

ALL SMPs, RAPs and electronic figures must be in the studies directory.

Dear Registry,

Please manage Lot 1 RP 126855 - F.

Owners:

Mr John Knight and Ms Merryl Moore

sch4p4( 6) Personal information

Applicant:

Mr Michael Bennett

LeVert Environmental

sch4p4( 6) Personal information

Studies:

\line

Soil Assessment Report, Former Caltex / Liberty Service Station, 437 Stafford Road, Stafford, Queensland (Lot 1 RP 126855), prepared for Caltex Australia Pty Ltd by LeVert Environmental, dated October 2005, (Doc No 0477-002).

\line\line

sch4p4( 6) Personal information

Thanks

Angelina Bismarck

This document can be found at F:/Licensing/Contaminated Land/Studies/BNE10894.

PLEASE START THE SMP AND/ RAP ON A NEW PAGE

| Task                                  | Tick | Initial & Date                  |
|---------------------------------------|------|---------------------------------|
| Check owner                           | ✓    | 9/02/07                         |
| Check site address (QVAS)             | ✓    | 9/02/07                         |
| Check applicant                       | ✓    | sch4p4( 6) Personal information |
| Queue officer signed off on Stat dec. | ✓    | 19/02/07                        |
| Update blue sheet                     | ✓    |                                 |
| Fill out SMP audit Folders            | ✓    |                                 |
| Make green/blue copies                | ✓    | sch4p4( 6) Personal information |
| Sign blue sheet                       | ✓    |                                 |

**SITE MANAGEMENT PLAN**  
**437 Stafford Road, Stafford**

LOT: 1      PLAN: RP126855      FILE REF: BNE10894      PRINTED:

DATE OF EFFECT: XX/02/2007

**1.0 SUMMARY OF CONTAMINATION**

This Site Management Plan (SMP) was prepared for the site at 437 Stafford Road, Stafford. The site is 1,840 m<sup>2</sup> in area, and is proposed for industrial use.

The subject site was used as a service station between the early 1970's and 2004. All underground fuel storage tanks and bowsters have been removed and most of the soil in the vicinity of the tanks and bowsters was validated.

The site has been filled with different types of fill material including concrete/demolition debris, general rubbish, iron, wire, some plastics, ash and remediated soil. Figure 1 indicates the location of the fill material.

An assessment of the site identified the following contaminants of concern:

|                                                       |                  |
|-------------------------------------------------------|------------------|
| Chromium                                              | up to 55 mg/kg   |
| Copper                                                | up to 110 mg/kg  |
| Lead                                                  | up to 360 mg/kg  |
| Zinc                                                  | up to 1140 mg/kg |
| Hydrocarbon fraction C <sub>6</sub> -C <sub>9</sub>   | up to 220 mg/kg  |
| Hydrocarbon fraction C <sub>10</sub> -C <sub>14</sub> | up to 580 mg/kg  |
| BTEX                                                  | up to 60.4 mg/kg |

Groundwater was encountered at a depth of between 3.5 and 4.0m below ground level immediately south of the southern site boundary and was found to be impacted with hydrocarbons and metals at the following concentrations:

|                              |          |
|------------------------------|----------|
| Cadmium                      | 3.3 µg/L |
| Nickel                       | 19 µg/L  |
| Lead                         | 570 µg/L |
| Total Petroleum Hydrocarbons | 580 µg/L |

Figure 1 indicates the location of the groundwater monitoring wells MW4 and MW5.

## 2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination in a manner that protects human health and the environment

## 3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act*

1994) is to ensure compliance with this SMP and any variations approved or required by the administering authority. Obligations and conditions described in this SMP bind the owner, from time to time, of the land.

3.3 *Site Use.* The site may be used as an industrial facility where access to soil must be restricted.

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

3.5 *Site Capping and Protective Barriers.* A capping layer consisting of either a concrete slab, bitumen paving, or compacted soil/clay to a minimum depth of 0.3m and or equivalent impermeable cover must be installed over the entire site to maintain a barrier between site operatives and the contaminated soil.

3.6 *Service Trenches.* All underground services must be constructed in either uncontaminated material or in trenches in which the services are surrounded by a minimum of 0.3 m of uncontaminated fill for minor services (<100 mm in diameter) and 0.5 m of uncontaminated fill for services greater than 100 mm in diameter.

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3.8 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified immediately by telephone as well as by written notification within 24 hours of detection, and advised of appropriate remedial action.

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#### 4.0 MONITORING AND REPORTING

Additional well must be installed nearby the stormwater pipe leaving the site at the south to monitor potential migration of contaminants.

Groundwater (GW) monitoring must be undertaken twice per year for the following two years after the effective date of this Site Management. GW must be tested for the contaminants specified in section 1.0 and pH, dissolved oxygen, redox potential, nitrate, ferrous iron, sulphate.

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*This SMP has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan. This SMP makes reference to an attached Figure 1 which is available from the Administering Authority if required.*

RTI DL RELEASE -EHP

# CABLE FACTORS

DEBT FACTORING FINANCE

BNE 2007 / 1861

PO Box 1004  
Carindale Qld 4152  
Phone/Fax: 3398 5664



12-2-07

Attention /

ANGELINA SMOLKOVA - BISMARCK.

MIKE BENNETT OF LEVEE ENVIRONMENTAL  
SUGGESTED I PUT IN A COVERING LETTER  
WITH THE ATTACHED SIGNED SITE MANAGEMENT  
PLAN, STATING SITE ADDRESS & LOT & R.P.

ADDRESS. - 433 - 437 STAFFORD ROAD  
STAFFORD. 4053.

Lot & R.P. - Lot 1 RP 126 855.

THANKS.

sch4p4( 6) Personal information



**SITE MANAGEMENT PLAN**  
**437 Stafford Road, Stafford**

LOT: 1      PLAN: RP126855      FILE REF: BNE10894      PRINTED:

DATE OF EFFECT: XX/02/2007

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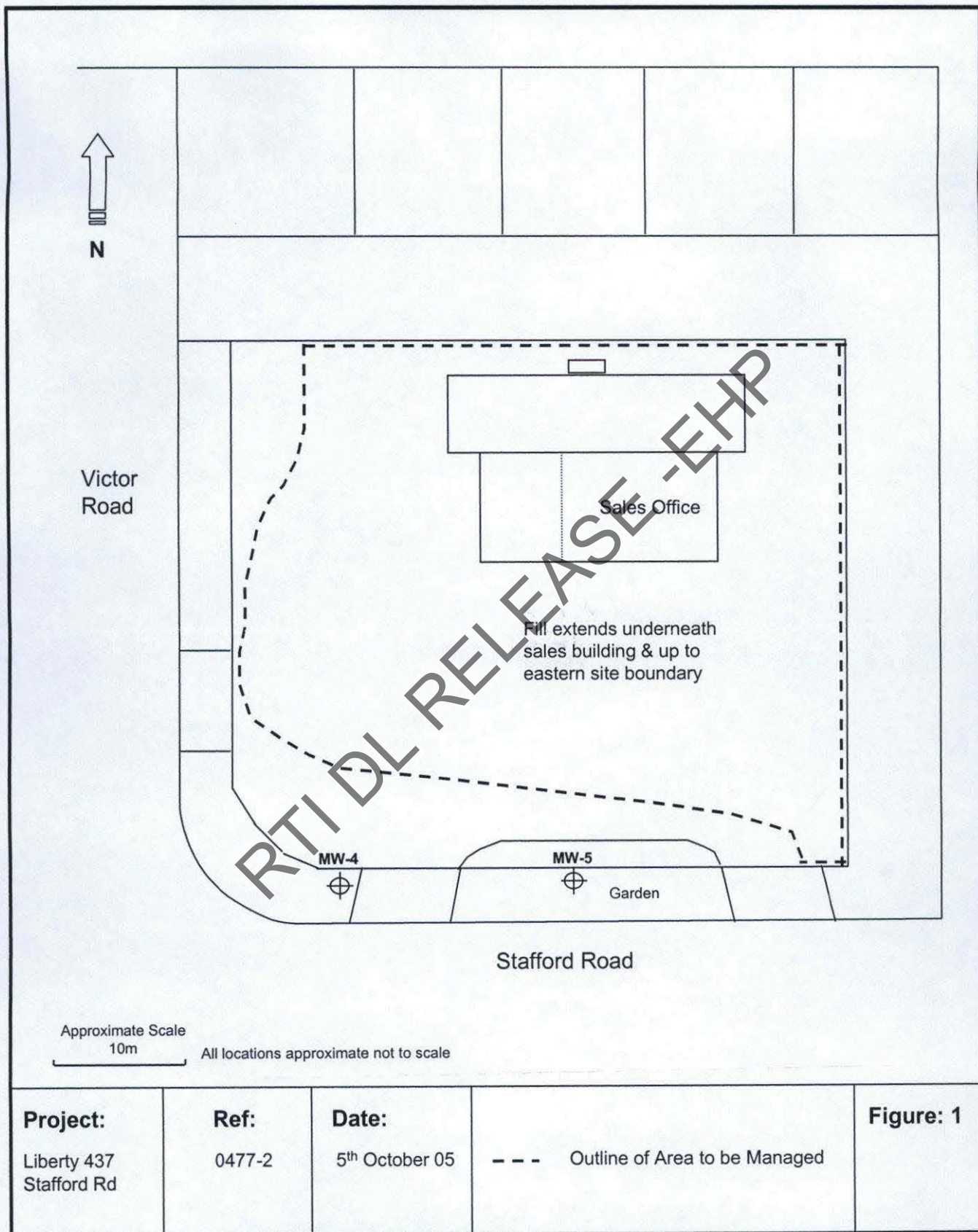
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RTI DL RELEASE -EHP

sch4p4( 6) Personal information



**Angelina Smolkova-Bismarck**

---

**From:** Angelina Smolkova-Bismarck  
**Sent:** Friday, 9 February 2007 10:08 AM  
**To:** 'LeVert@bigpond.net.au'  
**Subject:** RE: Draft SMP for 437 Stafford Rd

Hi Mike,

The version I sent you yesterday is one that should be signed by the owner.  
There are no problems with signed SMP being sent directly to the EPA -Contam Land.  
Please attach a cover letter specifying the project, so the document will not be misplaced.

Cheers,

Angelina

---

**From:** LeVert [mailto:LeVert@bigpond.net.au]  
**Sent:** Friday, 9 February 2007 7:36 AM  
**To:** Angelina Smolkova-Bismarck  
**Subject:** RE: Draft SMP for 437 Stafford Rd

Hi Angelina,

I'm fine with this version, can you confirm that you are happy and then I will post to John Knight for signing.  
To speed the process up I will get him to send the signed copies back to you direct.

Many Thanks

Mike.

---

**From:** Angelina Smolkova-Bismarck [mailto:Angelina.Bismarck@epa.qld.gov.au]  
**Sent:** 08 February 2007 16:34  
**To:** LeVert@bigpond.net.au  
**Subject:** RE: Draft SMP for 437 Stafford Rd

Hi Mike,

I agree that As must be removed, however, the other metals must be included in the SMP (refer Lab certificates: No. 019219, page 10 of 15; No. E023537, page 5 of 7; No. E023696, page 3 of 3 and No. 016815, page 5 of 5). Ash fill is clearly stated on the log for test pit 5 (TP-5)

The attached is the final corrected SMP that the owner of land must sign.

Cheers,

Angelina

---

**From:** LeVert [mailto:LeVert@bigpond.net.au]  
**Sent:** Thursday, 8 February 2007 3:20 PM  
**To:** Angelina Smolkova-Bismarck  
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**Sent:** 08 February 2007 09:23  
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**Subject:** RE: Draft SMP for 437 Stafford Rd

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**Sent:** Thursday, 8 February 2007 4:34 PM  
**To:** 'LeVert@bigpond.net.au'  
**Subject:** RE: Draft SMP for 437 Stafford Rd  
**Attachments:** SMP Stafford Rd Stafford\_rev\_08\_02\_07.doc

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**Deleted:** such

**Deleted:** fine gravel fill, road base sand fill, clay fill,

**Deleted:** ,

**Deleted:**

**Deleted:** fibro cement pipe, ash

**Deleted:** remediated area and test pits where

**Deleted:** was encountered

**Deleted:** Copper . 120 mg/kg

Lead . 360 mg/kg

Zinc . . . . . 1,140 mg/kg

**Deleted:** ¶

**Deleted:**

**Deleted:** and metals a

**Deleted:** TPH C<sub>10</sub>-C<sub>14</sub> 70 microgrammes per litre  
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TPH C<sub>29</sub>-C<sub>36</sub> 300 microgrammes per litre

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**Attachments:** SMP Stafford Rd Stafford\_rev\_06\_02\_07.doc; SMP Figure 1.pdf

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**Sent:** 07 February 2007 12:12  
**To:** LeVert@bigpond.net.au  
**Subject:** FW: Draft SMP for 437 Stafford Rd

Hello Mike,

Following my yesterday's e-mail, I checked the Figure 1 and found that it does not corresponds to the statement in the SMP: " Figure 1 indicates the location of the remediated area and test pits where fill material was encountered".

There are two options: to edit the statement in the SMP or to correct the Figure 1.

Cheers,

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**From:** Angelina Smolkova-Bismarck  
**Sent:** Tuesday, 6 February 2007 5:41 PM  
**To:** 'LeVert@bigpond.net.au'  
**Subject:** RE: Draft SMP for 437 Stafford Rd

Mike,

The data for contaminants was added to the original draft SMP (attached to the report) on the basis of laboratory results (certificates) attached to the report.  
Unless you explain why we need to change it back to the original version, it should remain as added.  
Tomorrow I will check the Figure.

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**To:** Angelina Smolkova-Bismarck  
**Subject:** RE: Draft SMP for 437 Stafford Rd

Attached is the Figure,

I noticed that the contamination information data on the SMP you sent me was not for this site, I have attached a copy with the correct data. I will post out both the SMP and Figure 1 to John Knight this evening.

Cheers Mike.

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**Sent:** 06 February 2007 16:42  
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**Subject:** RE: Draft SMP for 437 Stafford Rd

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8/02/2007

**Sent:** 06 February 2007 12:09  
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Please find attached the reviewed draft SMP as discussed.

Have a nice day,

Angelina

<<SMP Stafford Rd Stafford\_rev\_06\_02\_07.doc>>

---

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**SITE MANAGEMENT PLAN**  
**437 Stafford Road, Stafford**

LOT: 1      PLAN: RP126855      FILE REF: BNE10894      PRINTED:

DATE OF EFFECT: XX/02/2007

**1.0 SUMMARY OF CONTAMINATION**

This Site Management Plan (SMP) was prepared for the site at 437 Stafford Road, Stafford. The site is 1,840 m<sup>2</sup> in area, and is proposed for industrial use.

The subject site was used as a service station between the early 1970's and 2004. All underground fuel storage tanks and bowsers have been removed and most of the soil in the vicinity of the tanks and bowsers was validated.

The site has been filled with different types of fill material including concrete/demolition debris, general rubbish, iron, wire, some plastics, and remediated soil. Figure 1 indicates the location of the fill material.

An assessment of the site identified the following contaminants of concern:

|        |             |
|--------|-------------|
| Copper | 120 mg/kg   |
| Lead   | 360 mg/kg   |
| Zinc   | 1,140 mg/kg |

Groundwater was encountered at a depth of between 3.5 and 4.0m below ground level immediately south of the southern site boundary and was found to be impacted with hydrocarbons at the following concentrations:

|                                      |                            |
|--------------------------------------|----------------------------|
| TPH C <sub>10</sub> -C <sub>14</sub> | 70 microgrammes per litre  |
| TPH C <sub>15</sub> -C <sub>28</sub> | 210 microgrammes per litre |
| TPH C <sub>29</sub> -C <sub>36</sub> | 300 microgrammes per litre |

Figure 1 indicates the location of the groundwater monitoring wells MW4 and MW5.

**2.0 OBJECTIVES OF THE SMP**

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### 3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

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

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3.5 *Site Capping and Protective Barriers.* A capping layer consisting of either a concrete slab, bitumen paving, or compacted soil/clay to a minimum depth of 0.3m and or equivalent impermeable cover must be installed over the entire site to maintain a barrier between site operatives and the contaminated soil.

3.6 *Service Trenches.* All underground services must be constructed in either uncontaminated material or in trenches in which the services are surrounded by a minimum of 0.3 m of uncontaminated fill for minor services (<100 mm in diameter) and 0.5 m of uncontaminated fill for services greater than 100 mm in diameter.

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#### **4.0 MONITORING AND REPORTING**

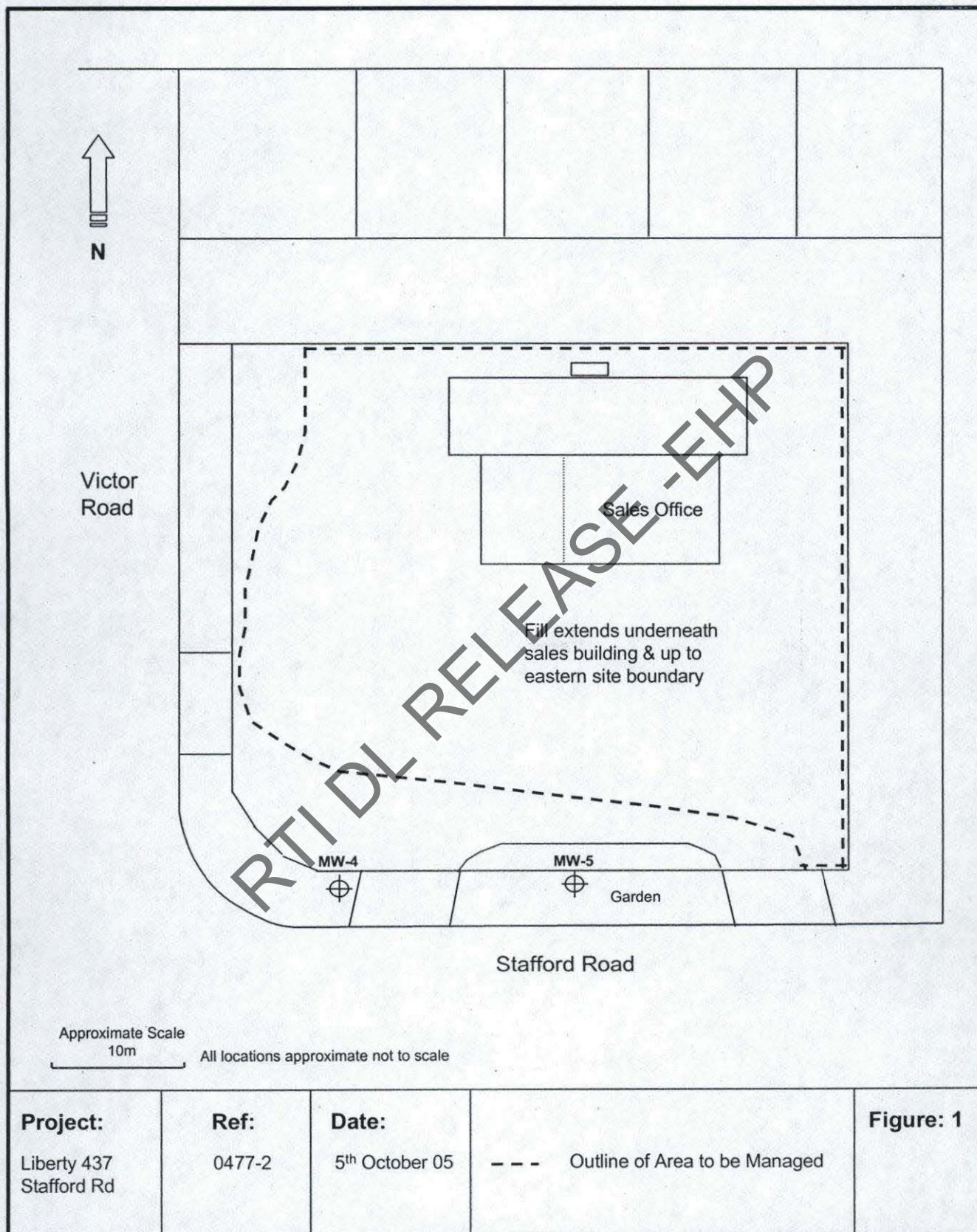
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**Angelina Smolkova-Bismarck**

---

**From:** Angelina Smolkova-Bismarck  
**Sent:** Wednesday, 7 February 2007 12:12 PM  
**To:** 'LeVert@bigpond.net.au'  
**Subject:** FW: Draft SMP for 437 Stafford Rd

Hello Mike,

Following my yesterday's e-mail, I checked the Figure 1 and found that it does not correspond to the statement in the SMP: "Figure 1 indicates the location of the remediated area and test pits where fill material was encountered".

There are two options: to edit the statement in the SMP or to correct the Figure 1.

Cheers,

Angelina

---

**From:** Angelina Smolkova-Bismarck  
**Sent:** Tuesday, 6 February 2007 5:41 PM  
**To:** 'LeVert@bigpond.net.au'  
**Subject:** RE: Draft SMP for 437 Stafford Rd

Mike,

The data for contaminants was added to the original draft SMP (attached to the report) on the basis of laboratory results (certificates) attached to the report. Unless you explain why we need to change it back to the original version, it should remain as added. Tomorrow I will check the Figure.

Cheers,

Angelina

---

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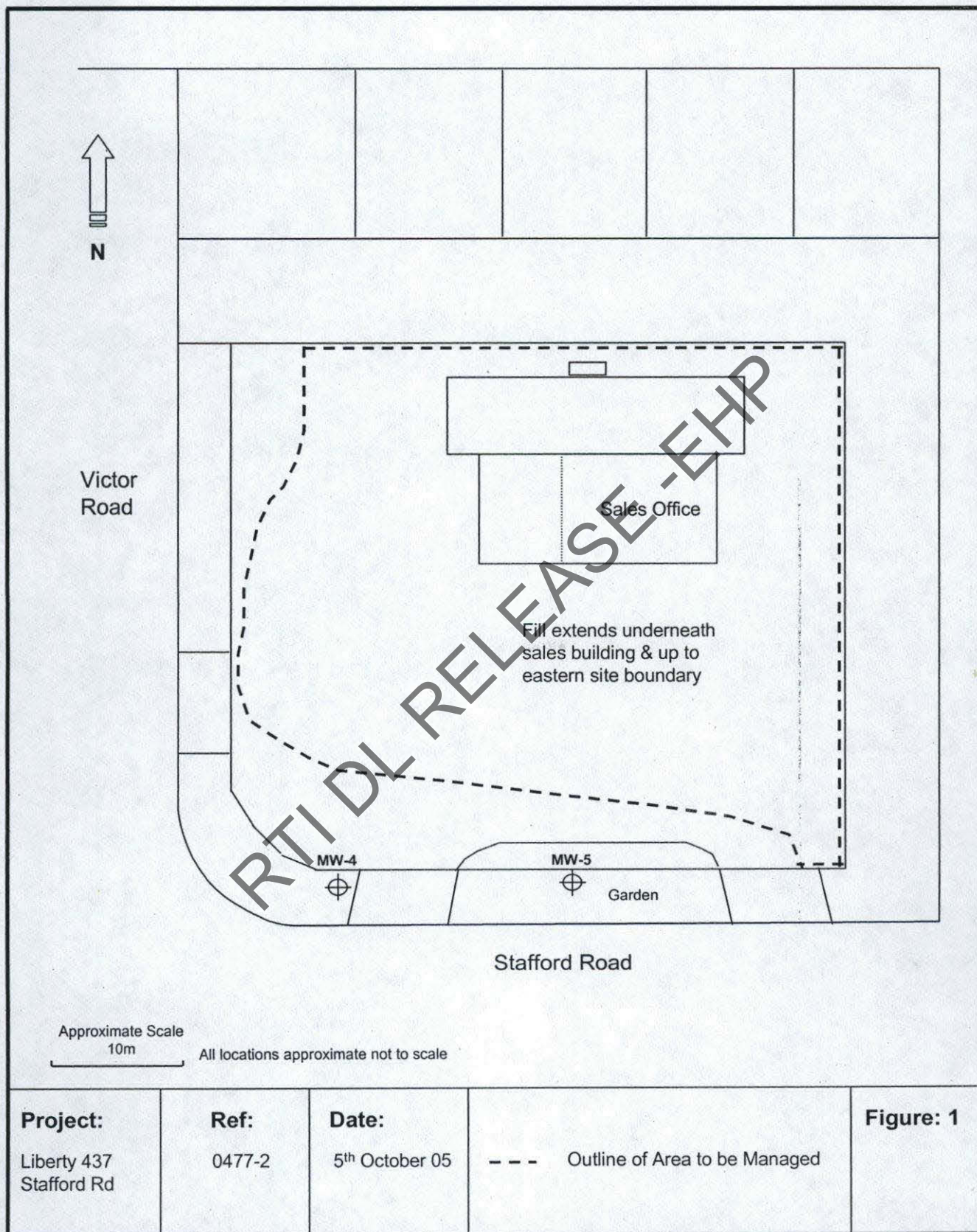
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RTI DL RELEASE -EHP



**SITE MANAGEMENT PLAN**  
**437 Stafford Road, Stafford**

LOT: 1      PLAN: RP126855      FILE REF: BNE10894      PRINTED:

DATE OF EFFECT: XX/02/2007

## 1.0 SUMMARY OF CONTAMINATION

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The subject site was used as a service station between the early 1970's and 2004. All underground fuel storage tanks and bowsers have been removed and most of the soil in the vicinity of the tanks and bowsers was validated.

The site has been filled with different type of fill material such fine gravel fill, road base sand fill, clay fill, concrete/demolition debris,, rubbish, iron, wire, some plastic, fibro cement pipe, ash and remediated soil. Figure 1 indicates the location of the remediated area and test pits where fill material was encountered.

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Figure 1 indicates the location of the groundwater monitoring wells MW4 and MW5.

## 2.0 OBJECTIVES OF THE SMP

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Attachments: SMP Stafford Rd Stafford\_rev\_06\_02\_07.doc

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SMP Stafford Rd  
Stafford\_rev\_0...

RTI DL RELEASE -EHP

**SITE MANAGEMENT PLAN**  
**437 Stafford Road, Stafford**

LOT: 1 PLAN: RP126855 FILE REF: BNE10894 PRINTED:

DATE OF EFFECT: XX/02/2007

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An assessment of the site identified the following contaminants of concern:

|                                                       |                  |
|-------------------------------------------------------|------------------|
| Arsenic                                               | up to 196 mg/kg  |
| Chromium                                              | up to 55 mg/kg   |
| Copper                                                | up to 110 mg/kg  |
| Lead                                                  | up to 360 mg/kg  |
| Zinc                                                  | up to 1140 mg/kg |
| Hydrocarbon fraction C <sub>6</sub> -C <sub>10</sub>  | up to 220 mg/kg  |
| Hydrocarbon fraction C <sub>10</sub> -C <sub>14</sub> | up to 580 mg/kg  |
| BTEX                                                  | up to 60.4 mg/kg |

Deleted: at concentrations above the thresholds for environmental investigation level or health investigation level stated in the Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland, May 1998 and Agency unpublished threshold investigation for hydrocarbons (including Benzene, Toluene, Ethylbenzene and Xylenes) as indicated below.

Groundwater was encountered at depth of between 3.5 and 4.0 m below ground level immediately south of the southern site boundary and was found be impacted with hydrocarbons and metals at the following concentrations:

|                              |          |
|------------------------------|----------|
| Cadmium                      | 3.3 µg/L |
| Nickel                       | 19 µg/L  |
| Lead                         | 570 µg/L |
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**437 Stafford Road, Stafford**

DATE: XX/02/2007

RPD: Lots 1 RP126855

EPA File: BNE10894

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| BTEX                                                  | up to 60.4 mg/kg |

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→ Fig 1 indicates ...

## 2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination in a manner that protects human health and the environment

## 3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

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

3.3 *Site Use.* The site <sup>is suitable for industrial use, etc.</sup> may be used as an industrial facility. ~~Prior to the use of the site capping must be installed as per section 3.4.5~~ <sup>with restricted soil access</sup> <sup>where soil access must be restricted.</sup>

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

3.5 *Site Capping and Protective Barriers.* A capping layer consisting of either a concrete slab, bitumen paving, or compacted soil/clay to a minimum depth of 0.3m and or equivalent impermeable cover must be installed over the entire site to maintain a barrier between site operatives and the contaminated soil.

3.6 *Service Trenches.* All underground services must be constructed in either uncontaminated material or in trenches in which the services are surrounded by a minimum of 0.3 m of uncontaminated fill for minor services (<100 mm in diameter) and 0.5 m of uncontaminated fill for services greater than 100 mm in diameter.

3.7 *Soil Excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated and to identify appropriate management and disposal/re-use options. Off-site disposal of soil will be only conducted after obtaining prior approval from the Administering Authority under Section 424 of the EPA Act. Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act*

1994 (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the *EP Act*.

**3.8 Unexpected Contamination.** If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified immediately by telephone as well as by written notification within 24 hours of detection, and advised of appropriate remedial action.

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

Administering Authority approval is required before site works can recommence at that location.

**3.9 General Environmental Protection.** All earthworks are to comply with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material. All contamination, safety, and excavation processes are to be documented and records kept which demonstrate SMP compliance.

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

#### **4.0 MONITORING AND REPORTING**

Additional well must be installed nearby the stormwater pipe leaving the site at the south to monitor potential migration of contaminants.

Groundwater (GW) monitoring must be undertaken twice per year for the following two years after the effective date of this Site Management. GW must be tested for the contaminants specified in section 1.0 and pH, dissolved oxygen, redox potential, nitrate, ferrous iron, sulphate.

Records are to be kept of all monitoring and inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time. A biennial inspection is to be undertaken to ensure that capping and protective barriers remain in sound condition at all times in accordance with *Section 3.5*. The biennial period is to commence from the effective date of this plan.

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

*This SMP makes reference to an attached figure 1 which is available from the Administering Authority if required.*

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## ASSESSMENT REPORT- SUMMARY

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*Decision:* : Suitability Statement for commercial use  
*Section:* : s.384, *Environmental Protection Act 1994*  
*Applicant* : M. Bennett  
*Consultant* : LeVert Environmental  
*Site Owner* : John Knight and Merryl Moore  
*Property details* : Lot 1 on RP 126855  
*Site Location* : 437 Safford Road, Stafford

*FILE* : BNE 10894

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### Background:

- Lot 1 on RP126855 is on the EMR for notifiable activity of service station;
- In July 2004, service station was decommissioned and all USTs and associated pipes were removed;
- Sample analysis for TPH, BTEX and Pb was conducted on 62 excavation samples, from which 8 samples returned values above the EPA adopted limits. Further excavation and analysis showed results within the EPA adopted limits;
- Excavated soil was landfarmed, analysed for TPH, BTEX and Pb and placed back into the excavation pits. Approx. 350m<sup>3</sup> of imported fill was sourced from Beenleigh Quarry;
- A fill layer (0.5 to 2.0 m thick) was identified on site and 11 test pits were excavated. Analysis for heavy metals indicated that levels of metals were within HIL(F) acceptable for commercial / industrial use;
- Groundwater (GW) monitoring wells were installed and sampled in August 1998, December 2003, February 2004 and September 2005. GW quality meets ANZECC Guidelines for benzene. Values for Pb, Ni and Cd exceeded the ANZECC 2000 for freshwater guidelines;
- It was recommended that the site remains on the EMR as a site managed under the approved SMP.

### Site Description

Site area: 1840m<sup>2</sup>

The site is located in the area comprising a mixture of commercial and residential properties.

#### Adjoining Land Uses

North: The Gym's carpark followed by residential properties;  
West: Victor Road followed by residential properties;  
East: The Gym followed by residential properties;  
South: Stafford Road followed by development site (commercial).

Topography – The site slopes gently to the south, while the surrounding area is generally flat. It appears that the site have had a creek/gulley running through it from NW to SE, and the site investigations identified extensive fill in this area that may have been the remnants of residential properties.

Geology and Hydrology – The site is underlain by Quaternary Flood Plain deposits overlaying the Neranleigh Fernvale Beds comprising mudstones and shales.

Concrete and road base was spread over the site to the depth of approx. 0.7 m;  
There is fill across the site from the north west to the south east up to the depth of 1.5 m comprising clay with various amounts of scrap metal, timber, glass, wire and other general rubbish items;  
Clay was observed beneath the fill to the depth of approx. 4.1 m.

GW was not encountered at the site to a depth of 4.1 m, however small quantities of perched water were observed within the fill. Water monitoring identified GW elevations at approx. 3.5 and 4.0 m below ground level.

The nearest surface water is Kedron Creek at 250 m south of the site, Surface water from the site is likely to flow into Kedron Creek.

History – Between 1888 and 1970 the site comprised 9 residential lots, that in 1970 were combined into the present site. Service station was constructed on site in 1974. The site was leased by Caltex in 2000.

#### **Remediation Methodology**

Demolition and earthworks were carried out in July 2004. The following tanks were decommissioned:

- 1 waste oil UST of 5,000 L capacity;
- 1 unleaded petrol UST of 44,000 L capacity;
- 2 UST (lead replacement and unleaded petrol) of 22,500 L capacity;
- 1 diesel UST of 13,500 L capacity;
- triple interceptor

Collection of soil samples from the excavated area was carried out between 24 July and 4 October 2004 by LeVert. Approx 750 m<sup>3</sup> of excavated soil was placed on site for land farming. Final validation samples were collected from stockpiles at 1 sample per 50m<sup>3</sup>.

An additional 11 test pits to the depth of 4 m were excavated to characterise the vertical and lateral extent of fill layer

#### **Validation sampling**

The objective of validation was to ensure that after excavation, soil from the bases and faces of excavations were free from hydrocarbons and lead or these parameters were within guideline value.

Validation samples were collected as follows:

- One or two samples beneath each UST depending on size;
- One sample every 25m<sup>2</sup> for bases of excavations;
- One sample for every 25m<sup>2</sup> for walls, targeting the lower part of the wall and any permeable layer encountered;
- One sample every 5 m beneath each underground pipe run where external to tank pits; and
- one sample for every 50m<sup>3</sup> for landfarmed stockpiles.

#### **Validation results**

Final validation of excavation shown values within the adopted guidelines.

Sample V50 at 1.2 m depth of the excavation wall of the waste oil UST shown slightly higher value of BTEX (7.6 mg/kg)

Ladnfarmed soil was not exceeding acceptable values for TPH, BTEX and Pb.

Fill at the site shown high levels of heavy metals, but contamination was not delineated vertically (no follow up samples beneath TP-3; TP-5; TP-7 and TP-9 and to the natural ground were taken). Level of heavy metals was within acceptable limits for industrial/commercial use (HIL(F)).

Groundwater sampling results shown high levels of Cd, Ni and Pb.

Monitoring well MW-6 was not shown on the Figure 6.

There is a potential of contaminated groundwater to flow across the boundary of the land. No groundwater flow direction was specified, it may be assumed that it flows towards Kedron Brook Creek. Potential impact of contaminated groundwater on the creek should be further investigated.

### **Conclusions and recommendations:**

#### **Consultant:**

The site should remain on the EMR and be subject to the requirements of the proposed SMP.

#### **Assessment officer:**

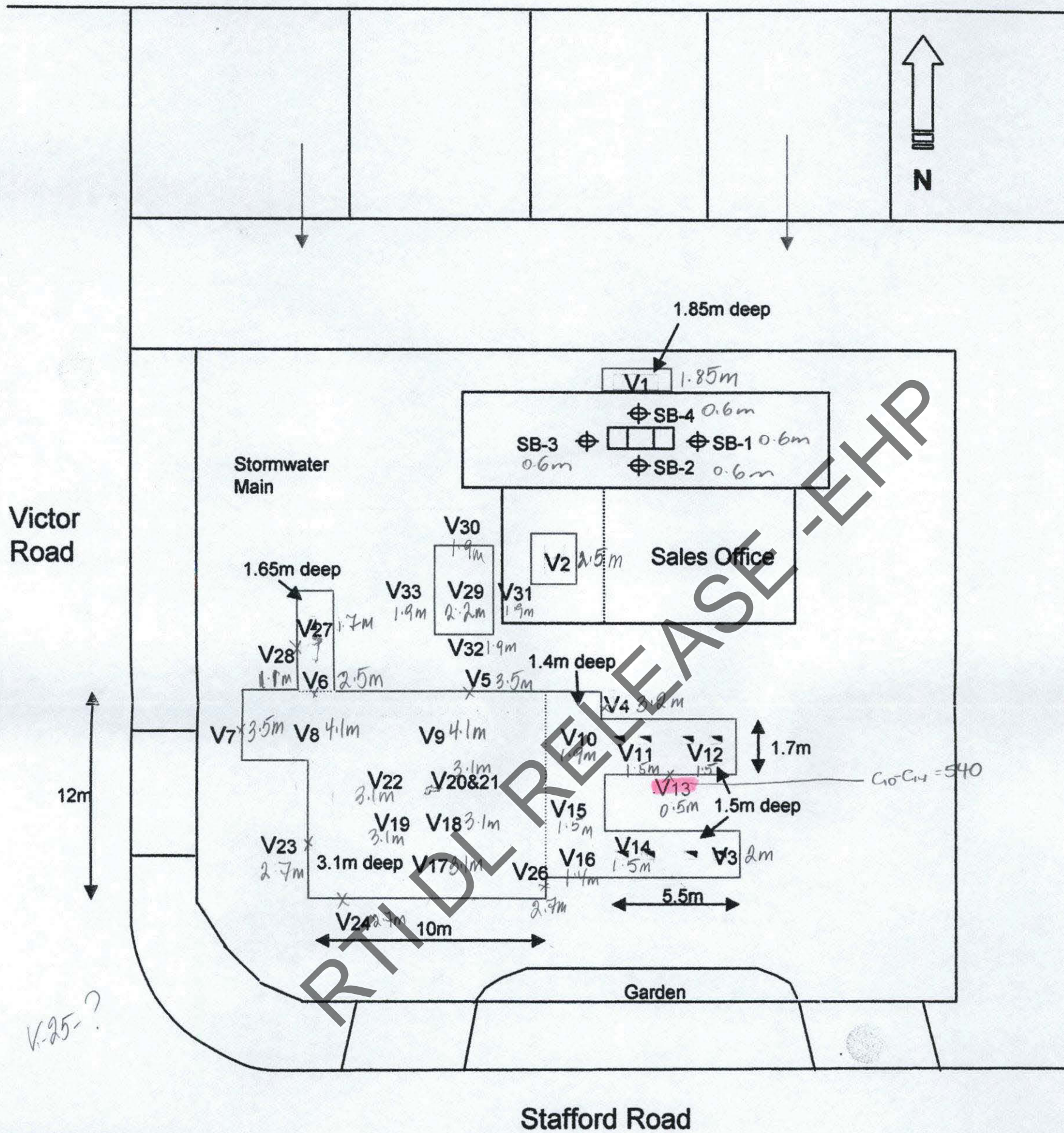
- Major sources of potential contamination were removed from the site and validation sampling did not indicate concentrations above the acceptable levels;
- Contaminated fill material on site was not adequately delineated;
- Levels of contamination on site (within HIL(F)) are too high for the site to be removed from the EMR, and too low to justify a Site Management Plan to be approved for the site;
- It is recommended to issue a Notice of Decision under s.384, advising the applicant that the site will remain on the EMR without a change of status.

sch4p4( 6) Personal information

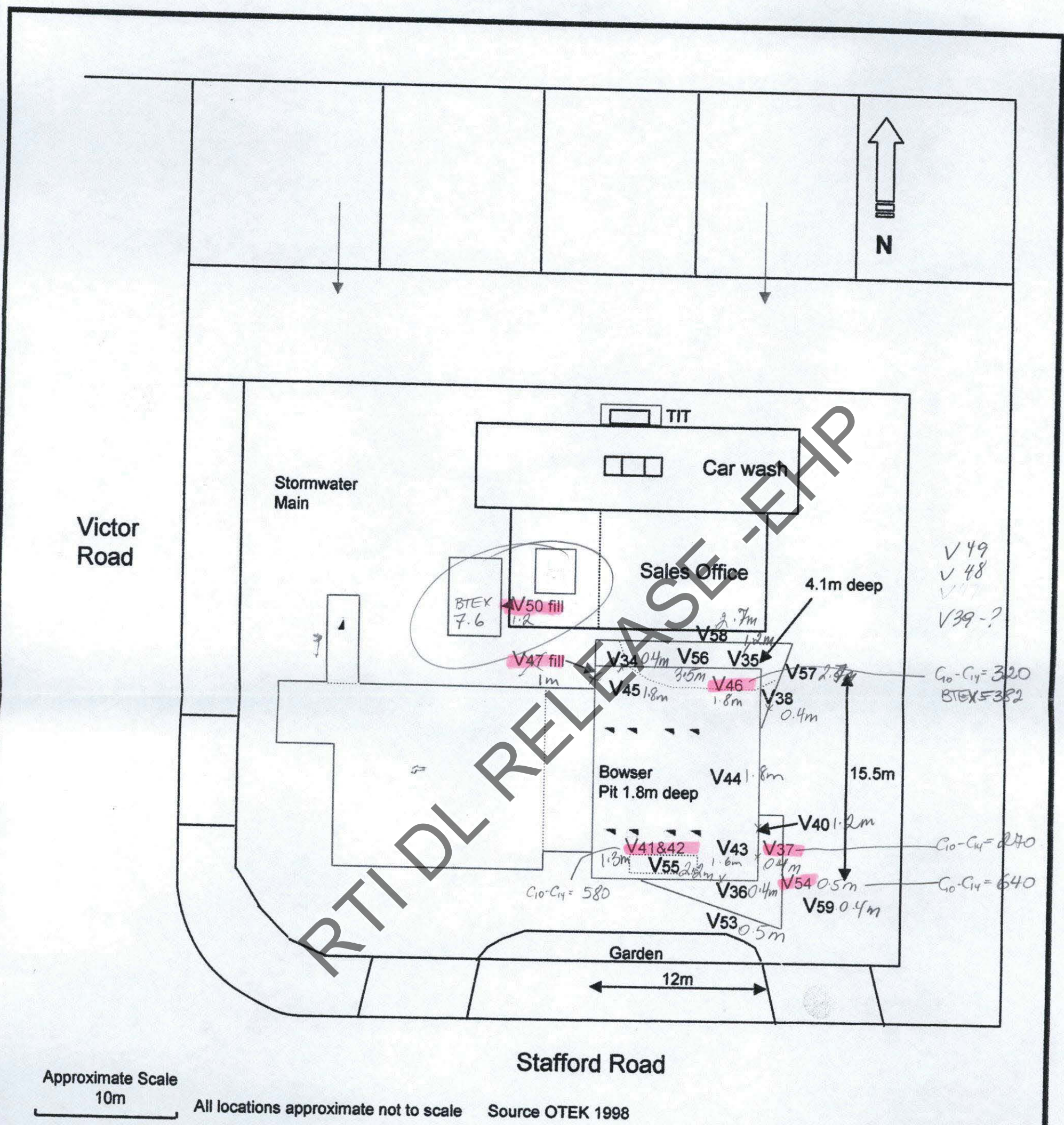
11/8/2006

Angelina S. Bismarek  
A/ principal Environmental Officer

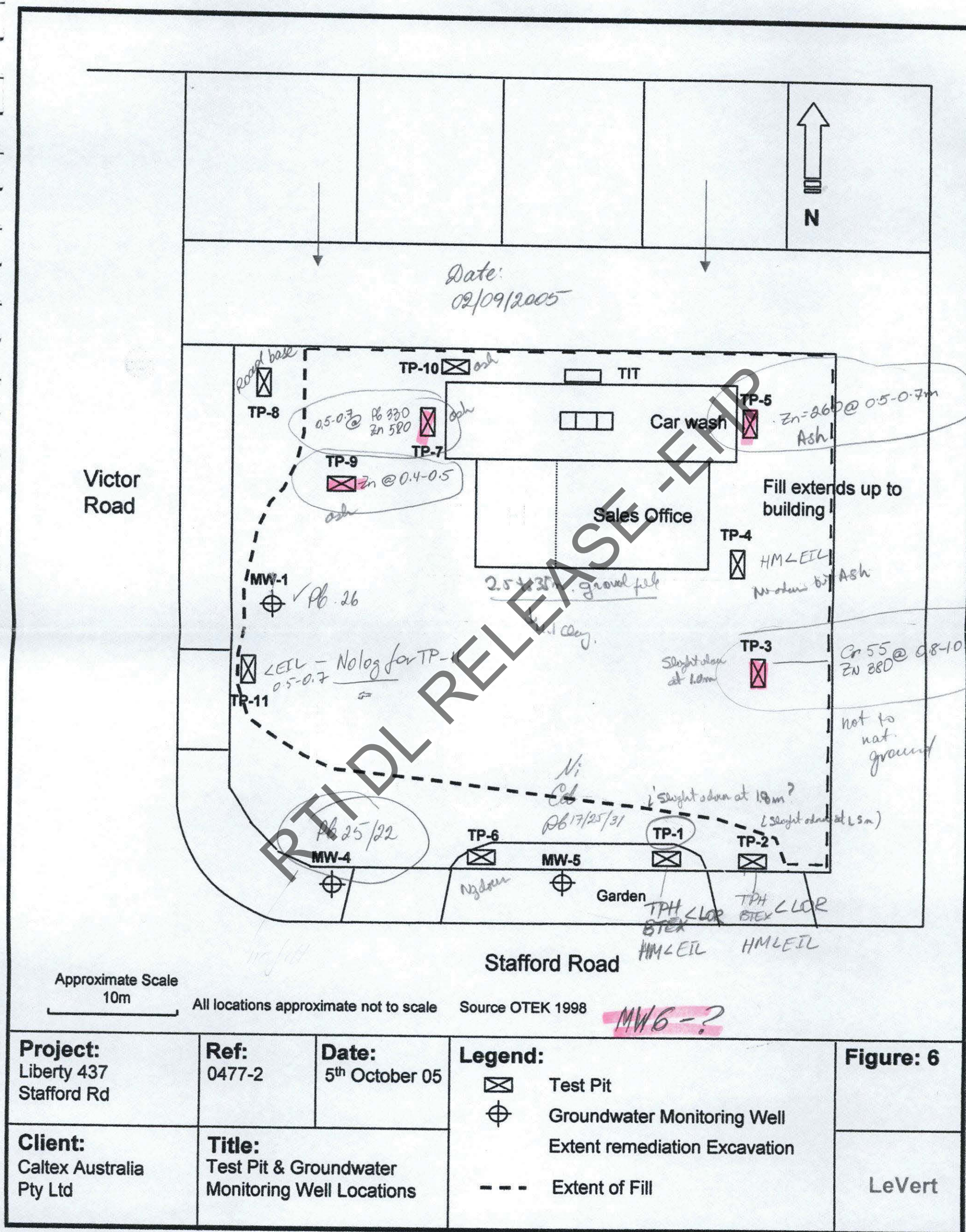
Reviewing Officer:



|                                               |                                                                 |                                            |                                                                                                                                                                    |                  |
|-----------------------------------------------|-----------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Project:</b><br>Liberty 437<br>Stafford Rd | <b>Ref:</b><br>0477-2                                           | <b>Date:</b><br>5 <sup>th</sup> October 04 | <b>Legend:</b><br><br>—— Extent of excavation<br><br>V <sub>25</sub> Validation sample location<br><br>V <sub>13</sub> Validation sample exceeding<br>EPA criteria | <b>Figure: 3</b> |
| <b>Client:</b><br>Caltex Australia<br>Pty Ltd | <b>Title:</b><br>Excavations and Sampling<br>Locations 23/07/04 |                                            |                                                                                                                                                                    | LeVert           |



|                                               |                                                                  |                                            |                                                                                                                                     |                  |
|-----------------------------------------------|------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Project:</b><br>Liberty 437<br>Stafford Rd | <b>Ref:</b><br>0477-2                                            | <b>Date:</b><br>5 <sup>th</sup> October 04 | <b>Legend:</b><br><br>—— Extent of excavation 23/7/04<br><br>—— Extent of excavation 24/8/04<br><br>—— Extent of excavation 30/9/04 | <b>Figure: 4</b> |
| <b>Client:</b><br>Caltex Australia<br>Pty Ltd | <b>Title:</b><br>Excavations and Sample<br>Locations 19-24/08/04 |                                            |                                                                                                                                     | LeVert           |



# APPLICATION FOR ASSESSMENT OF A SITE INVESTIGATION REPORT

BNE10894

## 1. PRE-CHECK (Administration Officer)

|                                                                                                                                                             | NOTES                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| a. Current application form and statutory fee included                                                                                                      |                                              |
| b. Check Access database to ensure there is no existing file for the site, Development Application (IPA) or Disposal Permit                                 | 80 PT1                                       |
| c. Check QVAS for current owner details                                                                                                                     |                                              |
| d. Check EMR to see whether the site is listed. (If not, need Notification form).                                                                           | SERVICE STATIONS                             |
| e. Check Certificate of Titles (CoT) for <u>all</u> lots are included                                                                                       |                                              |
| f. Check that the owner listed on the application form matches that on CoT                                                                                  |                                              |
| g. Check current Registered Plans for <u>all</u> lots are included                                                                                          |                                              |
| h. Check Statutory declarations:<br>-Investigator / report preparer has required qualifications and experience<br>-Correct format<br>-Applicant if required |                                              |
| i. Firm Recommendations wrt EMR/CLR                                                                                                                         |                                              |
| j. Check Limitations                                                                                                                                        | NO MENTION OF EPA<br>Sole use of Caltex Aust |

More information required? Yes / No If yes, what is required?

|                                                                  |                 |
|------------------------------------------------------------------|-----------------|
| 1) Limitations state solely for benefit of Caltex Aust Pty Ltd   |                 |
|                                                                  |                 |
|                                                                  |                 |
| Requested from:                                                  | on:             |
|                                                                  |                 |
|                                                                  |                 |
| S385(1) or S398(1) Notice issued (ie.require additional reports) | Date of Notice: |
| Comments:                                                        |                 |
|                                                                  |                 |
|                                                                  |                 |

Cheque sent to finance: \_\_\_\_\_

Date received all required information 10/04/06

## 2. MAKE UP FILE (Administration Officer)

|                                             |                                     |
|---------------------------------------------|-------------------------------------|
| a. Assign file number                       | <input checked="" type="checkbox"/> |
| b. Write up file cover & attach blue        | <input checked="" type="checkbox"/> |
| c. Enter details into ACCESS                | <input checked="" type="checkbox"/> |
| d. Enter details into CARMS, attach barcode | <input checked="" type="checkbox"/> |

## 3. CHECK FILE (Scientific Advisor)

|                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| a. Details on file cover are correct                       | <input checked="" type="checkbox"/> |
| b. All required information has been provided              | <input checked="" type="checkbox"/> |
| c. Details on Access trackers are correct                  | <input checked="" type="checkbox"/> |
| d. Lots in report, on CoT, RP & application form all match | <input checked="" type="checkbox"/> |

TPR ☐

Details added to queue sheet ☐

OK for rounds? ☒

Due date: 08/05/06

4. FILE SENT ON ROUNDS Date: \_\_\_\_\_ Details updated on Access Tracker ☐

5. FILE HAS COMPLETED ROUNDS AND IS READY FOR QUEUE ☐

sch4p4( 6) Personal information

QLD 4069  
Australia

Tel/Fax: 07 3878 7107

Email: LeVert@bigpond.net.au

Mr. Mark Patton  
Contaminated Land Unit  
Environmental Protection Agency  
PO Box 2771  
BRISBANE  
QLD 4001

30<sup>th</sup> January 2006

Dear Mark,

**RE: Remediation Report Former Caltex/Liberty Service Station, 437 Stafford Road, Stafford, Queensland. (Lot 1 RP126855)**

Please find enclosed a remediation report for the above site. There is no intention to remove the site from the EMR, originally Caltex commissioned the work for a lease hand back. Consequently there is fill remaining on the site resultant from filling prior to construction of the service station, the fill is impacted with metals but not exceeding commercial/industrial concentrations. The intended use of the site is for further commercial/industrial use, specific details are not known.

I spoke with Kim Barry, she had been dealing with this site prior to her leave, and she indicated that she would be willing to review the report. We are seeking approval for continued commercial/industrial use.

I would be grateful if your department could assess the submission and provide a site suitability statement. Should there be any issues that need clarifying, please do not hesitate to contact me.

Yours Sincerely for LeVert

sch4p4( 6) Personal information

Mike Bennett

Cc Simon Caples Caltex



**Kim Barry**

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**From:** LeVert

**Sent:** Monday, 10 April 2006 9:17 AM

**To:** 'Kim Barry'

**Subject:** Stafford Rd Limitations

Kim,

Updated limitations are requested.

Cheers Mike

<<...>>

RTI DL RELEASE -EHP

## TERMS AND CONDITIONS OF REPORTING

*Limitations to the Use of This Report*

This report is produced solely for the benefit of Caltex Australia Pty Ltd and the Queensland Environmental Protection Agency and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to LeVert. In time, improved practices or amended legislation may necessitate a re-assessment of the site.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

The report is limited to those aspects of land contamination specifically reported on and is necessarily restricted to this and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents. The opinions expressed in this report cannot be absolute due to the limitations of time and resources imposed by an agreed client brief and the possibility of unrecorded previous site use and abuse of the site and adjacent sites.

The findings of this report are based on the Scope of Work outlined in this report. LeVert performed the services in a manner consistent with the normal level of care and expertise exercised by members of the contaminated land remediation and environmental auditing profession. No warranties, or guarantees, express or implied, are made.

Subject to the Scope of Work, LeVert's assessment is limited strictly to identifying typical environmental conditions associated with the subject property and does not evaluate structural conditions of any buildings on the subject property, nor any other issues. Although normal standards of professional practice have been applied, the absence of any identified hazardous or toxic materials (including soil and groundwater) on the subject property should not be interpreted as a guarantee that such materials do not exist on the site.

This assessment is based on site inspection and investigations conducted by LeVert personnel, sampling and analyses described in the report and information provided by the property owner or other people with a knowledge of site conditions. Where test results undertaken by others have been made available, these can only be regarded as a limited sample.

All conclusions and recommendations made in the report are the professional opinions of LeVert personnel involved with the project and, while normal checking of the accuracy of data has been conducted, some of the opinions are based on unconfirmed data. LeVert assumes no responsibility or liability for errors in data obtained from regulatory agencies or any other external sources, nor from occurrences outside the scope of this project.

LeVert is not engaged in environmental auditing and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes.



STATUTORY DECLARATION -

(INVESTIGATOR and REPORT PREPARER)

Address of Site Investigated: 437 Stafford Road, Stafford, Queensland.....

Real Property Description: (Lot 1 RP126855).....

Title of Report(s):

Soil Assessment Report Former Caltex/Liberty Service Station, 437 Stafford Road, Stafford, Queensland. (Lot 1 RP126855)

I, Michael John Bennett of LeVert Environmental, sch4p4( 6) Personal information in the State of Queensland, do solemnly and sincerely declare that;

- I was the investigator and validation report preparer of the report described above;
- I am a member of Environment Institute Australia, and my qualifications and experience as outlined in previous correspondence are relevant to this investigation,
- I have not knowingly included any false, misleading or incomplete information in the report;
- I have not knowingly failed to reveal any relevant information or document to the administering authority; and

I certify that:

- The field investigation activities were performed by Michael Bennett;
- The report addresses the relevant matters for the investigation and is factually correct; and
- The opinions expressed in it are honestly and reasonably held.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*

Signature ..... sch4p4( 6) Personal information .....

Name ..... Michael John Bennett. ....

Taken and Declared before me at Ipswich this 31 day of January 2006 .....

Witness (Justice of the Peace/Commissioner for Declarations)

Signature ..... sch4p4( 6) Personal information .....

Name (& JP Number if applicable) Frank Berthaux  
Justice of the Peace Qld.

