not listed on the EMR. For land not covered by this SMP, a search of the land register via the departmental website is required to ascertain the land's current listing.

The property was previously an Energex transformer refurbishment depot and, as of February 2025, is currently vacant and fenced.

Lot 1 on RP124669 (the subject of this SMP) is listed on the Environmental Management Register (EMR) for *PETROLEUM PRODUCT OR OIL STORAGE, ELECTRICAL TRANSFORMERS,* and *WASTE STORAGE, TREATMENT OR DISPOSAL and Hazardous Contaminants (EMR Site ID 2639).*

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

Contaminant	**Maximum Concentration (µg/L)**
PFOS	0.112
PFOS + PFHxS	0.32
Vinyl Chloride	14.8

PFHxS = Perfluorohexane sulfonic acid

PFOS = Perfluorooctane sulfonic acid

The site was also subject to a hazardous contaminant in soil: PFOS + PFHxS = 0.0109 mg/kg. However, Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)-contaminated soils were remediated in September 2022, removed from site and disposed to landfill.

A range of other hazardous contaminants were previously present in soils as follows:

- Arsenic – 465 mg/kg
- Benzo(a)pyrene – 4.4 mg/kg
- Asbestos-Containing Materials (ACM)
- TRH C16-C34 – 18,400 mg/kg

The soils containing these contaminants were excavated and removed from site during remediation and validation works undertaken between 2016 and 2019. Validation sampling was undertaken to ensure remaining contaminant concentrations were all below the NEPM environmental guideline for low density residential land.

Site information and history indicates the property was owned and operated by Energex between 1970 and 2007. As at the date of effect of this SMP the activities identified on the property in relation to contamination are as follows:

- Historical storage and maintenance of transformers.
- Historical placement of uncontrolled fill materials.
- Historical vehicle workshop and spray workshop.
- Waste oil storage and disposal.
- Oil filtering and underground oil storage.
- Blacksmith workshop.
- Storage of lead batteries.
- Underground storage of petrol, kerosene and diesel.
- Above ground storage of creosote, fuel drums and fuel tanks.
- Copper arsenic tank and storage of hazardous chemicals.
- Demolition works.
- Substation.
- Asbestos-Containing Materials (ACM) in building materials.
- Storage of Aqueous Film Forming Foams (AFFF) and flammable goods.
- Placement of asbestos impacted topsoil across the Site (noting that it has now been removed and validated).

All buildings and infrastructure have since been demolished, and the property has been vacant since 2017. Prior to demolition and remediation, the property operated as an office complex, laydown and warehousing area. Refer to Figure 2 for historical site infrastructure locations. The property contained Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) during the operation phase of works, however it is understood based on historical data that the majority of these ASTs and USTs were likely removed from the site prior to 2009. During the remediation phase in 2017 – 2022 two USTs were uncovered and removed from site.

At the date of preparation of this SMP, a stormwater pipe remains running east to west along the northern portion of the site and two sewer network pipelines are present in the northeast and southwest. An NBN trench containing designed/planned cables and Telstra infrastructure are present in the southwestern corner. All Energex infrastructure has been removed. Refer to Figure 3 for the underground services plan.

Extensive soil remediation works were undertaken at the site between 2017 and 2022 including removal of arsenic-impacted fill, asbestos containing materials (ACM)-impacted fill, Poly-Chlorinated Biphenyl (PCB)-impacted soils, hydrocarbon-impacted soils, Volatile Organic Compounds (VOCs) in soil, Per- and Poly Fluoroalkyl Substances (PFAS) and aesthetic wastes. Contaminated soil and wastes were disposed of at licenced landfills. Results of all soil testing following remediation and validation works were below the National Environment Protection Measure (NEPM) Residential Health Investigation Level (HIL) A guidelines. Refer to Figure 4 for areas remediated.

However, residual groundwater contamination remains including Perfluorooctane Sulfonic Acid (PFOS), sum of PFOS and Perfluorohexane Sulfonic Acid (PFHxS), and vinyl chloride.

As of February 2025, the property is currently vacant, grassed and fenced to prevent public access.

This SMP was prepared and is supported by the findings of the Contaminated Land Investigation Document (CLID): Former Energex Depot: Lot 1 on RP124669, 56 Blinzinger Road and Lot 2 on RP124669, 118 Wellington Street, Banyo QLD 4014 dated 13 November 2024.

2.0 Summary of contamination

2.1 Soil.

Investigation undertaken by Stantec in 2021 identified the presence of polychlorinated biphenyls (PCBs), total recoverable hydrocarbons (TRH), heavy metals (arsenic, copper, lead, and zinc), Per and Poly Fluoroalkyl Substances (PFAS), and asbestos containing materials (ACM) in excess of the relevant guideline criteria applied to soil at the site. These criteria are consistent with use of the land for low density residential purposes. Remediation works have taken place at the site and known soil contaminants have been remediated to below the relevant criteria for low density residential land use.

Investigation undertaken by Stantec in July 2023 noted that soils did not exceed the relevant guideline criteria used (low density residential land with accessible soil). However, it is noted that the site is not considered suitable for low density residential use due to the presence of contaminants in groundwater.

Any excess soil generated by site activities will need to be classified for offsite disposal, and managed in accordance with relevant regulations. Refer also to Section 4.8.

2.2 Groundwater.

A network of groundwater monitoring wells has been established on site and contaminants have also been identified within the groundwater, including PFAS and vinyl chloride (refer to Figure 5).

Maximum concentrations of existing contaminants in groundwater at the site are summarised below. Groundwater exceedances used are those dated from 1st Jan 2021 onwards; as older groundwater data was collected prior to extensive soil remediation across the property and is no longer considered relevant due to its age. The following maximum groundwater contaminant concentrations were detected in Lot 1 on RP124669 (refer to Figure 5 for further details):

Contaminant:	**Maximum Concentration (µg/L) in monitoring well with the highest concentration measured:**
PFOS	0.112 µg/L
Sum of PFOS & PFHxS	0.32 µg/L
Vinyl chloride	14.8 µg/L

PFHxS = Perfluorohexane sulfonic acid

PFOS = Perfluorooctane sulfonic acid

The following additional heavy metal and major ions were also detected in groundwater (maximum concentrations on or after 1st Jan 2021) but are considered to be representative of background regional groundwater concentrations.

Contaminant	**Maximum Concentration (mg/L) in monitoring well with the highest concentration measured:**
Copper	0.007

Chloride	1,440
Nickel	0.03
Sodium	892
Sulfate	265
Zinc	1.35

3.0 Objectives of the Site Management Plan

The objectives to be achieved under this SMP for the site are to manage identified contamination in impacted groundwater in a manner which protects human health and the environment while enabling the site to be used for the land use detailed in Section 4.1. The objectives, methods and measures stated in this SMP are considered to be appropriate for managing residual contamination within the site and minimising the risk to human health and ecological receptors.

4.0 Management actions

The following sections detail actions to be taken to meet the objectives in Section 3.0.

4.1 Site use.

On the basis of the remediation works, the site ('the land') is considered to be 'prescribed contaminated land since contamination is present that may cause environmental harm if not adequately managed' in accordance with the Environmental Protection Act 1994 (EP Act), and it is not suitable for use involving below ground structures (i.e., habitable areas or carparks), or for low-density residential or other sensitive purposes (land use A).

The controls identified within this SMP must be adhered to for, Lot 1 to be suitable for high-density residential (land use B), open space/recreation (land use C) or industrial/commercial (land use D).

The land is suitable for specified uses, subject to complying with this SMP. The land is suitable for the following specified use(s) including associated activities:

- Land use B (Residential, childcare centres, preschools, and primary schools with minimal opportunities for access to impacted soil (capped site), vapour and/or groundwater; dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments);
- Land use C (Public open space, including parks, playgrounds, and playing fields (e.g. ovals); secondary schools; and footpaths);
- Land use D (Commercial/industrial, including shops, offices, factories and industrial sites). Providing the conditions of this approved SMP are complied with, the subject land is suitable for ongoing commercial / industrial land use.

4.2 Responsibility.

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

The owner of the land must provide all persons (including but not limited to occupiers, contractors, agents and lessees) with a copy of the SMP prior to the commencement of works for activities including (but not limited to)

building design, planning, operating on-site, conducting building, demolition, excavation or remedial works, treatment and/or disposal of wastes (including soil, groundwater or stormwater) and or any other actions or activities that could result in risk of exposure to, or environmental impacts from hazardous contaminants. All persons occupying or working on the land must comply with the requirements of the SMP.

Any amendments to this SMP must be completed in accordance with the Environmental Protection Act 1994.

4.3 Site activities and disturbance.

This SMP allows disturbance of the land only in accordance with the conditions detailed herein. This SMP does not authorise works to occur (for example, it should not be taken to be an operational works approval under the Planning Act 2016).

4.4 Validation of works.

Where disturbance of the land is allowable subject to the requirements of this SMP, all works the subject of that disturbance must be completed in accordance with this SMP and the relevant provisions of the EP Act by an Appropriately Qualified Person (AQP). This excludes routine gardening activities, underground service maintenance, and other works where the soil is proposed to be backfilled in the same location it was excavated from.

4.5 Subsurface works.

Routine gardening activities, underground service maintenance, and other works where the soil is proposed to be backfilled in the same location it was excavated from may be undertaken provided the workplace health and safety requirements in Section 4.11 are followed.

Soil investigations, soil proposed for excavation and relocation outside of the Lot boundary, including to other Lots within the property, or for disposal to landfill must be sampled, characterised, tested, and reported in accordance with relevant environmental guidelines and landfill waste criteria acceptance limits by an AQP. Contaminants of Potential Concern (COPC) tested must include ACM, Total Recoverable Hydrocarbons, heavy metals (arsenic, cadmium, chromium, copper, mercury, lead, nickel and zinc), Benzene, Toluene, Ethylbenzene, Xylenes and Naphthalene (BTEXN), Polychlorinated Biphenyls (PCBs), and PFAS. Any contaminated soils identified and moved outside the boundaries of Lot 1 on RP124669 must be managed in accordance with the Environmental Protection Act 1994 and as per Section 4.8 of this SMP.

All excavation works must be conducted in accordance with general environmental protection measures to avoid environmental harm or nuisance as per Section 4.8. These measures must include the control of dust, noise, stormwater and sediment runoff, erosion, spillage from haulage trucks and odour releases during the handling or movement of any soil at the Site. All groundwater (if encountered) must be managed by an AQP in accordance with Section 4.7.

4.6 Underground services.

All works involving the installation or maintenance of subsurface infrastructure should be conducted in accordance with the controls specified in Section 4.5, Subsurface Works. Where underground service trenches are constructed, the trenches must be surrounded by a minimum of 0.3m of clean fill for minor services (<100mm in diameter) and 0.5m of clean fill for services greater than 100mm in diameter, or with fill as specified under relevant regulatory requirements for service installations. Clean fill, validated by an AQP, must also be placed above any services to the surface of the site. Maintenance of existing services should be conducted in accordance with this SMP. Soils and / or fill material are not to be removed from site without being sampled, characterised, tested, classified and reported in accordance with relevant environmental guidelines by an AQP.

4.7 Groundwater extraction and removal.

Prior to the extraction and use of groundwater from the land, the proposed extraction and use must be assessed by an AQP. Groundwater beneath the site must not be extracted for beneficial use, including for human consumption and irrigation.

In the event groundwater is planned to be disturbed for construction or redevelopment works, an AQP must assess whether harm is likely to occur to human and/or environmental health through the proposed works, and how any harm can be avoided, minimised or mitigated.

Future site infrastructure must be maintained to mitigate any potential future groundwater contamination, for example, via the installation of waste oil separators.

4.8 Soil excavation and removal.

Soils must not be moved around the site unless assessed and shown not to be contaminated as per Section 4.5. Any relocation or soil movement outside of the Lot will require representative sampling and analysis of materials conducted and managed by an AQP. Contaminated soil must not be removed off-site without a Soil Disposal Permit, in accordance with the EP Act. Any contaminated soil identified will require landfill disposal rather than reuse on another site unless remediation of soil contaminants to concentrations below NEPM HIL A guidelines is achieved and PFAS concentrations assessed are below the laboratory Limit of Reporting (LOR).

4.9 Imported fill material.

Any fill material that may be brought onto the land must be sampled and deemed uncontaminated fill material by an AQP prior to delivery to the site. Records must be kept of all fill material imported to the site, including source and quality, and provided to the Administering Authority upon request. The frequency of the sampling and analysis required, and the acceptance criteria adopted for potential contaminants will depend on the source of the material and must be assessed and approved by an AQP.

4.10 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 immediately in that area and action taken to reduce the risk of environmental harm via an assessment by an AQP. The landowner will need to consider and abide by the “Duty to Notify” requirements in accordance with the EP Act as applicable. Any remedial action must be developed by an AQP.

Removal and disposal of contaminated soil shall only be undertaken after approval is granted by the Administering Authority.

Appropriate controls must also be considered by an AQP during excavations for management of vapours, soil and impacted groundwater in a manner that protects the contractors, general site workers, site occupiers, the public and the environment.

The Administering Authority (i.e. Pollution Hotline) must be notified within 24 hours of detection of the presence of, or happening of an event involving, a hazardous contaminant on the land that is causing, or is reasonably likely to cause, serious or material environmental harm; or a change in the condition of the land that is causing, or is reasonably likely to cause, serious or material environmental harm; in accordance with the EP Act. All actions taken to abate the potential harm must secure compliance with general environmental duty under the EP Act. All actions taken should be developed in consultation with an AQP and provided to the Administering Authority within two business days.

4.11 Workplace health and safety.

A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the Work Health and Safety Act 2011 or any relevant subsequent legislation, is to be developed for any excavation works at the site. The WH&S plan must address site-specific contaminants of concern identified in Section 1.0 of this SMP. The obligations in this SMP are in addition to and do not override any WHS requirements under law.

4.12 General environmental protection.

All subsurface/earthworks are to be undertaken in accordance with general environmental protection measures to avoid environmental harm or nuisance and undertaken in accordance with section 4.5. These measures include the control of dust, noise, stormwater or sediment runoff, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material. All groundwater (if encountered) must be managed by an AQP professional with necessary skills and experience in contaminated land management (as per NEPM schedule B9).

4.13 Fire ant biosecurity and zoning.

The site is located within Fire Ant Biosecurity Zone 2. Relevant soil movement restrictions are detailed in National Red Imported Fire Ant Eradication Program mapping.

Restrictions detailed in the Fire Ant Eradication Program mapping will need to be considered in conjunction with the site's EMR listing. For any offsite movement of materials, the selected disposal location must reside within Zone 2 for fire ants to enable relevant environmental controls to be implemented relevant to the Fire Ant Management Plans active for the disposal location. It may be a requirement of the disposal facility within Zone 2 to request additional testing or clearance assurances for fire ant colonies by an approved fire ant inspector/controller prior to accepting any materials.

5.0 Monitoring and reporting actions

5.1 Soil monitoring.

Assessment of soil proposed to be removed from or imported to the site is required. Details are provided in Sections 4.8 and 4.9.

5.2 Groundwater Monitoring.

Assessment of groundwater encountered on site during construction or excavation works is required. Details are provided in Section 4.7.

Groundwater monitoring is to be undertaken biannually (twice per year) by an AQP for a period of three (3) years from the date of this SMP. The results of each monitoring event are to be assessed by an AQP and include an assessment of data trends, temporal changes in contaminant concentrations, and the extent of groundwater contamination. Should any parameter show a change in risk profile, then a Contaminated Land Auditor must be engaged to review the assessment and determine if notification, increased monitoring, and/or remediation works are required.

At the completion of the three (3) year period, the monitoring program should be reviewed by an AQP and a Contaminated Land Auditor with a view to modify or discontinue the monitoring program, as appropriate.

The outcomes of the monitoring events must be documented following each monitoring event, and a record kept by the site owner for a minimum of seven years and/or passed onto any new site owner to ensure records are

kept and available to be inspected by the administering authority.

Groundwater samples shall be collected from the following locations:

- MW18;
- MW19;
- MW22; and
- MW24 (off site)

and analysed at a NATA-accredited laboratory for the parameters outlined below.

Physiochemical Field Parameters	Static water levels, pH, electrical conductivity, oxidation reduction potential, temperature
Laboratory Analysis	Vinyl chloride, PFAS

Extracted groundwater must be managed by an AQP, handled and disposed of appropriately in accordance with QLD legislation and guidance. If extracted groundwater is stored onsite between monitoring events, it must be stored and labelled appropriately.

5.3 Administering authority access.

As per the EP Act, authorised persons are to be permitted access to the site at a reasonable time mutually agreed with the site owner, in order to assess compliance with this SMP.

5.4 Monitoring records.

Any records of inspection, monitoring results, soil excavations, validation testing, disposal permits, assessment of imported fill and other compliance with the requirements of this SMP are to be kept for at least seven years and, upon request, be made available to the Administering Authority within one business day.

5.5 Version control system.

An amendment of the SMP under Section 402 of the EP Act may be required if additional management, monitoring or reporting actions are deemed necessary as a result of the identification of unexpected contamination.

To update this SMP, a submission shall be prepared by a Suitably Qualified Person (SQP) as defined in Section 564 of the Environmental Protection Act and endorsed by the Contaminated Land Auditor. The submission must include a relevant Contaminated Land Investigation Document (CLID) that supports the amendment, to provide relevant justification for the changes and allow the administrating authority to make an informed decision on the requested amendment.

The objectives, methods and measures proposed in the plan are appropriate to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan. This SMP refers to plan attachments (Figures 1 to 5) that are available at the rear of this document or from the Administering Authority as required.

Note: The version control at the top of this document must be updated with each amendment. The requirement for an updated Contaminated Land Investigation Document (CLID) to amend the SMP will be required as per Chapter 7, Division 3, subdivision 2 – 4 of the EP Act.

This SMP refers to figures which are attached to this document.

Figure 1 – Site Location Plan
Figure 2 – Historical Site Infrastructure
Figure 3 – Underground Services
Figure 4 – Remediated Areas
Figure 5 – Groundwater Exceedances



Figure 1 – Site Location Plan

56 BLINZINGER ROAD, BANYO

Date: 2024-06-30

Legend

- Site Location
- Cadastre (QSpatial, 2022)
- Map Extent

Notes:
1. Coordinate System: GDA 1994 MGA Zone 56

References:
1. Aerial imagery supplied by Nearmap (July 2023) and MetroMap (May 2023)

0 20 40 60 80 Metres

Scale at A3 1:2,000





Building	Use
1	Historical storage and maintenance of transformers, oil processing room, oil storage tanks and drums, battery storage room, substation, w ash bays
1A	
2	Fleet w orkshop, fabrication w orkshop, blacksmith w ork area and spray w orkshop
3	Electrical and mechanical maintenance
3A	Office (support services)
4	Main office building
5	Brick building likely used as function rooms or breakout area
6	Shed
7	Shed
8	Building/shed (instrument calibration)
9	Flammables shed
10	Office

Figure 2 – Historical Site Infrastructure

56 BLINZINGER ROAD, BANYO

Date: 2024-07-18

Legend

- Site Location
- Former underground storage of petrol, leaded petrol, kerosene and diesel, including wash bay area
- Cadastre (QSpatial, 2022)
- Map Extent

Notes:
1. Coordinate System: GDA 1994 MGA Zone 56

References:
1. Aerial imagery supplied by Nearmap (September 2016)

0 20 40 60 80 Metres

Scale at A3 1:2,000





Figure 3 – Underground Services
56 BLINZINGER ROAD, BANYO

Date: 2024-07-02

Legend

- Site Location
- Cable
- Network Pipelines (Sewer)
- Stormwater Drain
- Stormwater Gully / Roofwater Connections
- Cable Joiting Pit
- Infrastructure (Sewer)
- Planned Distribution Pad Substation - New/Updated
- Stormwater Maintenance Hole
- Stormwater Roofwater Pit
- Footway Access Chamber
- Map Extent

Notes:
1. Coordinate System: GDA 1994 MGA Zone 56

References:
1. Aerial imagery supplied by Nearmap (July 2023) and MetroMap (May 2023)

0 20 40 60 80 Metres

Scale at A3 1:2,000





Figure 4 – Remediated Areas

56 BLINZINGER ROAD, BANYO

Date: 2024-07-02

Legend

- Site Location
- **Excavation area**
- RA01 / TP27 excavation (159.35 m²)
- RA02/TP31 excavation (53.72 m²)
- TP09 excavation (20.94 m²)
- Underground Storage Tank (3.07 m²)
- Remediated Areas (2017-2019)
- Cadastre (QSpatial, 2022)
- Map Extent

Notes:
1. Coordinate System: GDA 1994 MGA Zone 56

References:
1. Aerial imagery supplied by Nearmap (July 2023) and MetroMap (May 2023)

0 20 40 60 80 Metres

Scale at A3 1:1,800



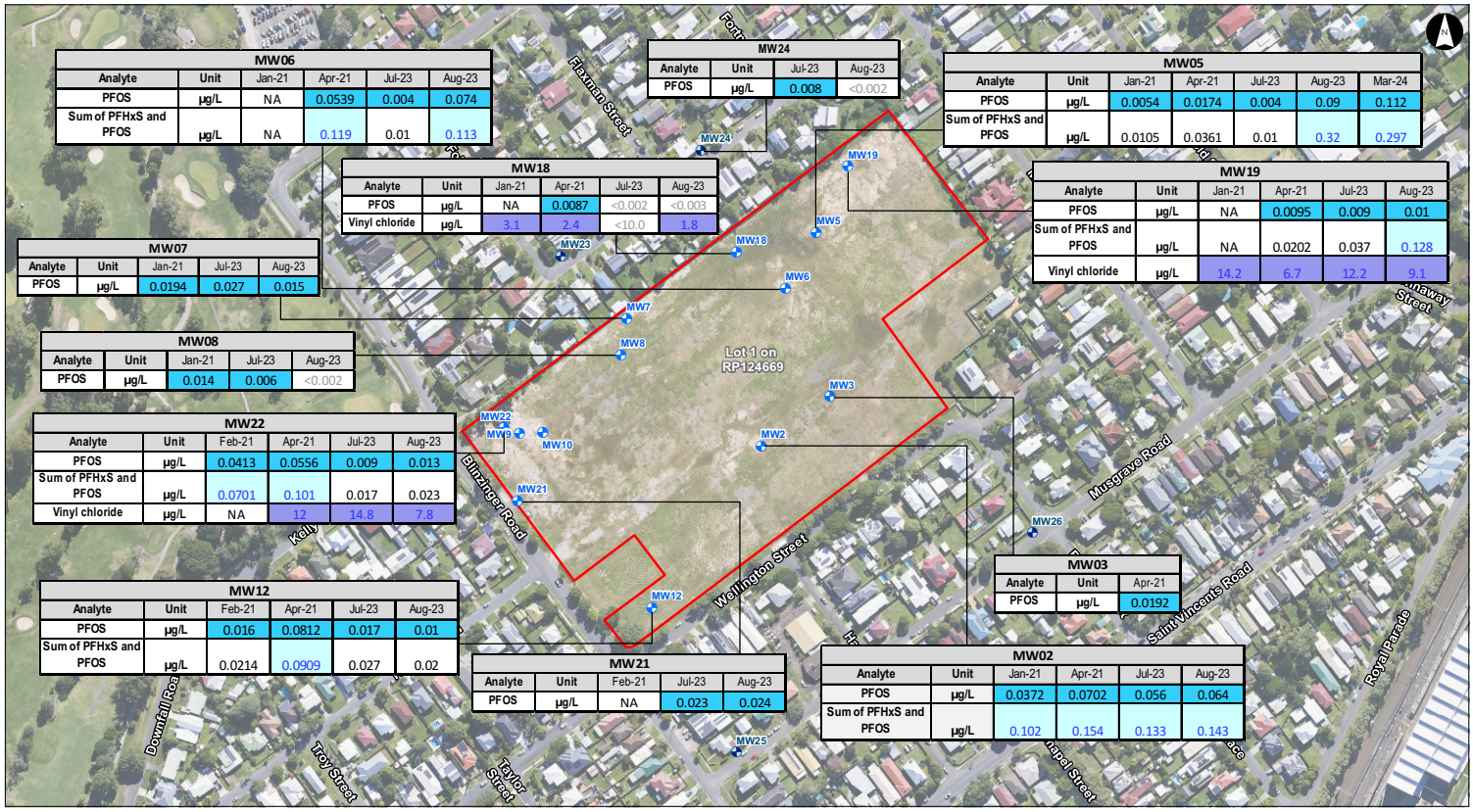


Figure 5 – Groundwater Exceedances

56 BLINZINGER ROAD, BANYO

Date: 2024-07-02

Legend

- Site Location
- Groundwater Bore Sample Location
- Offsite Groundwater Bore Location
- Map Extent

Groundwater Criteria
ADWG 2019 Aesthetic
ADWG 2019 Health
ANZG (2018) Freshwater 95% toxicant DGVs
ANZG (2018) Freshwater 99% toxicant DGVs
NEPM 2013 Table 1C GILs, Drinking Water
NEPM 2013 Table 1C GILs, Fresh Waters
PFAS NEMP 2.0 Table 1 Health Drinking Water
PFAS NEMP 2.0 Table 5 Freshwater 99%
Managing Risks in Recreational Water 2008 (Health)
Managing Risks in Recreational Water 2008 (Aesthetic)

Notes:
1. Coordinate System: GDA 1994 MGA Zone 56

References:
1. Aerial imagery supplied by Nearmap (July 2023) and MetroMap (May 2023)

0 25 50 75 100 Metres

Scale at A3 1:2,500



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51090365 EMR Site Id: 2639 28 November 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 1 Plan: RP124669

EMR RESULT

The above site IS included on the Environmental Management Register.
Lot: 1 Plan: RP124669
Address: 56 BLINZINGER ROAD
BANYO QLD 4014

The site has been subject to the following Notifiable Activity or Hazardous Contaminant.
PETROLEUM PRODUCT OR OIL STORAGE - storing petroleum products or oil -
(a) in underground tanks with more than 200L capacity; or
(b) in above ground tanks with -
(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or
(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or
(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.
ELECTRICAL TRANSFORMERS - manufacturing, repairing or disposing of electrical transformers.
WASTE STORAGE, TREATMENT OR DISPOSAL - storing, treating, reprocessing or disposing of regulated waste (other than at the place it is generated), including operating a nightsoil disposal site or sewage treatment plant where the site or plant has a design capacity that is more than the equivalent of 50, 000 persons having sludge drying beds or on-site disposal facilities.
HAZARDOUS CONTAMINANT - This site has been subject to a hazardous contaminant. Refer to the summary given below.
Soil:- PFOS+PFHxS= 0.0109mg/kgGroundwater:- Sum of PFOS + PFHxS = 0.32ug/L- PFOS = 0.112ug/L- Vinyl chloride = 14.8ug/L

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that this site is suitable for the following uses, providing the site is used and managed according to the site management plan:

The site is suitable for the following specified use(s) including associated activities: Land use B (Residential, childcare centres, preschools, and primary schools with minimal opportunities for access to impacted soil (capped site), vapour and/or groundwater; dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments); AND/OR

Land use C (Public open space, including parks, playgrounds, and playing fields (e.g. ovals); secondary schools; and footpaths); AND/OR
Land use D (Commercial/industrial, including shops, offices, factories and industrial sites).

Following the date of effect of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated. The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 1 PLAN : RP124669 FILE REF : 101/15250 PRINTED: 28/11/2025

DATE OF EFFECT : 12/09/2019

If Site Management Plan does not generate from this search, please contact:

Department of the Environment, Tourism, Science and Innovation(DETSI)
Environmental Management & Contaminated Land Register
Email: emr.clr.registry@des.qld.gov.au