Appendix G Contaminated Land and Site Suitability Assessment

prensa
property › environment › safety ›

Ground Level
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Milton QLD 4064
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2 October 2026

Economic Development Queensland

Contaminated Land and Site Suitability Assessment
Wellington Rd & Blinzinger Rd, Banyo

The purpose of this technical memorandum is to demonstrate that the proposed townhouse development is consistent with, and satisfies, the objectives and requirements of the approved Site Management Plans (SMPs) (included as Attachment A) by ensuring that the residual groundwater contamination identified at the site will continue to be appropriately managed and that all potential exposure pathways to future residents and site users are effectively eliminated or controlled.

1 Suitability of Proposed Townhouse Development

The townhouse development proposed by AR Developments (and outlined in Attachment B) represents a land use outcome that is consistent with the objectives of the approved SMPs and achieves the level of environmental protection that is required for the approved Land Use B designation. The development incorporates a range of engineered and administrative controls that eliminate potential human exposure pathways associated with residual site contamination and, in several respects, exceed the management measures contemplated by the SMPs.

2 Residual Contamination is Restricted to Groundwater

Based on the information provided in the SMPs and supporting Contaminated Land Investigations Document (CLID), the site no longer contains significant residual soil contamination requiring management. Historical investigations identified elevated concentrations of arsenic (up to 465 mg/kg), benzo(a)pyrene (4.4 mg/kg), TRH C16-C_{34} (18,400 mg/kg), asbestos-containing materials (ACM), +, PCBs and VOCs. The soil impacted by these contaminants were subsequently excavated, removed from the site and disposed of at licensed landfill facilities as part of remediation works undertaken between 2017 and 2022.

Validation sampling undertaken following remediation confirmed that remaining soil concentrations were below the relevant National Environment Protection Measure (NEPM) Health Investigation Level A (HIL-A) criteria for residential land use and relevant Remedial Goals. The SMPs specifically notes that

known soil contaminants have been remediated to below the relevant criteria for low-density residential land use, also colloquially considered to be “suitable for any use”.

2.1 Further Investigations by Prensa

As part of the due diligence process for the proposed development, Prensa excavated 16 test pits across the site on 19th of August 2026. The test pits were advanced to a maximum depth of approximately three metres below ground level (mbgl) to assess subsurface conditions.

Soil samples were collected and analysed from each test pit for PFAS compounds, with additional analyses undertaken from every second test pit for:

- Total Recoverable Hydrocarbons (TRH);
- Benzene, Toluene, Ethylbenzene, Xylenes and Naphthalene (BTEXN);
- Polychlorinated Biphenyls (PCBs); and
- Heavy metals.

The analytical results confirmed that all assessed contaminants were below the relevant NEPM residential Health Investigation Level A (HIL-A) criteria and applicable PFAS National Environmental Management Plan (NEMP) residential health-based investigation criteria. These findings provide further site-specific confirmation that residual contamination of concern has been effectively remediated and that soil conditions are suitable for unrestricted residential use.

HIL-A criteria represent the most conservative residential assessment criteria within the NEPM framework and assume unrestricted access to soil by sensitive receptors, including children in residential settings. The verification sampling undertaken by Prensa coupled with the historical validation program, demonstrates that the site's underlying soil profile is suitable for a more sensitive land use outcome than the currently approved Land Use B classification.

On this basis, the only residual environmental issue affecting the site is groundwater contamination rather than soil contamination.

3 The Proposed Development Minimises Exposure Pathways

The SMPs identifies the principal residual exposure pathways as:

- extraction or use of contaminated groundwater;
- direct disturbance of groundwater during excavation; and
- future subsurface works extending into potentially impacted materials.

None of these pathways are relevant in the context of the proposed townhouse development except during construction. The development cannot, and will not, rely on groundwater for:

- potable water;
- irrigation;
- landscaping;
- recreational uses; or
- water features.

As such, the primary contamination pathway identified by the SMPs remains absent.

Furthermore, the proposed development will comprise a managed residential community where land use controls can be implemented through the Community Management Statement and Body

Corporate structure. This provides an ongoing mechanism to prevent activities that could create future groundwater exposure pathways.

4 Engineered Clean Fill Barrier (Capping)

Although validation demonstrates that existing site soils already satisfy the most conservative residential assessment criteria, AR Developments propose to import and place a minimum **400 mm layer of validated clean fill** (comprising structural fill and topsoil) across the site, with some areas receiving up to **2.0 metres** of imported clean fill as part of the site's earthworks strategy (refer to Attachment C for Concept Earthworks Plan)

Importantly, this measure is **not required** to render the site suitable for residential occupation. Existing site soils have already been demonstrated to comply with residential assessment criteria consistent with unrestricted Land Use A exposure assumptions. The proposed fill layer therefore represents an additional engineering control that provides an added level of protection beyond the requirements of the SMPs.

From a contaminated land perspective, the clean fill layer provides:

- further separation between residents and underlying groundwater;
- a clean rooting zone for landscaping;
- a clean gardening horizon for residents..

The proposed fill depths are greater than typical gardening and turf maintenance disturbance depths and create an engineered barrier consistent with the SMPs' objective of minimising opportunities for exposure to groundwater.

5 Long-Term Controls

The proposed development will implement permanent administrative controls through the Community Management Statement and Body Corporate structure including:

- prohibition on groundwater extraction;
- prohibition on installation of water bores;
- restrictions on excavation below specified depths;
- body corporate approval requirements for significant landscaping and deep excavation works; and
- compliance with SMPs requirements for future subsurface works.

These controls directly address the residual groundwater contamination identified within the SMPs and are entirely consistent with the management framework already contemplated by the approval.

5.1 Ongoing Groundwater Monitoring

The SMPs require an ongoing groundwater monitoring program at the site due to residual groundwater contamination.

5.1.1 Monitoring Frequency

- Biannual monitoring (twice per year).
- Monitoring must continue for three (3) years from the SMPs date (i.e**. until 5 March 2028**).
- After the initial 3-year monitoring period, the monitoring program must be reviewed by both an AQP and a Contaminated Land Auditor to determine whether it should be modified, continued, or discontinued.

5.1.2 Groundwater Monitoring

Monitoring must be undertaken by an Appropriately Qualified Person (AQP).

Groundwater samples must be collected from the following wells (shown in Attachment D):

- MW18
- MW19
- MW20
- MW22
- MW24 (off-site monitoring well)

The following in situ groundwater measurements are required during each monitoring round:

- Static groundwater level
- pH
- Electrical conductivity (EC)
- Oxidation Reduction Potential (ORP)
- Temperature

Samples must be analysed by a NATA-accredited laboratory for:

- Vinyl Chloride
- PFAS (including PFOS and PFHxS, which are the contaminants of concern identified in the SMPs)

5.1.3 Reporting Requirements

Results from each monitoring event must be reviewed for:

- contaminant trends,
- temporal changes in concentrations,
- extent of groundwater contamination.

If risks increase or contaminant behaviour changes, a Contaminated Land Auditor must review the findings and determine whether additional monitoring, notification, or remediation is required.

5.2 Maintenance of Groundwater Monitoring Wells

The groundwater monitoring wells identified in Attachment D must be maintained throughout the construction phase to enable ongoing monitoring as detailed in Section 5.1. Wells are generally located outside of building footprints as illustrated.

It is proposed that as construction activities approach a monitoring well it will be cut off to below ground level, resurveyed and a protective shroud/cover will be placed over the well and buried. Once construction is completed or as required, the well will be unearthed, extended to ground level and finished to the surface with a Gatic cover or similar.

Should a monitoring well be damaged or destroyed, it will be decommissioned and reinstalled at the same approximate location to within 5 metres.

6 Conclusion

In summary the preceding information demonstrates that:

- Historical soil contamination has been remediated and validated to levels suitable for unrestricted residential land use consistent with NEPM HIL-A criteria;
- Independent supplementary investigations undertaken by Prensa Pty Ltd, including 16 test pits up to three metres bgl and laboratory analysis for PFAS, TRH, BTEXN, PCBs and metals, confirmed soil contaminant concentration be less than NEPM and NEMP residential health-based criteria across the site;
- Residual contamination is confined to groundwater and is readily managed through formal body corporate and engineering controls in accordance with the SMPs;
- The proposed townhouse development does not require groundwater extraction and therefore does not create a viable exposure pathway;
- Any exposure risk associated with groundwater during construction will be manged via a comprehensive Construction Environmental Management Plan (CEMP).
- Although not required to achieve low density residential suitability, the proposed importation of a minimum 400 mm layer of validated clean fill across the site, and up to 2.0 metres in some locations, provides an additional level of protection beyond what is currently required in the SMPs; and
- Ongoing body corporate controls provide a robust and enforceable mechanism for preventing future activities that could interact with contaminated groundwater or deeper subsurface materials.

Accordingly, the proposed townhouse development complies with the SMPs and provides a level of environmental protection that is equivalent to, and in several respects more conservative than, the requirements for the approved land use scenarios stated in the SMPs. The proposal complies with the Site Management Plan

Should you have any questions regarding this report, please do not hesitate to contact the undersigned on (07) 3291 9700.

Yours sincerely,



Jason Scott - BSc (AES), MEIANZ

Suitably Qualified Person in accordance with section 564 of the *Environmental Protection Act 1994*

Prensa Pty Ltd

Attachment A – SMPs

Attachment B – Proposed Development Plan

Attachment C – Concept Earthworks Plan

Attachment D – Monitoring Well Location Plan

Attachment A – SMPs

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



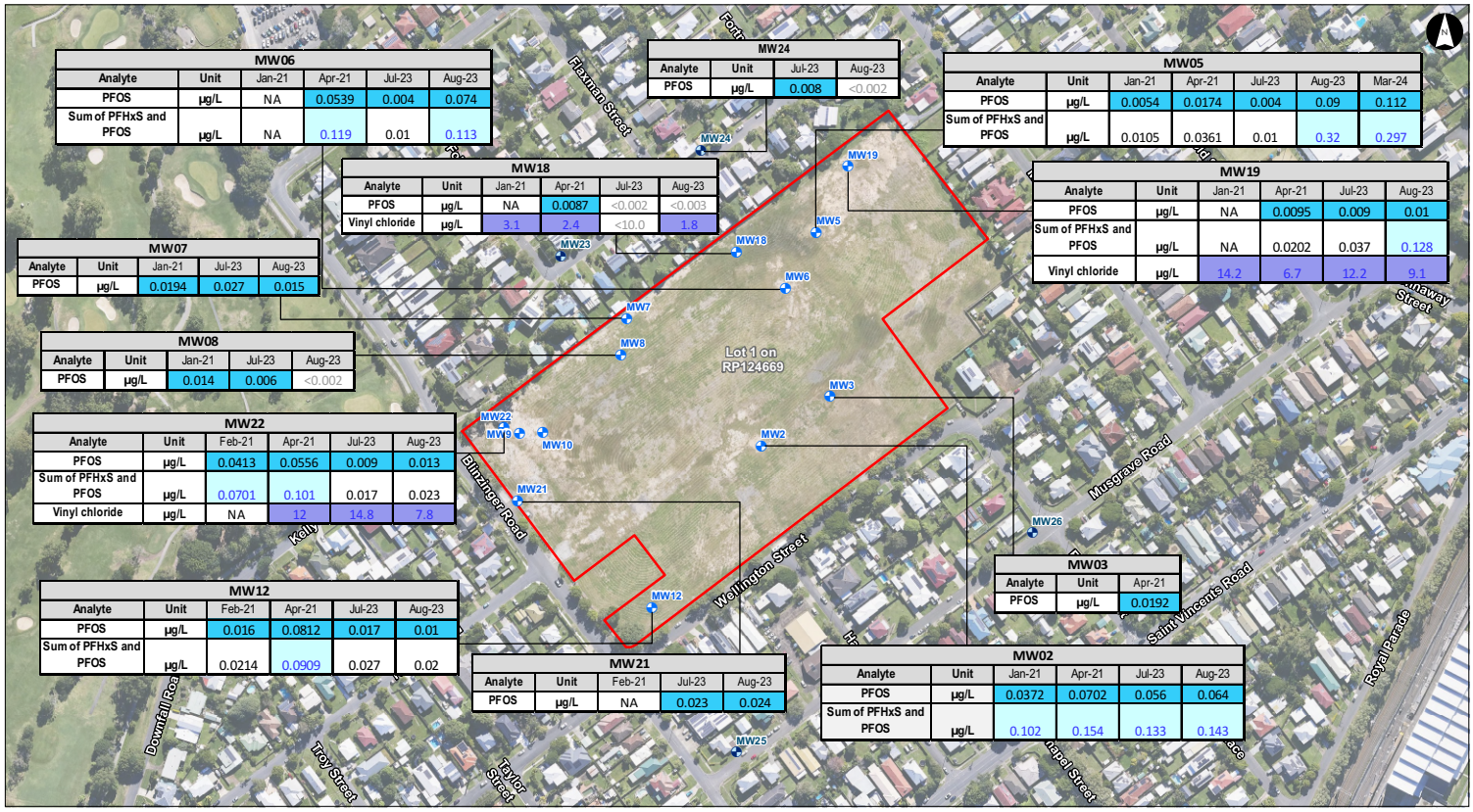


Figure 5 – Groundwater Exceedances

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



SITE MANAGEMENT PLAN

Real property description: Lot 2 RP124669

Address: 118 Wellington Street, 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 2 on RP124669 is shown in **Figure 1.**

1.0 Site context

This Site Management Plan (SMP) relates to Lot 2 on RP124669 ('the site'). Lot 2 is part of a larger land area (herein referred to as 'the property') which also includes Lot 1 on RP124669 and Lots 1 and 2 on RP82824; although these lots are not covered under this SMP. Refer to Figure 1 for Lot 2 on RP124669 site boundaries. As at the date of effect of this SMP, Lot 1 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 2 on RP124669 (the subject of this SMP) is listed on the Environmental Management Register (EMR) for the presence of hazardous contaminants in groundwater (EMR Site ID 191116).

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	0.0069
Vinyl Chloride	0.05

PFOS = Perfluorooctane sulfonic acid

Site information and history indicates that Lot 2 is included within a larger property owned and operated by Energex between 1970 and 2007. 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 property (noting that it has now been removed and validated).

However, on Lot 2 specifically, the former activities identified in relation to contamination are as follows:

- Historical placement of uncontrolled fill materials.
- Possible underground storage of petrol, oil, kerosene and diesel (no records available).
- Demolition works (Building 3A).
- ACM in building materials.
- Placement of asbestos impacted topsoil across the property (noting that it has now been removed and validated).

Lot 2 formerly contained a carpark, a transformer vehicle holding area and a small portion of a raised office building as shown on Figure 2. All infrastructure has since been demolished and the property has been vacant since 2017. The property may have contained Underground Storage Tanks (USTs) during the operational phase of works; however, it is understood based on historical data that the majority of these USTs were likely removed from the property prior to 2009. No evidence of USTs were found at the site during field investigations.

At the date of preparation of this SMP, no underground infrastructure exists on Lot 2. All Energex infrastructure has been removed.

Extensive soil testing was undertaken at the property between 2017 and 2022; however, no soil exceedances were reported. Results of all soil testing were below the National Environment Protection Measure (NEPM) Residential Health Investigation Level (HIL) A guidelines. However, residual groundwater contamination remains including Perfluorooctane Sulfonic Acid (PFOS) 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 July 2023 noted that soils did not exceed the relevant guideline criteria used to assess at the site. These criteria are consistent with use of the land for low density residential purposes. 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.

One groundwater monitoring well has been established on Lot 2, and contaminants have been identified within the groundwater, including PFOS and vinyl chloride (refer to Figure 3).

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 2 on RP124669 (refer to Figure 3 for further details):

Contaminant:	**Maximum Concentration (µg/L) in monitoring well with the highest concentration measured:**
PFOS	0.0069 µg/L
Vinyl chloride	0.5 µg/L

PFOS = Perfluorooctane sulfonic acid

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 the site 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 2 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, 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 be contacted to 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:

- MW20

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, 2 & 3) 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 – Groundwater Exceedances



Figure 1 – Site Location Plan

18 WELLINGTON ST, EANYO

Date: 2024-07-02

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

18 WELLINGTON ST, 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





MW20					
Analyte	Unit	Jan-21	Apr-21	Jul-23	Aug-23
PFOS	µg/L	0.0069	0.0056	0.003	<0.002
Vinyl chloride	µg/L	0.4	<0.3	<10.0	0.5

Figure 3 – Groundwater Exceedances

18 WELLINGTON ST, BANYO

Date: 2024-07-02

Legend

- Site Location
- Groundwater Bore Sample 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 10 20 30 40 Metres

Scale at A3 1:1,000



Attachment B – Proposed Development Plan

DRAWING SET

Drawing No.	Description	Rev.	Date
CD 1.00	COVER PAGE	D	30.09.26
CD 1.01	AERIAL IMAGE OF DEVELOPMENT SITE	D	30.09.26
CD 1.02	PROPOSED MASTER PLAN	D	30.09.26
CD 1.03	STAGING PLAN	D	30.09.26
CD 1.04	BLOCK TYPES PLAN	D	30.09.26
CD 1.05	CARPARKING ALLOCATION PLAN	D	30.09.26
CD 1.06	PRIVATE OPEN SPACE INDICATION PLAN	D	30.09.26
CD 1.07	POS AREA CALCULATIONS	D	30.09.26

PROPOSED RESIDENTIAL TOWNHOUSES

WELLINGTON ST & BLINZINGER RD, BANYO, QLD

Rev.	Date	Description
D	30.09.26	REVISE ISSUE
C	11.09.26	PMT LOCATION UPDATE
B	04.09.26	REVISE ISSUE
A	28.08.26	PRELIMINARY ISSUE

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WELLINGTON ST & BLINZINGER RD BANYO, QLD
Project Name

COVER PAGE
Drawing Title

Cad Ref:

D
Revision

30.09.26
Issue / Revision date

Checked:

Drawing Scales @ A3

CD 1.00
Sheets in Set



AERIAL IMAGE OF DEVELOPMENT SITE

Rev.	Date	Description
D	30.09.26	REVISE ISSUE
C	11.09.26	PMT LOCATION UPDATE
B	04.09.26	REVISE ISSUE
A	28.08.26	PRELIMINARY ISSUE

AR DEVELOPMENTS PTY.LTD.
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Email: admin@ardevelopments.com.au

WELLINGTON ST & BLINZINGER RD BANYO, QLD
Project Name

AERIAL IMAGE OF DEVELOPMENT SITE
Drawing Title

Cad Ref: ----------

D
Revision

30.09.26
Issue / Revision date

Checked:

1 : 2000
Drawing Scales @ A3

CD 1.01
Sheets in Set



SITE COVERAGE:	
SITE AREA:	48,544.6SQM
TOTAL SITE COVER:	16,842m² (34.7%)

STAGING	
STAGE 1:	20 UNITS
STAGE 2:	38 UNITS
STAGE 3:	67 UNITS
STAGE 4:	54 UNITS
STAGE 5:	37 UNITS
TOTAL:	216 UNITS

DEVELOPMENT DETAILS
WELLINGTON STREET & BLINZINGER ROAD, BANYO
LOCAL AUTHORITY: BRISBANE CITY COUNCIL
TOTAL SITE AREA: 48,544.6 SQM (APPROX.)
TOTAL UNITS: 216
1 DWELLING / 224.7 m²

CARPARKING

TOTAL CAR PARKING:	_	546 CAR PARKS
GARAGE PARKING:		216 GARAGE
DRIVEWAY PARKING (TCP):		203 TANDEM PARKS
UNIT ALLOCATED PARKING (U):		77 UNIT ALLOCATED
VISITOR PARKING (V) (MIN. 5.4m X 2.4m):		50 VISITOR

BLOCK SUMMARY

UNIT TYPE	NUMBER OF BLOCK	3 BEDROOM UNITS PER BLOCK	TOTAL 3 BEDROOM UNITS	4 BEDROOM UNITS PER BLOCK	TOTAL 4 BEDROOM UNITS
4 PACK	27	2	54	2	56
5 PACK	6	3	18	2	10
6 PACK	13	4	52	2	26
TOTAL	46	TOTAL	124	TOTAL	92

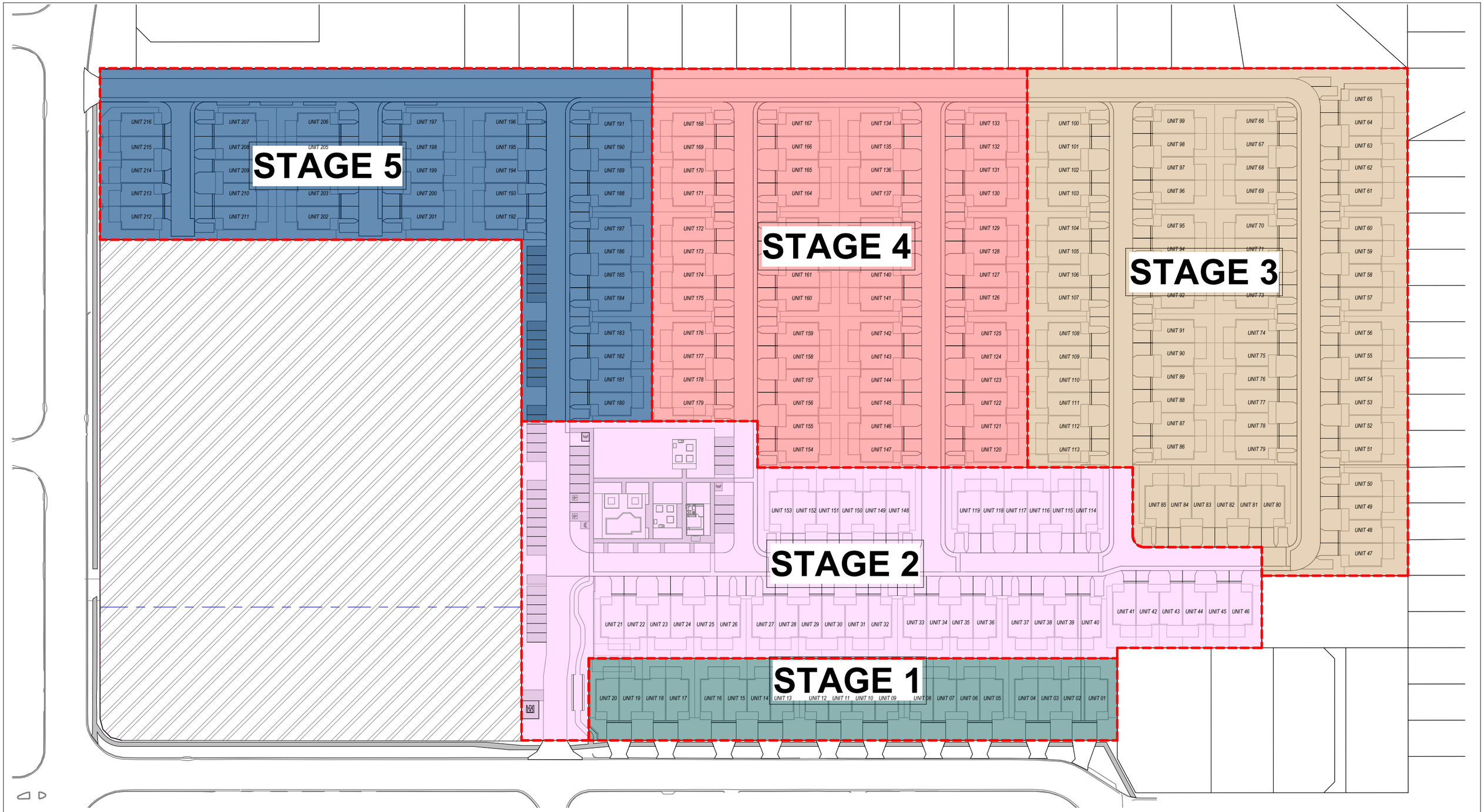
PROPOSED MASTER PLAN

Scale 1 : 1000

Rev.	Date	Description
D	30.09.26	REVISE ISSUE
C	11.09.26	PMT LOCATION UPDATE
B	04.09.26	REVISE ISSUE
A	28.08.26	PRELIMINARY ISSUE

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Email: admin@ardevelopments.com.au

WELLINGTON ST & BLINZINGER RD BANYO, QLD	Project Name
PROPOSED MASTER PLAN	Drawing Title
Cad Ref:	
D	Revision
30.09.26	Issue / Revision date
Checked:	
1 : 1000	Drawing Scales @ A3
CD 1.02	Sheets in Set



STAGING
STAGE 1: 20 UNITS
STAGE 2: 38 UNITS
STAGE 3: 67 UNITS
STAGE 4: 54 UNITS
STAGE 5: 37 UNITS
TOTAL: 216 UNITS

STAGING PLAN

Scale 1 : 1000

Rev.	Date	Description
D	30.09.26	REVISE ISSUE
C	11.09.26	PMT LOCATION UPDATE
B	04.09.26	REVISE ISSUE
A	28.08.26	PRELIMINARY ISSUE

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WELLINGTON ST & BLINZINGER RD BANYO, QLD — Project Name

STAGING PLAN — Drawing Title

Cad Ref:

D — Revision

30.09.26 — Issue / Revision date

Checked:

1 : 1000 — Drawing Scales @ A3

CD 1.03 — Sheets in Set



BLOCK TYPE:					
		NO. OF BLOCKS			NO. OF BLOCKS
A1	SIX PACK GABLE	3	C2	FIVE PACK SKILLION	3
A2	SIX PACK GABLE	3	D1	FOUR PACK GABLE	5
B1	SIX PACK SKILLION	3	D2	FOUR PACK GABLE	8
B2	SIX PACK SKILLION	4	E1	FOUR PACK SKILLION	8
C1	FIVE PACK SKILLION	3	E2	FOUR PACK SKILLION	6
				TOTAL:	**46**

BLOCK TYPES PLAN

Scale 1 : 1000

Rev.	Date	Description
D	30.09.26	REVISE ISSUE
C	11.09.26	PMT LOCATION UPDATE
B	04.09.26	REVISE ISSUE
A	28.08.26	PRELIMINARY ISSUE

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WELLINGTON ST & BLINZINGER RD BANYO, QLD
Project Name

BLOCK TYPES PLAN
Drawing Title

D
Revision

30.09.26
Issue / Revision date

Checked:

Cad Ref:

1 : 1000
Drawing Scales @ A3

CD 1.04
Sheets in Set



BIKE RACKS:		
		NO. OF RACKS
	BIKE RACKS (6 BIKE PARKS PER RACK)	3
	TOTAL BIKE PARKS:	18

CAR PARKING CALCULATIONS:		
CAR PARK TYPE		NUMBERS
	CAR PARKING - GARAGE	216
	CAR PARKING - TCP	203
	CAR PARKING - ALLOCATED	77
	CAR PARKING - VISITOR	50
	TOTAL:	546

Rev.	Date	Description
D	30.09.26	REVISE ISSUE
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B	04.09.26	REVISE ISSUE
A	28.08.26	PRELIMINARY ISSUE

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WELLINGTON ST & BLINZINGER RD BANYO, QLD
Project Name

CARPARKING ALLOCATION PLAN
Drawing Title

D
Revision

30.09.26
Issue / Revision date

Cad Ref:

Checked:

1 : 1000
Drawing Scales @ A3

CD 1.05
Sheets in Set

CARPARKING ALLOCATION PLAN

Scale 1 : 1000



LEGEND:

TOTAL SITE AREA:		48,554.6m²
	PRIVATE OPEN SPACE (GROUND)	8825.35m²
	PRIVATE OPEN SPACE (FIRST)	260.36m²
	TOTAL PRIVATE OPEN SPACE	9085.71m²
	REC AREA:	1655.42m²

PRIVATE OPEN SPACE INDICATION PLAN

Scale 1 : 1000

Rev.	Date	Description
D	30.09.26	REVISE ISSUE
C	11.09.26	PMT LOCATION UPDATE
B	04.09.26	REVISE ISSUE
A	28.08.26	PRELIMINARY ISSUE

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WELLINGTON ST & BLINZINGER RD BANYO, QLD
Project Name

PRIVATE OPEN SPACE INDICATION PLAN
Drawing Title

Cad Ref:

D
Revision

30.09.26
Issue / Revision date

Checked:

As indicated
Drawing Scales @ A3

CD 1.06
Sheets in Set

PRIVATE AREA GROUND	
ID	AREA
UNIT 01 GROUND	50.19
UNIT 02 GROUND	35.31
UNIT 03 GROUND	35.32
UNIT 04 GROUND	44.50
UNIT 05 GROUND	44.50
UNIT 06 GROUND	35.31
UNIT 07 GROUND	35.31
UNIT 08 GROUND	44.50
UNIT 09 GROUND	44.50
UNIT 10 GROUND	35.31
UNIT 11 GROUND	35.31
UNIT 12 GROUND	44.50
UNIT 13 GROUND	44.50
UNIT 14 GROUND	35.31
UNIT 15 GROUND	35.31
UNIT 16 GROUND	44.50
UNIT 17 GROUND	44.50
UNIT 18 GROUND	35.31
UNIT 19 GROUND	35.31
UNIT 20 GROUND	44.50
UNIT 21 GROUND	44.50
UNIT 22 GROUND	35.32
UNIT 23 GROUND	35.31
UNIT 24 GROUND	35.31
UNIT 25 GROUND	35.31
UNIT 26 GROUND	44.50
UNIT 27 GROUND	44.50
UNIT 28 GROUND	35.32
UNIT 29 GROUND	35.31
UNIT 30 GROUND	35.31
UNIT 31 GROUND	35.32
UNIT 32 GROUND	44.50
UNIT 33 GROUND	44.50
UNIT 34 GROUND	35.32
UNIT 35 GROUND	35.31
UNIT 36 GROUND	44.50
UNIT 37 GROUND	44.50
UNIT 38 GROUND	35.31
UNIT 39 GROUND	35.30
UNIT 40 GROUND	52.76
UNIT 41 GROUND	49.90
UNIT 42 GROUND	39.53
UNIT 43 GROUND	39.53
UNIT 44 GROUND	39.50
UNIT 45 GROUND	39.56
UNIT 46 GROUND	56.05
UNIT 47 GROUND	63.96
UNIT 48 GROUND	45.08
UNIT 49 GROUND	45.04
UNIT 50 GROUND	56.59
UNIT 51 GROUND	56.53
UNIT 52 GROUND	44.90
UNIT 53 GROUND	44.86
UNIT 54 GROUND	44.82
UNIT 55 GROUND	44.78

PRIVATE AREA GROUND	
ID	AREA
UNIT 56 GROUND	56.27
UNIT 57 GROUND	56.22
UNIT 58 GROUND	44.65
UNIT 59 GROUND	44.61
UNIT 60 GROUND	56.05
UNIT 61 GROUND	55.99
UNIT 62 GROUND	44.47
UNIT 63 GROUND	44.43
UNIT 64 GROUND	43.98
UNIT 65 GROUND	55.78
UNIT 66 GROUND	44.50
UNIT 67 GROUND	35.32
UNIT 68 GROUND	35.32
UNIT 69 GROUND	44.46
UNIT 70 GROUND	44.46
UNIT 71 GROUND	35.32
UNIT 72 GROUND	35.32
UNIT 73 GROUND	44.58
UNIT 74 GROUND	44.54
UNIT 75 GROUND	35.32
UNIT 76 GROUND	35.32
UNIT 77 GROUND	35.30
UNIT 78 GROUND	35.29
UNIT 79 GROUND	44.47
UNIT 80 GROUND	44.52
UNIT 81 GROUND	35.33
UNIT 82 GROUND	35.33
UNIT 83 GROUND	35.32
UNIT 84 GROUND	35.33
UNIT 85 GROUND	44.52
UNIT 86 GROUND	44.49
UNIT 87 GROUND	35.31
UNIT 88 GROUND	35.32
UNIT 89 GROUND	35.32
UNIT 90 GROUND	35.32
UNIT 91 GROUND	44.53
UNIT 92 GROUND	44.62
UNIT 93 GROUND	35.32
UNIT 94 GROUND	35.32
UNIT 95 GROUND	44.46
UNIT 96 GROUND	44.46
UNIT 97 GROUND	35.32
UNIT 98 GROUND	35.32
UNIT 99 GROUND	44.50
UNIT 100 GROUND	44.50
UNIT 101 GROUND	35.32
UNIT 102 GROUND	35.32
UNIT 103 GROUND	44.46
UNIT 104 GROUND	44.46
UNIT 105 GROUND	35.32
UNIT 106 GROUND	35.32
UNIT 107 GROUND	44.58
UNIT 108 GROUND	44.54
UNIT 109 GROUND	35.32
UNIT 110 GROUND	35.32

PRIVATE AREA GROUND	
ID	AREA
UNIT 111 GROUND	35.30
UNIT 112 GROUND	35.29
UNIT 113 GROUND	44.49
UNIT 114 GROUND	50.78
UNIT 115 GROUND	40.34
UNIT 116 GROUND	40.34
UNIT 117 GROUND	40.34
UNIT 118 GROUND	40.34
UNIT 119 GROUND	50.78
UNIT 120 GROUND	44.51
UNIT 121 GROUND	35.31
UNIT 122 GROUND	35.32
UNIT 123 GROUND	35.32
UNIT 124 GROUND	35.32
UNIT 125 GROUND	44.53
UNIT 126 GROUND	44.62
UNIT 127 GROUND	35.32
UNIT 128 GROUND	35.32
UNIT 129 GROUND	44.46
UNIT 130 GROUND	44.46
UNIT 131 GROUND	35.32
UNIT 132 GROUND	35.32
UNIT 133 GROUND	44.50
UNIT 134 GROUND	44.50
UNIT 135 GROUND	35.32
UNIT 136 GROUND	35.32
UNIT 137 GROUND	44.46
UNIT 138 GROUND	44.46
UNIT 139 GROUND	35.32
UNIT 140 GROUND	35.32
UNIT 141 GROUND	44.58
UNIT 142 GROUND	44.54
UNIT 143 GROUND	35.32
UNIT 144 GROUND	35.32
UNIT 145 GROUND	35.30
UNIT 146 GROUND	35.29
UNIT 147 GROUND	44.49
UNIT 148 GROUND	50.78
UNIT 149 GROUND	40.34
UNIT 150 GROUND	40.34
UNIT 151 GROUND	40.34
UNIT 152 GROUND	40.34
UNIT 153 GROUND	50.78
UNIT 154 GROUND	44.51
UNIT 155 GROUND	35.31
UNIT 156 GROUND	35.32
UNIT 157 GROUND	35.32
UNIT 158 GROUND	35.32
UNIT 159 GROUND	44.53
UNIT 160 GROUND	44.62
UNIT 161 GROUND	35.32
UNIT 162 GROUND	35.32
UNIT 163 GROUND	44.46
UNIT 164 GROUND	44.46
UNIT 165 GROUND	35.32

PRIVATE AREA GROUND	
ID	AREA
UNIT 166 GROUND	35.32
UNIT 167 GROUND	44.50
UNIT 168 GROUND	44.50
UNIT 169 GROUND	35.32
UNIT 170 GROUND	35.32
UNIT 171 GROUND	44.46
UNIT 172 GROUND	44.46
UNIT 173 GROUND	35.32
UNIT 174 GROUND	35.32
UNIT 175 GROUND	44.58
UNIT 176 GROUND	44.54
UNIT 177 GROUND	35.32
UNIT 178 GROUND	35.32
UNIT 179 GROUND	44.49
UNIT 180 GROUND	44.51
UNIT 181 GROUND	35.32
UNIT 182 GROUND	35.32
UNIT 183 GROUND	44.53
UNIT 184 GROUND	44.62
UNIT 185 GROUND	35.32
UNIT 186 GROUND	35.32
UNIT 187 GROUND	44.46
UNIT 188 GROUND	44.46
UNIT 189 GROUND	35.32
UNIT 190 GROUND	35.32
UNIT 191 GROUND	44.50
UNIT 192 GROUND	51.59
UNIT 193 GROUND	35.27
UNIT 194 GROUND	35.31
UNIT 195 GROUND	35.32
UNIT 196 GROUND	44.50
UNIT 197 GROUND	44.50
UNIT 198 GROUND	35.32
UNIT 199 GROUND	35.31
UNIT 200 GROUND	35.32
UNIT 201 GROUND	51.59
UNIT 202 GROUND	51.59
UNIT 203 GROUND	35.27
UNIT 204 GROUND	35.31
UNIT 205 GROUND	35.32
UNIT 206 GROUND	44.50
UNIT 207 GROUND	44.50
UNIT 208 GROUND	35.32
UNIT 209 GROUND	35.31
UNIT 210 GROUND	35.32
UNIT 211 GROUND	51.59
UNIT 212 GROUND	52.53
UNIT 213 GROUND	35.92
UNIT 214 GROUND	35.96
UNIT 215 GROUND	35.96
UNIT 216 GROUND	40.42
	8,825.35 m²

PRIVATE FIRST FLOOR BALCONY AREA:

92 UNITS X 2.83m² = 260.36m²

Rev.	Date	Description
D	30.09.26	REVISE ISSUE
C	11.09.26	PMT LOCATION UPDATE
B	04.09.26	REVISE ISSUE
A	28.08.26	PRELIMINARY ISSUE

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WELLINGTON ST & BLINZINGER RD BANYO, QLD
Project Name

POS AREA CALCULATIONS
Drawing Title

Cad Ref:

D
Revision

30.09.26
Issue / Revision date

Checked:

1 : 50
Drawing Scales @ A3

CD 1.07
Sheets in Set

Attachment C – Concept Earthworks Plan

NOTE:
400mm MINIMUM CAPPING THICKNESS. REFER TO SPECIFICATION PROVIDED BY PRENSA. ADDITIONAL EXCAVATION REQUIRED IN AREAS. REFER TO SECTIONS FOR INFORMATION.



LEGEND

- 10.0 — FINISHED SURFACE CONTOURS (0.10m INTERVAL)
- SWD — EXISTING STORMWATER DRAINAGE
- S — EXISTING SEWERAGE
- W — EXISTING WATER RETICULATION
- E — EXISTING UNDERGROUND ELECTRICAL
- T — EXISTING TELECOMMUNICATIONS
- EXISTING KERB AND CHANNEL
- PROPOSED KERB AND CHANNEL
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- H 1.00 — MAXIMUM RETAINING WALL HEIGHT
- 5.620 — DESIGN FINISHED SURFACE LEVEL
- EX 5.470 — EXISTING SURFACE LEVEL

CUT FILL LEGEND

FROM	TO
-2.000	-1.500
-1.500	-1.000
-1.000	-0.500
-0.500	0.000
0.000	0.500
0.500	1.000
1.000	1.500
1.500	2.000
2.000	2.500
2.500	3.000

EARTHWORKS VOLUMES

TOTAL CUT	-1,640m³
TOTAL FILL	+26,000m³
BALANCE	+24,360m³

PLAN

SCALE 1:500

SCALE 1:500 (A1) 0 10 20 30m
(SCALE BEFORE REDUCTION)

HCE Engineers Pty Ltd
ABN 42 664 382 610
mail@hce-engineers.com.au
07 3829 1399

COMPASS ASSURANCE SERVICES ISO 9001

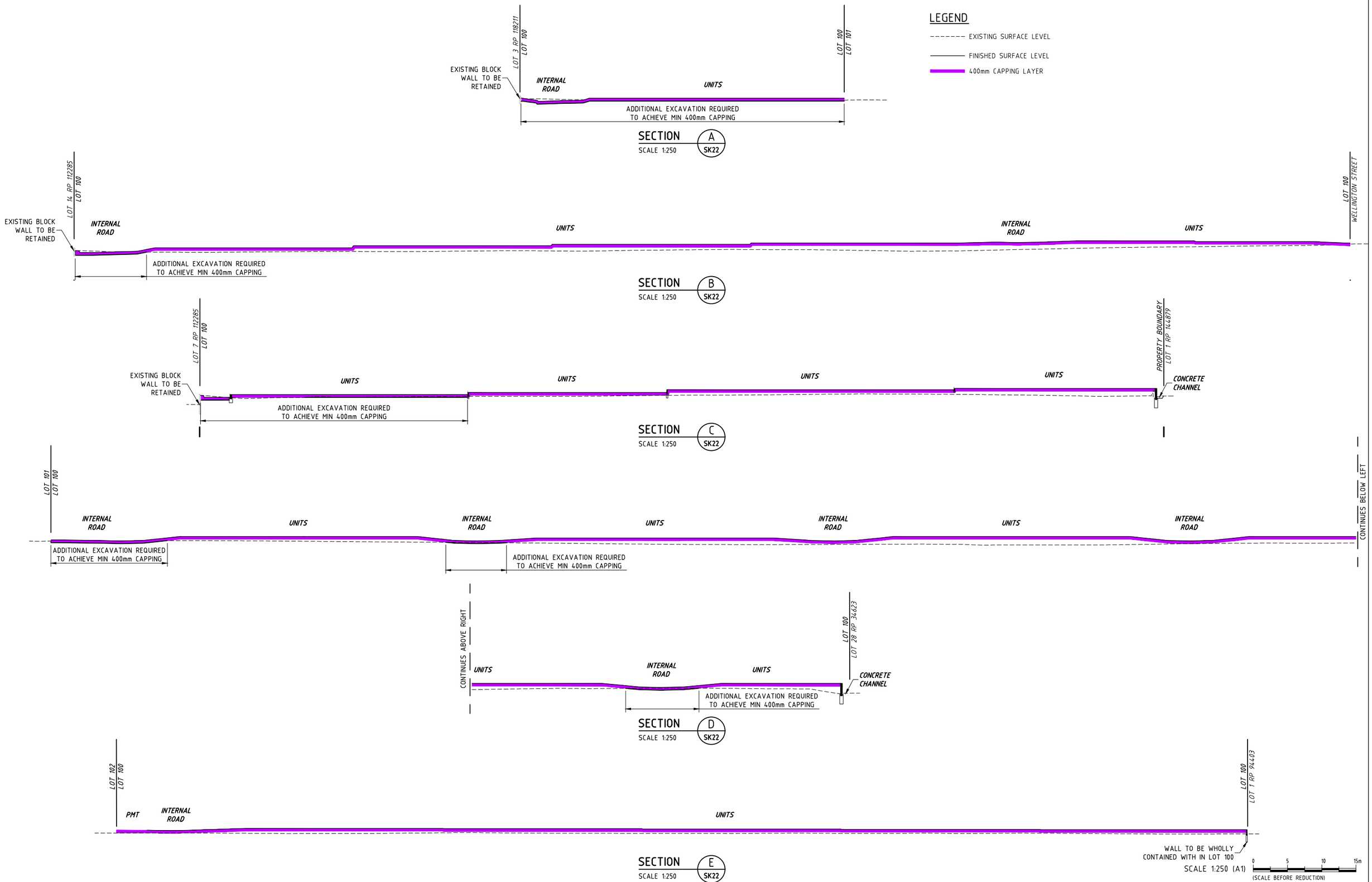
PROJECT	TITLE	CLIENT
WELLINGTON STREET & BLINZINGER ROAD BANYO QLD 4104	CONCEPT EARTHWORKS PLAN	AR DEVELOPMENTS

NOT FOR CONSTRUCTION. CONCEPT ONLY.

REVISION	AMENDMENT	DATE
A	REPORT ISSUE	04/09/26
B	ISSUED FOR APPROVAL	25/09/26
C	ISSUED FOR APPROVAL	02/10/26

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Designed MB | Drawn MB | Date 21/07/2026
Approval No. ---- | Scale AS SHOWN
Drawing No. 26074-SK22 | Rev. C



HCE ENGINEERS
HCE Engineers Pty Ltd
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07 3829 1399

COMPASS ASSURANCE SERVICES ISO 9001

PROJECT	TITLE	CLIENT
WELLINGTON STREET & BLINZINGER ROAD BANYO QLD 4104	CONCEPT EARTHWORKS SECTIONS	AR DEVELOPMENTS

NOT FOR CONSTRUCTION. CONCEPT ONLY.

REVISION	AMENDMENT	DATE
A	REPORT ISSUE	04/09/26
B	ISSUED FOR APPROVAL	25/09/26
C	ISSUED FOR APPROVAL	02/10/26

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Designed	Drawn	Date
MB	MB	21/07/2026

Approval No. ----

Scale: AS SHOWN

Drawing No. 26074-SK23

Rev. C

Attachment D – Monitoring Well Location Plan

LEGEND

- ⊗ LOCATION OF MONITORING WELL
- MW21 MONITORING WELL LABEL



PLAN
SCALE 1:500

SCALE 1:500 (A1)
0 10 20 30m
(SCALE BEFORE REDUCTION)

HCE Engineers Pty Ltd
ABN 42 664 382 610
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07 3829 1399

COMPASS ASSURANCE SERVICES ISO 9001

PROJECT	TITLE	CLIENT
WELLINGTON STREET & BLINZINGER ROAD BANYO QLD 4104	MONITORING WELL LOCATION PLAN	AR DEVELOPMENTS

NOT FOR CONSTRUCTION. CONCEPT ONLY.

REVISION	AMENDMENT	DATE
A	ISSUE FOR COMMENT	25/09/26
B	MW12 LOCATION ADDED	25/09/26
C	MW19 LOCATION ADDED	02/10/26
D	MW24 LOCATION ADDED	02/10/26

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Designed	Drawn	Date
MB	MB	25/09/2026

Approval No. ----
Scale AS SHOWN
Drawing No. 26074-SK30
Rev. D

OVERALL LANDSCAPE CONCEPT PLAN



STATEMENT OF LANDSCAPE INTENT

The landscape design seeks to establish a leafy, subtropical residential environment that responds positively to the established landscape character of Banyo, while providing a high-quality, functional and attractive setting for the proposed townhouse community. The landscape treatment will reinforce the development's residential character through generous tree planting, layered vegetation, landscaped private courtyards and well-integrated communal open space.

The overall landscape structure has been developed around a strong framework of large-canopy and flowering trees, referencing the mature vegetation traditionally associated with Banyo and Brisbane's established northern suburbs. Large flowering trees are incorporated throughout the development to provide seasonal colour, landscape identity and a sense of maturity over time. Feature specimens, including species such as Jacaranda mimosifolia, are strategically located at the termination of internal roadway vistas and other prominent locations to provide focal points, assist with wayfinding and create memorable landscape moments within the development.

Internal streets will be reinforced by a consistent avenue of evergreen, leafy shade trees, including species such as Waterhousia floribunda 'Sweeper'. Regular tree planting will provide a strong green framework to the internal road network, soften the built form and hardstand areas, and contribute to pedestrian comfort and climatic amenity through shade and evapotranspiration. The avenue treatment will also establish a cohesive landscape character and provide an attractive outlook from adjoining dwellings.

Individual townhouse courtyards will be fully landscaped to provide residents with attractive and functional private open spaces. Courtyard planting will comprise a combination of small trees, screening shrubs, feature planting and groundcovers selected to provide privacy, shade and visual amenity while remaining appropriate to the available planting areas. Planting will be layered to soften fences and built edges and provide a strong garden setting when viewed from internal living areas.

The development will be supported by a generous communal open space designed as a central recreational and social focus for residents. The communal area will incorporate a large swimming pool within a landscaped setting, together with sheltered tables and seating, barbecue facilities and associated gathering spaces. Shade trees and dense landscape planting will be used to provide amenity, privacy and a comfortable subtropical character around these facilities.

A substantial grassed kick-and-throw and active recreation area will complement the more structured pool and barbecue facilities, providing flexible open space suitable for informal games, children's play and everyday recreation. Large shade trees will define the edges of the lawn while maintaining an open central area capable of accommodating a broad range of recreational uses.

Throughout the development, planting will provide a hierarchy ranging from large canopy and flowering trees through to screening shrubs, ornamental planting and groundcovers. Species will be selected for their suitability to Brisbane's subtropical climate, durability within a medium-density residential environment and ability to provide long-term shade, greenery and seasonal interest.

Overall, the landscape design seeks to create a development that is predominantly green, shaded and garden-oriented, with an emphasis on mature tree canopy and generous communal landscape areas. The proposed treatment will soften the scale of the townhouse development, enhance internal streets and pedestrian environments, provide high-quality private and communal open spaces, and establish a landscape character that is sympathetic to the established leafy qualities of Banyo while responding to the expectations of Economic Development Queensland for attractive, liveable and climatically responsive residential communities.

'Landscape Concept Plans have been developed with reference to the approved Site Management Plan'

NEARMAP DATED: 12/03/26 (PHOTOMANIPULATED)

ANDREW GOLD LANDSCAPE ARCHITECTURE
PO BOX 5220, MT GRAVATT EAST QLD 4122
T 07 3420 0006 **M** 0405 389 243 **E** andrew@agla.com.au

PROPOSED MULTI-UNIT DWELLINGS
WELLINGTON STREET &
BLINZINGER ROAD, BANYO

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.236	1	C	UPDATED PLANS	08/10/26	AG / JB

1:1000@A3
0 10 20 25m

agla

BLOW-UP LANDSCAPE PLAN A



1 PROPOSED STREET TREES
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.12.A—General species table for large-crown trees, and proposed locations as per 3.7.5.3 Planting locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design.
(ie: *Jacaranda mimosaefolia*)

2 LARGE FEATURE SHADE/ SCREEN TREES
Large subtropical tree species to provide shade, visual and climatic amenity and landscape softening of the proposed multi-unit dwellings; Refer Proposed Planting Schedule
(ie: *Cupaniopsis anacardioides, Jacaranda mimosifolia*)

3 FEATURE SHADE/ SCREEN TREE
Small - medium canopied rounded tree species to provide shade, visual amenity, and landscape softening of the proposed development; Refer Proposed Planting Schedule
(ie: *Tristaniopsis laurina* Luscious, *Waterhousia floribunda* Sweeper)

4 COLUMNAR TREE
Columnar planting to assist in providing vertical softening of the proposed building to adjoining residences; Refer Proposed Planting Schedule
(ie: *Acronychia imperforata* Vista, *Elaeocarpus eumundii, Elaeocarpus reticulatus Prima Donna)*

5 PALMS
Palms to provide visual and climatic amenity to the development as well as provide vertical softening of the building; Refer Proposed Planting Schedule (ie: *Roystonia regia*)

6 COLUMNAR SCREEN PLANTING
Dense planting to boundaries so as to provide visual amenity and privacy screening to neighbouring properties;
Refer Proposed Planting Schedule

7 SCREEN PLANTING
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule

8 SHRUBS AND GROUNDCOVERS
Mass planting to large areas to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule

PROPERTY BOUNDARY
As taken from Survey drawings

PROPOSED FENCE
Refer Architectural drawings

PROPOSED EASEMENT
Refer Engineering drawings

'Landscape Concept Plans have been developed with reference to the approved Site Management Plan'

NEARMAP DATED: 12/03/26 (PHOTOMANIPULATED)

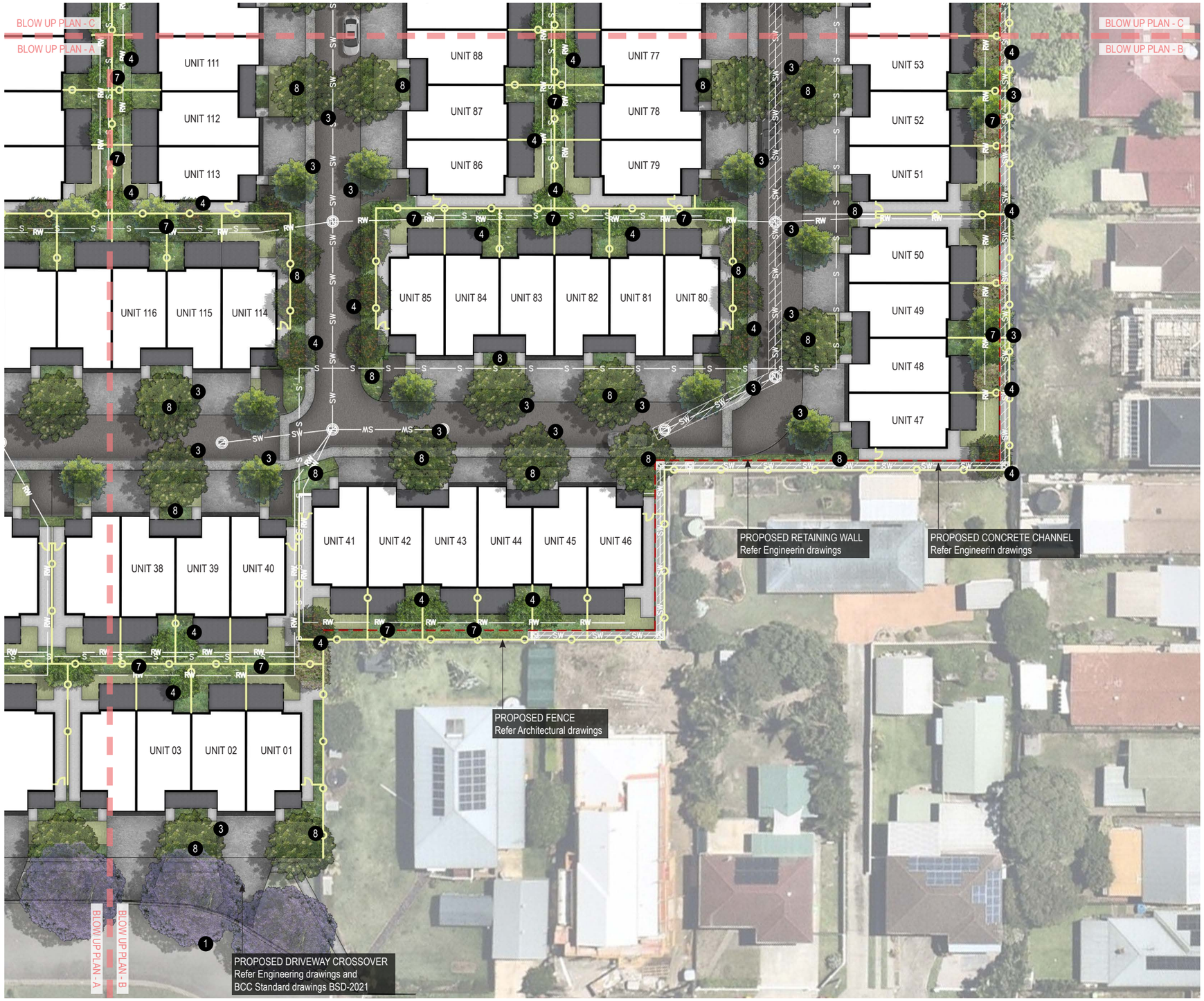
ANDREW GOLD LANDSCAPE ARCHITECTURE
PO BOX 5220, MT GRAVATT EAST QLD 4122
T 07 3420 0006 **M** 0405 389 243 **E** andrew@agla.com.au

PROPOSED MULTI-UNIT DWELLINGS
WELLINGTON STREET &
BLINZINGER ROAD, BANYO

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.236	2	C	UPDATED PLANS	08/10/26	AG / JB

1:500@A3
0 5 10 25m

BLOW-UP LANDSCAPE PLAN B



1 PROPOSED STREET TREES
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.12.A—General species table for large-crown trees, and proposed locations as per 3.7.5.3 Planting locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design.
(ie: *Jacaranda mimosaefolia*)

2 LARGE FEATURE SHADE/ SCREEN TREES
Large subtropical tree species to provide shade, visual and climatic amenity and landscape softening of the proposed multi-unit dwellings; Refer Proposed Planting Schedule
(ie: *Cupaniopsis anacardioides, Jacaranda mimosifolia*)

3 FEATURE SHADE/ SCREEN TREE
Small - medium canopied rounded tree species to provide shade, visual amenity, and landscape softening of the proposed development; Refer Proposed Planting Schedule
(ie: *Tristaniopsis laurina* Luscious, *Waterhousia floribunda* Sweeper)

4 COLUMNAR TREE
Columnar planting to assist in providing vertical softening of the proposed building to adjoining residences; Refer Proposed Planting Schedule
(ie: *Acronychia imperforata* Vista, *Elaeocarpus eumundii, Elaeocarpus reticulatus Prima Donna)*

5 PALMS
Palms to provide visual and climatic amenity to the development as well as provide vertical softening of the building; Refer Proposed Planting Schedule (ie: *Roystonia regia*)

6 COLUMNAR SCREEN PLANTING
Dense planting to boundaries so as to provide visual amenity and privacy screening to neighbouring properties;
Refer Proposed Planting Schedule

7 SCREEN PLANTING
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule

8 SHRUBS AND GROUNDCOVERS
Mass planting to large areas to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule

PROPERTY BOUNDARY
As taken from Survey drawings

PROPOSED RETAINING WALL
Refer Engineering drawings

PROPOSED FENCE
Refer Architectural drawings

PROPOSED EASEMENT
Refer Engineering drawings

'Landscape Concept Plans have been developed with reference to the approved Site Management Plan'

NEARMAP DATED: 12/03/26 (PHOTOMANIPULATED)

ANDREW GOLD LANDSCAPE ARCHITECTURE
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PROPOSED MULTI-UNIT DWELLINGS
WELLINGTON STREET &
BLINZINGER ROAD, BANYO

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.236	3	C	UPDATED PLANS	08/10/26	AG / JB

1:500@A3
0 5 10 25m

BLOW-UP LANDSCAPE PLAN C



NEARMAP DATED: 12/03/26 (PHOTOMANIPULATED)

1 PROPOSED STREET TREES
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.12.A—General species table for large-crown trees, and proposed locations as per 3.7.5.3 Planting locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design.
(ie: *Jacaranda mimosaefolia*)

2 LARGE FEATURE SHADE/ SCREEN TREES
Large subtropical tree species to provide shade, visual and climatic amenity and landscape softening of the proposed multi-unit dwellings; Refer Proposed Planting Schedule
(ie: *Cupaniopsis anacardioides, Jacaranda mimosifolia*)

3 FEATURE SHADE/ SCREEN TREE
Small - medium canopied rounded tree species to provide shade, visual amenity, and landscape softening of the proposed development; Refer Proposed Planting Schedule
(ie: *Tristaniopsis laurina* Luscious, *Waterhousia floribunda* Sweeper)

4 COLUMNAR TREE
Columnar planting to assist in providing vertical softening of the proposed building to adjoining residences; Refer Proposed Planting Schedule
(ie: *Acronychia imperforata* Vista, *Elaeocarpus eumundii, Elaeocarpus reticulatus Prima Donna)*

5 PALMS
Palms to provide visual and climatic amenity to the development as well as provide vertical softening of the building; Refer Proposed Planting Schedule (ie: *Roystonia regia*)

6 COLUMNAR SCREEN PLANTING
Dense planting to boundaries so as to provide visual amenity and privacy screening to neighbouring properties;
Refer Proposed Planting Schedule

7 SCREEN PLANTING
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule

8 SHRUBS AND GROUNDCOVERS
Mass planting to large areas to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule

PROPERTY BOUNDARY
As taken from Survey drawings

PROPOSED RETAINING WALL
Refer Engineering drawings

PROPOSED FENCE
Refer Architectural drawings

PROPOSED EASEMENT
Refer Engineering drawings

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PROPOSED MULTI-UNIT DWELLINGS
WELLINGTON STREET &
BLINZINGER ROAD, BANYO

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.236	4	C	UPDATED PLANS	08/10/26	AG / JB

1:500@A3
0 5 10 25m

BLOW-UP LANDSCAPE PLAN D



1 PROPOSED STREET TREES
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.12.A—General species table for large-crown trees, and proposed locations as per 3.7.5.3 Planting locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design.
(ie: *Jacaranda mimosaefolia*)

2 LARGE FEATURE SHADE/ SCREEN TREES
Large subtropical tree species to provide shade, visual and climatic amenity and landscape softening of the proposed multi-unit dwellings; Refer Proposed Planting Schedule
(ie: *Cupaniopsis anacardioides, Jacaranda mimosifolia*)

3 FEATURE SHADE/ SCREEN TREE
Small - medium canopied rounded tree species to provide shade, visual amenity, and landscape softening of the proposed development; Refer Proposed Planting Schedule
(ie: *Tristaniopsis laurina* Luscious, *Waterhousia floribunda* Sweeper)

4 COLUMNAR TREE
Columnar planting to assist in providing vertical softening of the proposed building to adjoining residences; Refer Proposed Planting Schedule
(ie: *Acronychia imperforata* Vista, *Elaeocarpus eumundii, Elaeocarpus reticulatus Prima Donna)*

5 PALMS
Palms to provide visual and climatic amenity to the development as well as provide vertical softening of the building; Refer Proposed Planting Schedule (ie: *Roystonia regia*)

6 COLUMNAR SCREEN PLANTING
Dense planting to boundaries so as to provide visual amenity and privacy screening to neighbouring properties;
Refer Proposed Planting Schedule

7 SCREEN PLANTING
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule

8 SHRUBS AND GROUNDCOVERS
Mass planting to large areas to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule

PROPERTY BOUNDARY
As taken from Survey drawings

PROPOSED FENCE
Refer Architectural drawings

PROPOSED EASEMENT
Refer Engineering drawings

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PROPOSED MULTI-UNIT DWELLINGS
WELLINGTON STREET &
BLINZINGER ROAD, BANYO

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.236	5	C	UPDATED PLANS	08/10/26	AG / JB

1:500@A3
0 5 10 25m

agla

BLOW-UP LANDSCAPE PLAN E



1 PROPOSED STREET TREES
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.12.A—General species table for large-crown trees, and proposed locations as per 3.7.5.3 Planting locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design.
(ie: *Jacaranda mimosaefolia*)

2 LARGE FEATURE SHADE/ SCREEN TREES
Large subtropical tree species to provide shade, visual and climatic amenity and landscape softening of the proposed multi-unit dwellings; Refer Proposed Planting Schedule
(ie: *Cupaniopsis anacardioides, Jacaranda mimosifolia*)

3 FEATURE SHADE/ SCREEN TREE
Small - medium canopied rounded tree species to provide shade, visual amenity, and landscape softening of the proposed development; Refer Proposed Planting Schedule
(ie: *Tristaniopsis laurina* Luscious, *Waterhousia floribunda* Sweeper)

4 COLUMNAR TREE
Columnar planting to assist in providing vertical softening of the proposed building to adjoining residences; Refer Proposed Planting Schedule
(ie: *Acronychia imperforata* Vista, *Elaeocarpus eumundii, Elaeocarpus reticulatus Prima Donna)*

5 PALMS
Palms to provide visual and climatic amenity to the development as well as provide vertical softening of the building; Refer Proposed Planting Schedule (ie: *Roystonia regia*)

6 COLUMNAR SCREEN PLANTING
Dense planting to boundaries so as to provide visual amenity and privacy screening to neighbouring properties;
Refer Proposed Planting Schedule

7 SCREEN PLANTING
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule

8 SHRUBS AND GROUNDCOVERS
Mass planting to large areas to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule

PROPERTY BOUNDARY
As taken from Survey drawings

PROPOSED FENCE
Refer Architectural drawings

PROPOSED EASEMENT
Refer Engineering drawings

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PROPOSED MULTI-UNIT DWELLINGS
WELLINGTON STREET &
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26.236	6	C	UPDATED PLANS	08/10/26	AG / JB

1:500@A3
0 5 10 25m

PROPOSED PLANTING SCHEDULE

























CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED STREET TREES						
As taken from SC6.16 Infrastructure design planning scheme policy Chapter 3 Road corridor design Table 3.7.5.12.A—General species table for large-crown trees						
1.1	*Jacaranda mimosifolia*	Jacaranda	100L	as shown	15	12
PROPOSED LARGE FEATURE SHADE/ SCREEN TREES						
As taken from SC6.24 Planting species planning scheme policy						
2.1	*Cupaniopsis anacardioides*	Tuckeroo	100L	as shown	15	10
2.2	*Jacaranda mimosifolia*	Jacaranda	100L	as shown	15	12
PROPOSED FEATURE SHADE/ SCREEN TREES						
3.1	*Acronychia imperforata*	Fraser Island Apple	45L	as shown	8	6
3.2	*Buckinghamia celsissima*	Ivory Curl	45L	as shown	8	5
3.3	*Tristaniopsis laurina* Luscious	Water Gum	45L	as shown	10	5
3.4	*Waterhousia floribunda* Sweeper	Weeping Lillypilly	45L	as shown	10	8
3.5	*Xanthostemon chrysanthus*	Golden Penda	45L	as shown	12	6
PROPOSED COLUMNAR TREES						
4.1	*Acronychia imperforata* Vista	Fraser Island Apple	25L	as shown	6-8	3
4.2	*Elaeocarpus eumundii*	Smooth Leaved Quandong	45L	as shown	8	5
4.3	*Elaeocarpus reticulatus* Prima Donna	Blueberry Ash	45L	as shown	8	4
PROPOSED PALMS						
5.1	*Roystonia regia*	Cuban Royal	400L	as shown	25	8

***PLANT CONTAINER SIZE:**

100L	100 Litre container stock min	Min. height at time of planting: 2.4m
45L	45 Litre container stock min	Min. height at time of planting: 1.9-2.3m
25L	25 Litre container stock min	Min. height at time of planting: 1.2-1.5m

****PLANT SPACING:**

The proposed densities of plants will be derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

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PROPOSED MULTI-UNIT DWELLINGS
WELLINGTON STREET &
BLINZINGER ROAD, BANYO

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.236	7	C	UPDATED PLANS	08/10/26	AG / JB

PROPOSED PLANTING SCHEDULE













CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED COLUMNAR SCREEN PLANTING						
6.1	*Callistemon viminalis* Slim	Narrow Bottlebrush	300mm	1	3	1.3
6.2	*Syzygium australe* (PC1) Backyard Bliss	Lillypilly	300mm	1	3	1
6.3	*Syzygium australe* SAN01 Straight and Narrow	Narrow Lillypilly	300mm	1.2	5-8	1.2
PROPOSED SCREEN PLANTING						
7.1	*Callistemon viminale* Wildfire	Bottlebrush	200mm	1.8	4	2
7.2	*Grevillea* Moonlight	Grevillea	300mm	2.5	5	3
7.3	*Syzygium australe* Resilience	Lillypilly	140mm	1.5	3	2

***PLANT CONTAINER SIZE:**

300mm 300mm dia minimum pot size
200mm 200mm dia minimum pot size
140mm 140mm dia minimum pot size

****PLANT SPACING:**

The proposed densities of plants will be derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

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PROPOSED MULTI-UNIT DWELLINGS
WELLINGTON STREET &
BLINZINGER ROAD, BANYO

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.236	8	C	UPDATED PLANS	08/10/26	AG / JB

PROPOSED PLANTING SCHEDULE





















CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED SHRUBS AND GROUNDCOVERS						
8.1	*Austromyrtus dulcis*	Midgenberry	200mm	0.8	0.5	1
8.2	*Babingtonia virgata* Dwarf Form	Dwarf Twiggy Heath Myrtle	200mm	0.6	0.5	0.8
8.3	*Carissa macrocarpa* Green Carpet	Desert Star	140mm	1	0.5	1.5
8.4	*Grevillea rosmarinifolia* H16 Crimson Villea	Bottlebrush	200mm	0.7	0.8	0.8
8.5	*Juniperus conferta*	Shore Juniper	140mm	0.8	0.5	3
8.6	*Liriope muscari* Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
8.7	*Lomandra hystrix* Katie Belles	Mat Rush	140mm	0.8	1.8	1.5
8.8	*Phyllanthus multiflorus*	Waterfall Plant	200mm	0.8	1	1
8.9	*Rhaphiolepis indica* Oriental Pearl	Indian Hawthorn hybrid	200mm	0.8	1	1
8.10	*Westringia* Zena	Dwarf Rosemary	200mm	0.8	1	1

***PLANT CONTAINER SIZE:**

200mm 200mm dia minimum pot size
140mm 140mm dia minimum pot size

****PLANT SPACING:**

The proposed densities of plants will be derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

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26.236	9	C	UPDATED PLANS	08/10/26	AG / JB