

FACSIMILE TRANSMISSION



COUNCIL OF THE
CITY OF GOLD COAST
PO BOX 5042
GOLD COAST MAIL CENTRE 4217
Fax No: (075) 816346

COUNCIL REF: 13/959/6

Do you wish this fax
to be filed? YES/NO

FAX NO.: (07) 227 8341

TO: DEPT of ENVIRONMENT + HERITAGE (CONTAMINATED LAND)

ATTENTION: THE REGISTRAR YOUR REF: _____

FROM: GEO PAUL EVES PHONE: (075) 816 220

SUBJECT: 'Possible Site'

This Transmission contains1..... Pages

If you do not receive this Transmission satisfactorily or it has been transmitted to the wrong number, please phone COUNCIL OF THE CITY OF GOLD COAST on (075) 816 220.

Please Be Advised that the Property Below has been Used As A
Service Station

SITE : LI LP 110803 145 Musgrave St Kella 4225

Owner : PWR INVESTMENTS Pty/LTD Sch4 Contrary to Public Interest

OCCUPIED: VACANT 4218

AREA : 1277 m² 169-003957

DISCLAIMER: The information contained in this facsimile has been extracted from Council's records in response to your enquiry and whilst it is believed to be accurate, no responsibility is assumed for any error or omission.

This facsimile contains privileged information intended only for the use of the addressee named above. If you are not the intended recipient of this facsimile, you are hereby notified that any dissemination, distribution or copying of this facsimile is strictly prohibited. If you have received this facsimile in error, please notify this office immediately by telephone and return it to Gold Coast City Council at the above address.

Council will only accept responsibility for information contained under official letterhead and duly sig of the Chief Executive Officer

Authorised by: _____

Date: 29/7/94

Transmitted by: _____

Date: _____

FEE PAID:	Date: 09-02-95 Amount: 400.00 Receipt No.: 75468	COPY TITLE DEED RECEIVED: COPY REGD PLAN RECEIVED:		Y/N Y/N	Lot 1 RP 119803
					County: Ward Parish: Tallebudgera
APPLICANT	NAME		ADDRESS		
	Phar Investments Pty Ltd		c/- Stephen Rogers Dames + Moore PO Box 251 SPRING HILL QLD 4004		
OWNER	NAME		ADDRESS		
	Phar Investments Pty Ltd		Sch4 Contrary to Public Interest		
CURRENT ZONING:	GENERAL COMMERCIAL	PROPOSED ZONING:	RESIDENTIAL D3	LOCAL AUTHORITY:	GOLD COAST CITY COUNCIL
SCIENTIFIC ADVISOR	Sch4 Contrary to Public Interest	LOT AND RP	REPORT NO		
Possible UXO on Chem Cont		lot 1 RP119803	169-003965.		
SCIENTIFIC ADVISOR					
Chem Cont on UXO Site:					
SCIENTIFIC ADVISOR					
- Groundwater Contamination					
REGISTRAR	Sch4 Contrary to Public Interest				
- Initial entry to Register					
CONTACT OFFICER	Review Assessment		Sch4 Contrary to Public Interest 13/4/95.		
STATUS:	Released.		DATE FINAL SUBMISSION RECEIVED:	13/4/95.	
STUDIES UNDERTAKEN	<p>The following information was provided by Dames + Moore (Job No. 30231-001-366)</p> <p>1. Stage I Site Investigation - Former Service Station, corner Douglas + Musgrave Streets, Kirra, prepared in February 1995.</p> <p>2. Further information provided by facsimile dated 31/3/95 + 13/4/95.</p>				
CONTACT OFFICER	Prepare and Check typed draft SCR		Sch4 Contrary to Public Interest 13/4/95.		
PEER SCIENTIFIC OFFICER	Peer review of draft SCR and submittal of SCR to final		Sch4 Contrary to Public Interest 13/4/95.		
CONTACT OFFICER	Check FINAL SCR		Sch4 Contrary to Public Interest 13/4/95.		
DIRECTOR/ EXECUTIVE DIRECTOR	Review FINAL SCR and sign		* Director's notation will appear on green file copy of final Site Contamination Report		
REGISTRAR - FINAL ENTRY	Enter relevant details from FINAL SCR to CSR		Sch4 Contrary to Public Interest 24/05/95		

Contaminated Land Section
(07) 227 7370

901426

2 May 1995

SITE CONTAMINATION REPORT

REPORT NUMBER 169-003965

1.0 APPLICANT

Name: Phar Investments Pty Ltd

Address: c/- Stephen Rogers
Dames & Moore
PO Box 251
SPRING HILL QLD 4004

2.0 PROPERTY IDENTIFICATION

2.1 Address: Cnr Douglas & Musgrave Streets
KIRRA QLD 4225

2.2 Real Property Description: Lot 1 RP 119803
County of Ward
Parish of Tallebudgera

2.3 Name and Address of Owner/s: Phar Investments Pty Ltd

Sch4 Contrary to Public Interest

2.4 Current Zoning: General Commercial

2.5 Proposed Zoning: Residential D3

3.0 LOCAL GOVERNMENT

Name: Gold Coast City Council

4.0 DATE FINAL SUBMISSION RECEIVED BY THE DEPARTMENT OF ENVIRONMENT AND HERITAGE

13 April 1995

5.0 STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

The following information was provided by Dames and Moore (Job No 30239-001-366):

1. Stage I Site Investigation - Former Service Station, corner Douglas and Musgrave Streets, Kirra, prepared in February 1995.
2. Further information provided by facsimiles dated 31/3/95 and 13/4/95.

6.0 STATUS ON REGISTER OF CONTAMINATED SITES

Status: Released

File No.: 901426

7.0 STATEMENT OF SUITABILITY

On the basis of information supplied to the Department of Environment and Heritage, the subject property is suitable for any use.

Yours sincerely

Sch4 Contrary to Public Interest

David N Miles
Director, Waste Management Branch
Division of Environment

f:\contaml\reports\169-0039.65

Memorandum

To

File reference

From

Subject 901426 Summary.

Date 4.4.95.

Notes

Earliest aerial photo available is 1955 (looks same as 1963)

⇒ site was owned by Phillips Oil

When I requested D+M to contact LA for additional history

⇒ earliest record 12/63 when Phillips Oil requested demolition of bowser + tank (4ft from Douglas St + 8ft from Hwy) + buildings.

↑ removed to allow better site access - tank was not leaking

NOTE: Bowser was directly above tank. Tank pit not investigated since in footpath + records of tank removal 35yr ago.

Prior to servo, rest of site (apart from corner store) was residential.

No site plans available from Caltex or GCCC - ∴ had to locate services from aerial photos

2 Tanks removed 1982, buildings demolished 1984

located boists since backfill different

Floor + lower parts of wall of separator still present

Found depressions in forecourt ∴ assumed bowser loc^{ns}

Found tank pit - backfilled with anchors + pipework

All areas adequately sampled

metals < EIT (v. low)

TPH + BTEX < LOR

All PID's = bground

no odours or evidence of staining.

Recommend: Released

Noted & Agreed

Sch4 Contrary to Public Interest

Queensland Department of Environment and Heritage

FM 267

**DAMES & MOORE** Brisbane Office

135 WICKHAM TERRACE, SPRING HILL, BRISBANE, QUEENSLAND 4004
IN AUSTRALIA TELEPHONE: 07-832 3222 FACSIMILE: 07-832 1687
INTERNATIONAL TELEPHONE: 61-7-832 3222 FACSIMILE: 61-7-832-1687

Facsimile Transmission Sheet

To: ODEH Fax No: 2278341
Attention: Ms Toni Groves Job No: 30239-001
From: Stephen Rogers Date: 13 April 1995
Including this cover sheet **1** page(s)

ENGINEERING EXCELLENCE - ENVIRONMENTAL RESPONSIBILITY

This facsimile transmission is intended for the persons named above. If you are not one of those persons we do not waive any privilege attaching to this facsimile transmission, and any disclosure or use of this transmission by you is prohibited. If you receive this transmission in error please notify the sender immediately and return the original transmission by certified mail.

Subject: Additional Information - Former Service Station, Kirra
Your Ref: 901426

HAZARDOUS WASTES AND
CONTAMINATED SITES SECTION

13 APR 1995

Sch4 Contrary to Public Interest

Dear Toni,

Please find the additional information that you requested for the above site listed below.

According to GCCC, the first record for the site on file is in December 1963, when Phillips Oil requested demolition of the buildings and removal of a corner bowser and tank. According to the records, the bowser was kerbside (above the tank) and located 4 feet from Douglas Street and 8 feet from the highway. This would place it in the present footpath, or if road widening has been conducted (as suspected from air photos), then near the channelling. The tank and bowser were removed as access to the site was restricted by their presence. The records did not indicate the presence of a leak.

GCCC also reviewed a 1955 air photo which indicated the same detail as the August 1963 photo.

I hope this information meets your requirements.

Regards

Sch4 Contrary to Public Interest

MINING & GEOMECHANICS • MARINE & TERRESTRIAL ENVIRONMENTAL SERVICES
ENVIRONMENTAL ENGINEERING • WATER & WASTE MANAGEMENT

IN AUSTRALIA:
DAMES & MOORE • FAWCETT DAMES & MOORE • LEPROVOST DAMES & MOORE
ALSO OFFICES IN PRINCIPAL CITIES THROUGHOUT THE WORLD

DAMES & MOORE PTY LTD, A.C.N. 003 293 696



DAMES & MOORE Brisbane Office

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IN AUSTRALIA TELEPHONE: 07-832 3222 FACSIMILE: 07-832 1687
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Facsimile Transmission Sheet

HAZARDOUS WASTES AND
CONTAMINATED SITES SECTION

31 MAR 1995

Sch4 Contrary to Public Interest

To: QDEH Fax No: 2278341
Attention: Ms Toni Groves Job No: 30239-001
From: Stephen Rogers Date: 31 March 1995

Including this cover sheet 2 page(s)

ENGINEERING EXCELLENCE - ENVIRONMENTAL RESPONSIBILITY

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Subject: Additional Information - Former Service Station, Kirra
Your Ref: 901426

Dear Toni,

Please find the additional information that you requested for the above site listed below.

- 1) Sample Receipt Advice attached.
- 2) Based on an aerial photo obtained from Sunmap (Kirra-Jumpinpin, Q1450-5133, Run 1, 1/8/63) on 30 March 1995, the site appears to have been used for residential and commercial purposes prior to its use as a service station. The photo indicated a large building located on the Douglas Street boundary and fronting Musgrave Street, possibly a corner store. Adjacent to the site to the east on Musgrave Street, two residential dwellings, closely spaced were located. To the south, on Douglas Street, off the property, two small residences were located. A service station was located at the current location of the Caltex service station on the corner of Haig and Musgrave Streets and another small service station was located at the corner of Lord and Musgrave Streets.
- 3) Prior to the field work commencing, Caltex and GCCC were approached to obtain a plan of the site. Mr Des Lawson of Caltex and Mr Len Undy of GCCC were unable to find a drawing of the site in archives. However during the assessment, the plan drawn from aerial photos (Figure 2) was shown to the previous operator, who modified the drawing to the correct layout.

I hope this information meets your requirements.

Regards

Sch4 Contrary to Public Interest

4/4/95 Requested S. Rogers to get history from GCCC inc. past FIC licences (corner store).

MINING & GEOMECHANICS • MARINE & TERRESTRIAL ENVIRONMENTAL SERVICES
ENVIRONMENTAL ENGINEERING • WATER & WASTE MANAGEMENT

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ALSO OFFICES IN PRINCIPAL CITIES THROUGHOUT THE WORLD

DAMES & MOORE PTY LTD, A.C.N. 003 293 696

31/03/95 11:59 DAMES & MOORE BRISBANE. → 227-8341



DAMES & MOORE Brisbane Office

135 WICKHAM TERRACE, SPRING HILL, BRISBANE, QUEENSLAND 4004
IN AUSTRALIA TELEPHONE: 07-832 3222 FACSIMILE: 07-832 1687
INTERNATIONAL TELEPHONE: 61-7-832 3222 FACSIMILE: 61-7-832-1687

Facsimile Transmission Sheet

HAZARDOUS WASTES AND
CONTAMINATED SITES SECTION

31 MAR 1995

Sch4 Contrary to Public Interest

To: QDEH
Attention: Ms Toni Groves
From: Stephen Rogers

Fax No: 2278341
Job No: 30239-001
Date: 31 March 1995

Including this cover sheet 2 page(s)

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(corner store).

MINING & GEOMECHANICS • MARINE & TERRESTRIAL ENVIRONMENTAL SERVICES
ENVIRONMENTAL ENGINEERING • WATER & WASTE MANAGEMENT

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DAMES & MOORE PTY LTD, A.C.N. 005 295 696

31/03/95 11:24
FROM AUS LAB SERVICES

07 3525109

S.15.19 1 16:07

P. 2



SAMPLE RECEIPT ADVICE

COMPANY: DAMES + MOORE
ATTENTION: MR S ROGERS.
DATE: 31 / 3 / 95.

On 27/11/95. we have received samples under your Reference Number 30239-001
and wish to advise that:

- ☒ All samples and paperwork were received in good order.
- ☐ Paperwork not received yet. Please advise us of your requirements.
- ☐ Paperwork not complete or ambiguous. Please contact us to provide further details.
- ☐ Samples were damaged or holding times exceeded during transit. Please contact us.
- ☐ Samples received do not match samples detailed on your submission sheet. See below for details.
- ☒ Samples chilled when received.
- ☐ Samples at ambient temperature when received.
- ☒ Samples received in appropriately pretreated and preserved containers.
- ☐ Sample containers do not comply to pretreatment/preservation standards (AS, APHA, USEPA).
- ☒ Please direct any turnaround/technical queries to Brian WILLIAMS.
- ☒ Any queries relating to sample condition/numbering/breakages should be directed to JOJOE WEAVER.

For future reference our batch number for this work is EN 11626.
It is anticipated that your results will be available on 3 / 2 / 95.

COMMENTS:

ENFM (66/1)

AUSTRALIAN LABORATORY SERVICES P/L

BRISBANE
Phone: (07) 352 5577

SYDNEY
Phone: (02) 899 5722

MELBOURNE
Phone: (03) 853 5299

PERTH
Phone: (09) 249 2988

THE FOLLOWING FILE(S) ERASED.....

FILE	FILE TYPE	OPTION	TEL NO.	PAGE	RESULT
045	MEMORY TX	CONTAMINATED LAND	08321687	01/01	OK

ERRORS

1) HANG UP OR LINE FAIL 2) BUSY 3) NO ANSWER 4) NO FACSIMILE CONNECTION

DEPARTMENT OF ENVIRONMENT AND HERITAGE
WASTE MANAGEMENT BRANCH

Sender: Toni Groves
Facsimile no: (07)227 8341
Telephone no: (07)227 8580
Address: 12th floor, 160 Ann Street, Brisbane, Queensland
Postal Address: PO Box 155
BRISBANE ALBERT STREET QLD 4002

Receiver: Stephen Rogers
Facsimile no: 832 1687
Business/Section: Damico + moore

DEPARTMENT OF ENVIRONMENT AND HERITAGE
WASTE MANAGEMENT BRANCH

Sender: Toni Groves
Facsimile no: (07)227 8341
Telephone no: (07)227 8580
Address: 12th floor, 160 Ann Street, Brisbane, Queensland
Postal Address: PO Box 155
BRISBANE ALBERT STREET QLD 4002

Receiver: *Stephen Rogers*
Facsimile no: *832 1687*
Business/Section: *Damico + moore*
Date: *29.3.95.*
Number of pages: *1*

RE: *Service Station at Cnr Douglass + Musgrave Streets, Kirra (Lot 1 RP119803)*

Please provide

- 1) Sample Receipt Advice from lab*
- 2) history of land uses prior to service station*
- 3) Golden Fleece / Caltex site plan*

Regards

Sch4 Contrary to Public Interest

Memorandum

To

File reference

From

Subject 901426 - Review Stage I Report (2/95)

Date 28.3.95.

Notes

0.12 ha

servo - 1963-82 (vacant since)

Golden Fleece

2 USTs, 2 lube bays with in ground hoists, separator, 2 bowlers

building demolished 1984

previous land used (?)

concrete driveway from musgrave to Douglas Sts, rest of site unsealed

aerial photo between 1973+82 - appeared decommissioned since driveway

+ forecourt removed (building remained)

- earthworks at front of "

- road base (0-0.5m) then sand

- expect glw ~ 4-6m

- no staining evident, no obvious signs of rubbish disposal

* lube wastes to separator via above or pipework.

* store contained 2x200L drums oil
+ 1x200L drum kero.25/1/95 - test pits at 12 loc^{ns}9m²

- located hoists areas since different backfill

lab received 27/1/95

∴ excav. pits to 2m across lube bays ⇒ KIR 1 = floor of pit
2 = walls of pit

- found separator since floor + lower parts of walls intact

∴ lifted + KIR 3 (from under)

- found depressions in forecourt ∴ assumed bowser loc^{ns}∴ trench between each locⁿ ⇒ KIR 4 = floor of trench
5 = base of sidewalls.

- excav. tank pit to 2.5m ⇒ piled soil from N end on S end (lack of space)

then ~~red~~ sampled, backfilled + reversed

⇒ exposed edges of pit ⇒ KIR 7, 9, 10, 12

⇒ dug 2 trenches along base of pit ⇒ KIR 8 + 11

conc.

* anchors + pipework had been backfilled ∴ difficult to access pit base

- no odour detected or staining evident during excav.

- metals analysed at KIR 1, 5, 6, 10 ⇒ < EIT (v. low).

- all TPH + BTEX < LOR (all PIDs = background).

lab reports - v - Tables ⇒ OK where is Sample Receipt Advice? (7)

Source of backfill when tanks removed (?) ← metals + TPH < EIT.

Queensland Department of Environment and Heritage



DAMES & MOORE

135 WICKHAM TERRACE, BRISBANE, QUEENSLAND 4000
P.O. BOX 251, SPRING HILL, QUEENSLAND 4004
TELEPHONE: 07-832 3222 FACSIMILE: 07-832 1687

~~CONFIDENTIAL~~
901426

Ref: BBN-30239\001\366.L2

7 February 1995

The Director-General
Waste Management Branch
Contaminated Land Unit
Department of Environment and Heritage
PO Box 155
ALBERT STREET BRISBANE QLD 4002



Attention: Mr David Miles

95/02254

Dear Sir

**STAGE I SITE INVESTIGATION
FORMER SERVICE STATION
CNR DOUGLAS AND MUSGRAVE STREETS, KIRRA**

Please find enclosed a copy of our report for the property located at Musgrave Street, Kirra.

The work was carried out in accordance with standard practices developed by Dames & Moore. For this site, the *Draft Guidelines for Assessment of Contaminated Land in Queensland* (CHEM Unit, March 1991) and the *Guidelines for the Assessment of Contaminated Land in Queensland* (CHEM Unit, January 1992) were used to assist the development of protocols for the assessment and the establishment of acceptance criteria.

The property being investigated contained a service station for approximately 19 years before it was decommissioned in 1982. Soil samples have been collected from areas where contamination would be expected. The analytical results have indicated that all samples contained analyte concentrations below the Queensland Government guidelines. It is considered that no further investigation of this site is required.

Phar Investments Pty Ltd have requested that this report be submitted to the Contaminated Land Unit for its review and issuance of a Site Contamination Report identifying the site as "Former". Should you require any clarification, please do not hesitate to contact Stephen Rogers of this office.

Yours faithfully
DAMES & MOORE



Sch4 Contrary to Public Interest

Sch4 Contrary to Public Interest

A N LEE
Consultant-in-Charge - Water & Waste Management

Ref: BBN-30239\001\366.L2

OFFICES IN PRINCIPAL CITIES THROUGHOUT THE WORLD
DAMES & MOORE PROPRIETARY LIMITED, A.C.N. 003 293 696

DAMES & MOORE



DAMES & MOORE

135 WICKHAM TERRACE, BRISBANE, QUEENSLAND 4000
P.O. BOX 251, SPRING HILL, QUEENSLAND 4004
TELEPHONE: 07-832 3222 FACSIMILE: 07-832 1667

Department of Environment
and Heritage

10 FEB 1995

QUEENSLAND

TRANSMITTAL FORM

TO:

QDEH

DATE:

7 February 1995

ADDRESS:

PO Box 155

JOB NO:

30239-001-366

Allert Street Brisbane Qld 4002

FOR THE ATTENTION OF:

Mr David Miles

PROJECT:

Stage I Investigation, Kina

**CONTAMINATED
LAND SECTION**

10 FEB 1995

Sch4 Contrary to Public Interest

We advise having forwarded the following material:

Description	Drawing No. or Specification No.	No. of Copies
Stage I Site Investigation, Former Service Station on Douglas & Musgrave Streets, Kina.	30239-001-366.R1	1
Letter.	30239-001-366.L2	1
Cheque.	058202.	1

The material has been forwarded:

by courier

☐

by ordinary mail

☒

by our messenger

☐

by your messenger

☐

by other:

The material is being forwarded for the following reasons:

For your records.

for DAMES & MOORE

75468

Sch4 Contrary to Public Interest