Memorandum

eold (ous) (1)

EMR Site ID: 40286

To File

File Reference 900965

From Louise Gilshenan

Subject Objection to listing land on EMR

6 Avalon Parade, Miami

Date 19/10/02

Notes

site = Lot 634 RP 41587 area = 814 m²

owner = Gianna (Aust) Pty Ltd

✓ Checked Query dBase 20/11/02

Schedule 4 - signature

Mar 99 Preliminary Site Investigation report prepared by Environautics - Richart Birt (suitably qual'd) & Mark Dekker.

* Richart Birt hasn't signed report. Mark has.

History: bushland → 1969

1969-1980 owned by Mr Dippelsman used for warehouse & factory.

current buildings present since 1979.

1980 → ? auto wreck

* Tank installed after 1980

Site: entirely covered building & concrete.

- no indication of spills.

Geology/hydrogeology: at tank location 1.2m gravel drainage layer, sand then clay

- no groundwater encountered to depth of excavation (& had rained recent to investigation).

L634/RP41587 - E.D. - 40286 deleted 23/10/02.

Sampling.

1 × UST @ 1500L

Schedule 4 - signature

- samples taken from excavation immediately after tank removed.

- pit = 2m × 1.2m × 1.2m.

- 4 samples taken - one from each wall (Depth = 1 - 1.2m)

* base of pit not sampled.

- all analysed for TPH, BTEX & Pb.

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Memorandum

(2)

To _____ File Reference 900965

From _____

Subject _____ Date _____

Notes

Results - all < LOR with exception of one Pb @ 6 mg/kg.

Report Recommendation = removal from GNR

QA/QC - Chain of Custody & S.R.A. received & OK.
Results transcribed correctly.

Queries:

- use of site since 1999?
- F+C licence details from GCCC - check only record of one tank.
- tank was removed - only indicated one

~~No contact phone no. for owners.~~

Melissa Morris GCCC will call back 16.10.02 after checking Council F+C files.

↳ site currently used for a motor vehicle workshop. Council have no F+C records for the site. Council officer will be doing inspection - prob. today. Melissa will send me an e-mail with any further details, - see attached.

Spoke to Kim Barry 17/10/02

concerns:

- no sample taken from beneath tank
- no info re location of bowser/lines
- insufficient information to demonstrate that no contam. remains on site. Lot will require listing on GNR until sufficient info provided in accordance with EP Act / Guidelines to demonstrate land is suitable for any use.

Discussed with Greg O'Brien. Greg believes that is very low risk & land will not require listing on GNR.

Schedule 4 - signature 23/10/02

File Note

Schedule 4 - signature 17/10/02

Small tank 1500L removed & no evidence of TPH contam. Not a service SO / no other tanks. Report not to full

Schedule 4 - signature

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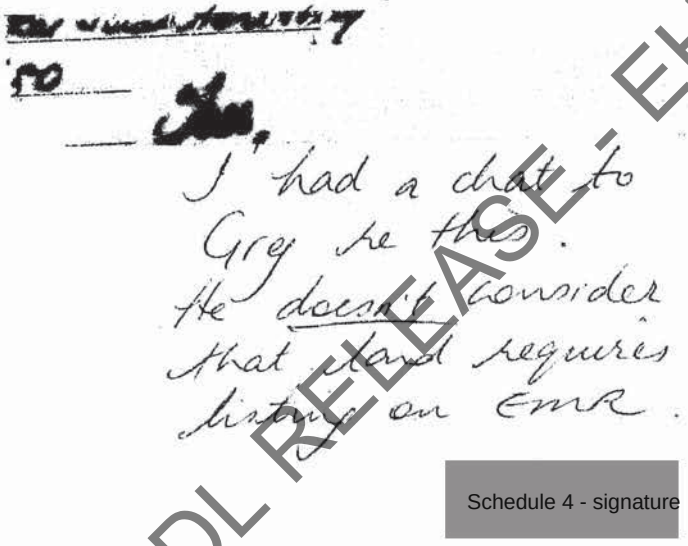

Schedule 4 - signature

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Louise Gilshenan

From: MORRIS Malissa [MMORRIS@goldcoast.qld.gov.au]
Sent: Wednesday, 16 October 2002 5:02 PM
To: louise.gilshenan@epa.qld.gov.au
Subject: Information on Lot 634 RP 41587 4 Avalon Pde

Louise,

In reference to your request for information on Lot 634 RP 41587 4 Avalon Pde Miami, I have checked Council Records, which seem to indicate that there is a Motor Vehicle Workshop currently operating which extends across both Lot 633 and Lot 634 on RP 41587. There is no record that there is or ever has been any fuel storage on the site. Council records also confirm that there is no record that there is or ever has been a Flammable and Combustible Liquids Licence held on this site.

A site investigation by Environmental Health Officer Chris Macmillan on the 16th October, 2002 confirmed that there is no evidence of fuel storage on the site. However, she was speaking to the people who currently run the Motor Vehicle Workshop and they said that they had heard that was a tank on the site and they showed her where the underground tank was, however this has now been covered by new concrete and there is no evidence that there was an underground tank ever there.

Should you require any more information please email or call me.

thanks,
Malissa Morris
Gold Coast City Council
Health Services
Ph 07 5581 6140 Fax 07 5581 6219

****
This e-mail and its contents is confidential to Gold Coast City Council
and un-authorised use is strictly prohibited.
****

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Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

288 Edward Street • Brisbane, Queensland • GPO Box 2771 • QLD 4001 •AUSTRALIA
Telephone (07) 3225 1827 • Facsimile (07) 3247 3278 • www.env.qld.gov.au/environment/business/contaminated

16 September 2002

THIS Site has been cleansed and decontaminated. Please see report. Also please confirm finding

Site ID: 40286
File Number:
Enquiries to: Contaminated Land Unit
Telephone: (07) 322 58487

GIANNA (AUST) PTY LTD AS TTE
PO BOX 1389
BROADBEACH
QLD 4218

NOTICE OF CONSIDERATION OF LISTING LAND ON THE ENVIRONMENTAL MANAGEMENT REGISTER

In accordance with section 373 of the *Environmental Protection Act 1994 (EP Act)* notice is given that the parcel of land described below is being considered for inclusion on the Environmental Management Register (EMR).

Regards
GIANNA

Lot: 634 Plan: RP41587
GOLD COAST CITY COUNCIL

4 AVALON PARADE
MIAMI 4220

The Environmental Protection Agency (EPA) has been notified that the parcel of land has been used for the following notifiable activities or affected by the following hazardous contaminants pursuant to section 373 of the *EP Act*. Notifiable activities are mainly industrial/commercial activities that have been known to cause contamination of land and refer to both past and current activities.

SERVICE STATIONS - operating a commercial service station.

You may make a submission relating to this notice about whether or not the land has been, or is being used, for a notifiable activity or is contaminated land. Submissions must be accompanied by a statutory declaration by the owner, declaring that the owner:

(i) has not knowingly included any false or misleading information in the submission; and
(ii) has given all relevant information to the administering authority.

Submissions should be lodged with the EPA within 30 days after receipt of this notice. Your submission must be received no later than Monday, 21 October 2002.

After this date, if no submission has been received from the owner, the land will be entered on the EMR, in accordance with section 374 of the *EP Act*. The enclosed leaflet explains the EMR and how potentially contaminated land in Queensland is managed.

RECEIVED 23 SEP 2002 SOUTHERN REGION

Please note that the listing of a site on the EMR does not mean that the EPA requires that the land be investigated and remediated, or that it is unsuitable for its current use, nor does it imply that you are in breach of any conditions set out in any existing Environmental Authority issued for this site. In the event that the site is redeveloped, the EPA may require that remediation of any contamination be conducted to

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REPORT ON

PRELIMINARY SITE INVESTIGATION
LOT 634, RP 41587
AVALON PARADE
MIAMI QLD 4220

PREPARED FOR

CONSTANTINE DEVELOPMENT PTY LTD
PO BOX 1315
SOUTHPORT QLD 4217

PREPARED BY

RICHARD BIRT
PRINCIPAL ENGINEER
ENVIRONAUTICS PTY LTD

And

MARK DEKKER
ENVIRONMENTAL SCIENTIST
ENVIRONAUTICS PTY LTD

MARCH 1999
PROJECT No. 50750
OUR REF: 50750-1.REP

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PRELIMINARY SITE INVESTIGATION
LOT 634, RP 41587
AVALON PARADE
MIAMI QLD 4220

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II Laboratory Results
III Photographic Illustrations
IV Past Aerial Photography
V Registered Plan
VI Form 1 (property transfer form)

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REPORT ON PRELIMINARY SITE INVESTIGATION
LOT 634, RP 41587
AVALON PARADE
MIAMI QLD 4220

1.0 INTRODUCTION

Environautics Pty Ltd has been commissioned by Constantine Developments Pty Ltd to undertake a Preliminary Site Investigation at 6 Avalon Parade, Miami.

The property has recently been purchased by Constantine Developments Pty Ltd. The property was listed on the Environmental Management Register (EMR) as a result of a Council inspection of the site. During the inspection a concrete pad (see Attachment III) adjacent to one of the factories on the site was noted by the council inspector to possibly be associated with an underground fuel tank.

The purpose of this report is to facilitate the removal of the site from the Environmental Management Register (EMR).

This report shall show that an underground fuel tank (approximately 1500L) was present. That the tank was removed from the site and samples were taken from each of the walls once the tank had been removed. The samples taken were tested for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl-Benzene and Xylene (BTEX) and Lead.

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2.0 SITE INFORMATION

2.1 Site Location and Description

The subject site is located at 6 Avalon Parade, Miami QLD 4220, in an industrial area. The owner of the site is Constantine Developments Pty Ltd. Currently the site contains vacant factories/warehouses.

The site is registered as:

Lot 634 on RP 41587
Parish Gilston
County Ward

The local government authority is the Gold Coast City Council. The site is situated in an industrial area. The land is zoned light industrial. To the south, west and north of the site are similarly styled small factories warehouses and workshops. To the east is Avalon Parade and beyond that is a landscaping supply company.

2.2 Site History

The site existed as natural bushland until approximately 1969 when purchased by a Mr V.J. Dippelsman. Mr Dippelsman had purchased the former Southport railway station structure and placed it on the site to be used as a warehouse and factory. In approximately 1979 the old structure was removed and replaced by the factories present on the site today. Mr Dippelsman who was the site owner until 1980 installed no underground fuel tank on the site. Since 1980 the site had been used as both an auto wrecker and bus-servicing center and it is considered that during this period an underground fuel tank was installed on the site. The factories are currently vacant as the new owner (Constantine Developments Pty Ltd) is undertaking renovations prior to leasing out the factories.

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2.3 Site Inspection

A site inspection was conducted by Mr Mark Dekker of Environautics Pty Ltd on the 24th of February 1999. The site was completely developed. The site consists of a single structure separated into three individual factories. The factories are positioned on the site boundary (and share a wall) on the southern and western side. The remainder of the site is a bitumen parking area/driveway. On the northern side of the western most factory was a concrete pad approximately 300mm thick with several pipes protruding from it. The concrete pad had dimensions of 2.2m *x* 1.5m.

A drain leading to stormwater was situated adjacent to the wall on the western boundary. There was no staining of the bitumen surface outside the factories and the factory floors did not show staining likely to be associated with a fuel or oil spill.

2.4 Geology and Hydro-geological

As the extent of excavation required to remove the underground fuel tank was minimal only a limited indication of the site geology was obtained. The excavation down to a depth of 1.2m revealed a top drainage layer of gravel followed by sand and finally clay.

As the entire site was covered in either bitumen or concrete with no significant staining evident, it was considered unnecessary to further excavate the site.

Due to recent heavy rains the soil was very moist no water table was evident at the depth of excavation.

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3.0 SAMPLING

The site, subject to this investigation, contained an underground fuel storage tank with a capacity of approximately 1500L. Sampling therefore focussed on the area from where the tank was removed. As soon as the tank was lifted from the ground several samples were taken along the walls of the excavated pit. The excavated pit was estimated to have dimensions of 2m *x* 1.2m *x* 1.2m. A sampling depth of 1 to 1.2m was chosen because should the tank have leaked fuel it would be evident in samples taken from this area.

Four samples were taken one from each of the walls of the excavation pit. Depth of sampling was dependent on the depth of the bottom of the excavation as samples were taken from the bottom of each of the walls.

Samples were obtained using a stainless steel sampling trowel. The samples were then placed into acid washed, solvent rinsed glass jars and transported chilled, to a NATA registered laboratory. The following analyses were undertaken:

- TPH;
- BTEX; and
- Lead.

The sampling program aimed to identify the presence of contaminants that were possibly associated with the presence of an underground fuel tank. It was not clear what fuel was stored in the tank therefore lead was included for analysis.

4.0 CHEMICAL ANALYSES

The chemical analyses listed above were carried out at Australian Government Analytical Laboratories, a NATA registered laboratory.

Methods used are detailed in Attachment II containing the analytical results.

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5.0 QUALITY ASSURANCE

5.1 Sampling

Sampling was undertaken in accordance to the sampling requirements as stated in the "Australian and New Zealand Guidelines for the Assessment ant Management of Contaminated Sites- January 1992"

Samples were obtained by using a stainless sampling trowel to obtain samples from the walls of the excavation.

The trowel was cleaned with a solution containing Liqui-Nox® prior to the sampling at each sampling point.

The number of samples taken is considered sufficient to establish a representative profile of soil characteristics of the subject site.

5.2 Storage And Transport

Samples were placed in acid washed solvent rinsed glass jars. The jars were then labelled, dated, placed into an ice box and chilled with freezer bricks.

The samples, once collected were transported immediately to a NATA registered laboratory by an Environautics employee.

5.3 Documentation

Samples were accompanied at all times by Chain of Custody documents.

The Chain of Custody documentation clearly detailed:

- the origin of sample;
- the name of the sampler;
- the date of sampling;
- the sample identification;
- the number of samples;
- the person responsible for transport;
- the preservation method; and
- the analyses required.

A sample receipt notification was obtained from the NATA registered laboratory stating that the samples were received in a satisfactory condition.

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6.0 RESULTS

Listed below are the results of chemical analyses conducted on soil samples taken from 6 Avalon Parade, Miami.

TABLE 1: Summary of TPH, BTEX and Lead Concentrations

Sample	Depth (m)	Benzene	Toluene	Ethyl Benzene	Xylene	Total Petroleum Hydrocarbon				Lead
						C_6-C_9	C_{10}-C_{14}	C_{15}-C_{28}	C_{29}-C_{36}	
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Reporting		0.5	0.5	0.5	1.0	25	50	100	100	5
AP-a		<0.5	<0.5	<0.5	<1.0	<25	<50	<100	<100	<5.0
AP-b		<0.5	<0.5	<0.5	<1.0	<25	<50	<100	<100	<5.0
AP-c		<0.5	<0.5	<0.5	<1.0	<25	<50	<100	<100	6
AP-d		<0.5	<0.5	<0.5	<1.0	<25	<50	<100	<100	<0.5
DEH Environmental Investigation Threshold Limits		1	ns	ns	ns	ns	ns	ns	ns	300

ns = None Stated

Samples exceeding DEH Environmental Investigation Threshold Limits are shaded.

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7.0 CONCLUSION AND RECOMMENDATIONS

The results of the samples collected indicate no evident contamination above the Threshold Levels for Environmental Investigation reported in the Department of Environment *Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland May 1998..*

It is therefore recommended that this report be submitted to the Environmental Protection Agency, Contaminated Sites Section for consideration with respect to the removal of Lot 634 on RP 41587 from the Environmental Management Register.

Prepared By

Schedule 4 - signature

Mark Dekker
Environmental Scientist

Reviewed By

Richard Birt
Principal Engineer

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LIMITATIONS OF REPORTING

This report has been prepared for Constantine Developments Pty Ltd in accordance with generally accepted engineering theory and practice. Warranties for the recommendations or professional advice outlined in this report were not expressed, implied or considered by the Client.

This report shall, therefore be used for the purpose of the clients "Due Diligence" requirements and shall not be used for purposes of other parties or for other uses.

It should be noted that any amendments made to this report should be made in consultation with Environautics.

The contents of this report were based on Environautics' best knowledge at the time of preparation, of subsurface conditions, including contamination levels may have changed from that time.

Representation of the full extent of contamination is limited to the measurements and values obtained from sampling and testing during the investigation stage, and therefore values exceeding these limits are possible.

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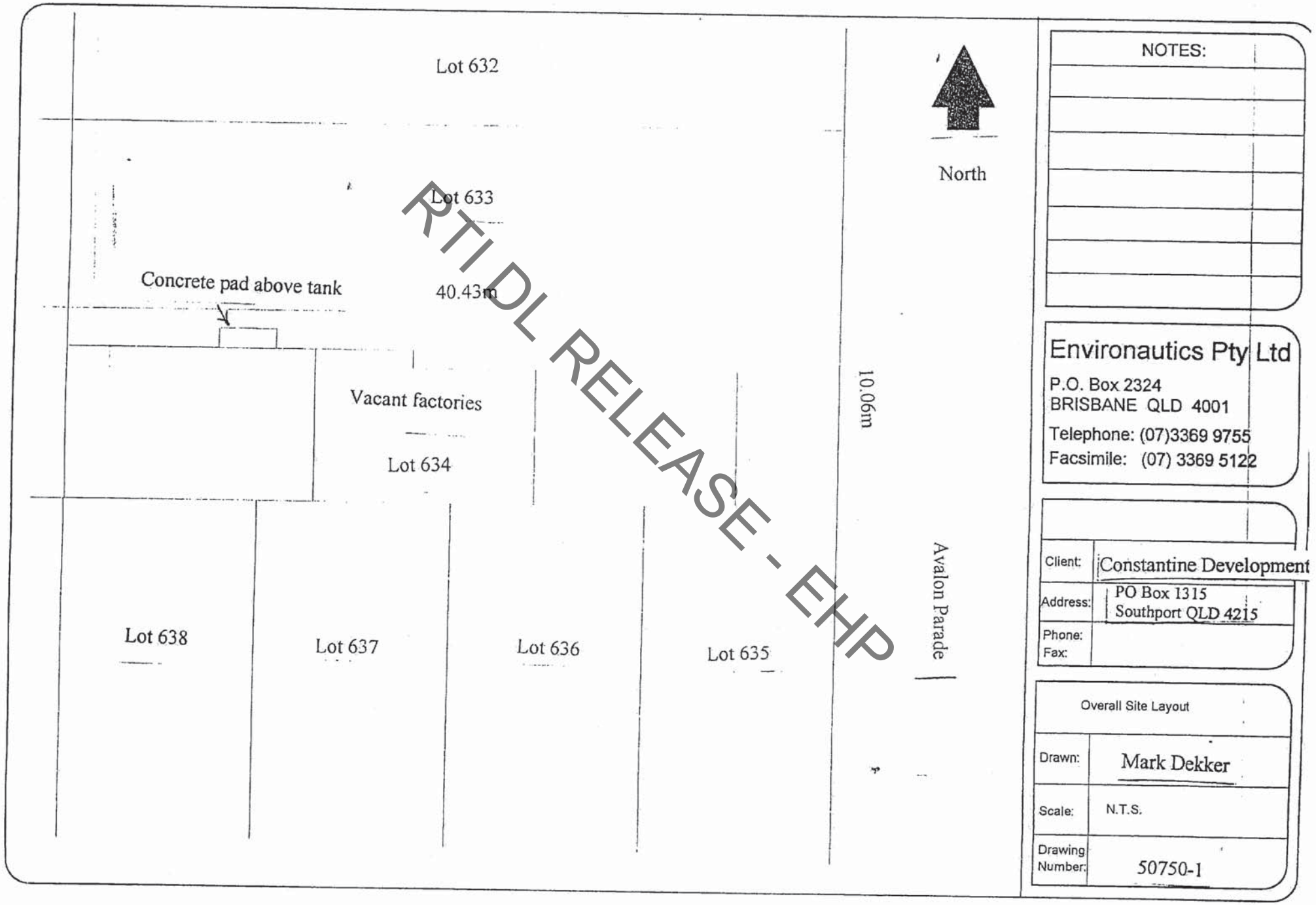
ATTACHMENT 1

SITE LAYOUT/ SAMPLE LOCATIONS

RTI DL RELEASE - EHP

RTI 15-041

DL Documents



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NOTES:

Environautics Pty Ltd
P.O. Box 2324
BRISBANE QLD 4001
Telephone: (07)3369 9755
Facsimile: (07) 3369 5122

Client:	Constantine Development
Address:	PO Box 1315 Southport QLD 4215
Phone: Fax:	

Overall Site Layout

Drawn:	Mark Dekker
Scale:	N.T.S.
Drawing Number:	50750-1

RTI 15-041

DL Documents

RTI DL RELEASE - EHP

NOTES:

Environautics Pty Ltd
P.O. Box 2324
BRISBANE QLD 4001
Telephone: (07)3369 9755
Facsimile: (07) 3369 5122

Client:	Constantine Developments
Address:	PO Box 1315 Southport QLD 4215
Phone: Fax:	

Sampling Plan

Drawn:	Mark Dekker
Scale:	N.T.S.
Drawing Number:	

ATTACHMENT II

LABORATORY RESULTS

RTI DL RELEASE - EHP

AGAL

REPORT OF ANALYSIS

Report No. RN087782

Client	: ENVIRONAUTICS P/L GPO BOX 2324 BRISBANE QLD 4001	Job No.	: ENVI06/990225
		Quote No.	: QT-00599
		Order No.	: 50750
		Date Sampled	: 25-FEB-1999
		Date Received	: 25-FEB-1999
Attention	: Mark Dekker	Sampled By	: CLIENT
Project Name	:		
Your Client Services Manager	: Andrew Bradbury	Phone	: 07 3214 2161

Lab Reg No.	Sample Ref	Sample Description
Q99/000550	AP-A	Soil Miami
Q99/000551	AP-B	Soil Miami
Q99/000552	AP-C	Soil Miami
Q99/000553	AP-D	Soil Miami

Lab Reg No.		Q99/000550	Q99/000551	Q99/000552	Q99/000553	
Sample Reference	Units	AP-A	AP-B	AP-C	AP-D	Method
BTEX						
Benzene	mg/kg	<0.5	<0.5	<0.5	<0.5	QLM2_02
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5	QLM2_02
Ethyl Benzene	mg/kg	<0.5	<0.5	<0.5	<0.5	QLM2_02
Xylene	mg/kg	<1.0	<1.0	<1.0	<1.0	QLM2_02
Trace Elements						
Lead	mg/kg	<5.0	<5.0	6.0	<5.0	QLM4_01
Total Petroleum Hydrocarbons						
TPH C6-C9	mg/kg	<25	<25	<25	<25	QLM2_04
TPH C10-C14	mg/kg	<50	<50	<50	<50	QLM2_04
TPH C15-C28	mg/kg	<100	<100	<100	<100	QLM2_04
TPH C29-C36	mg/kg	<100	<100	<100	<100	QLM2_04
Moisture Content						
Moisture Content	%	15.2	26.6	18.9	13.1	QLM1_60

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Signed: Schedule 4 - signature

Samantha Nelis, Environmental - Qld

Date: 4-MAR-1999

All results are expressed on a dry weight basis.

This Laboratory is accredited by the National Association of Testing Authorities, Australia. (Registration No 19811).
The tests reported herein have been performed in accordance with its terms of accreditation.

AUSTRALIAN GOVERNMENT ANALYTICAL LABORATORIES
Cnr Wynnum & Creek Roads, Cannon Hill QLD 4170 PO Box 3312 Tingalpa DC QLD 4173
Tel: +61 7 3214 2161 Fax: +61 7 3214 2166

AGAL

REPORT OF ANALYSIS

Report No. RN087782

Sample/s analysed as received.
This Report shall not be reproduced except in full.

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AUSTRALIAN GOVERNMENT ANALYTICAL LABORATORIES
Cnr Wynnum & Creek Roads, Cannon Hill QLD 4170 PO Box 3312 Tingalpa DC QLD 4173

QUALITY ASSURANCE REPORT

AGAL

Client: ENVIRONAUTICS	Client Job No: 50750
Sample Matrix: SOIL	AGAL Job No: ENVI06/990225

Analyte	LOR	Blank	Sample Duplicates			Sample Spike
			Sample	Duplicate	RPD	Recovery
	mg/kg	mg/kg	mg/kg	mg/kg	%	%
TPH			Q99/000551			Q99/000553
TPH C6-C9	25	<25	<25	<25	0.0	102
TPH C10-C14	50	<50	<50	<50	0.0	111
TPH C15-C28	100	<100	<100	<100	0.0	83
TPH C29-C36	100	<100	<100	<100	0.0	83
BTEX						
Benzene	0.5	<0.5	<0.5	<0.5	0.0	96
Toluene	0.5	<0.5	<0.5	<0.5	0.0	99
Ethylbenzene	0.5	<0.5	<0.5	<0.5	0.0	107
Xylenes	1.0	<1.0	<1.0	<1.0	0.0	106
METALS						
Lead	5.0	<5.0	<5.0	<5.0	0.0	98

Results expressed in percentage (%) or mg/kg wherever appropriate on dry weight basis
Method used : AGAL Method QLM2.02, 2.04 and 4.01
This report shall not be reproduced except in full
Acceptable Spike recovery is 70-130% (For Metals, BTEX and TPH C6-C9)
Acceptable Spike recovery is 50-150% (For TPH C10-C36)
Acceptable RPDs is 50%.
RPD= Relative Percentage Difference

RTI DL RELEASE - EHP

Schedule 4 - signature

Signed:

Samantha Nelis
Senior Chemist

Date: 4-Mar-99

File: QA_TPH_MAR_99
Sheet: ENVI06-990225

AUSTRALIAN GOVERNMENT ANALYTICAL LABORATORIES
Cnr Wynnum & Creek Roads, Cannon Hill QLD 4170 PO Box 3312 Tingalpa DC QLD 4173

AGAL

SAMPLE RECEIPT NOTIFICATION

ATTENTION : Mark Dekker

COMPANY : Environautics

DATE : 25/02/99

CLIENT REFERENCE NUMBER : 50750

AGAL BATCH NUMBER : ENV106/990226

[✓] All samples were received in satisfactory condition.
[✓] Samples were received with completed paperwork.

It is anticipated that your results will be available by 4/3/99
If this is not acceptable please contact us immediately.

Please direct any enquiries to Andrew or ~~Ellie~~ Zoe.

COMMENTS :

RTI DL RELEASE - EHP

AUSTRALIAN GOVERNMENT ANALYTICAL LABORATORIES
Cnr Wynnum & Creek Roads, Cannon Hill QLD 4170 PO Box 3312 Tingalpa DC QLD 4173
Tel: +61 7 3214 2161 Fax: +61 7 3214 2166 www.agal.gov.au

25/02/'99 THU 14:01 FAX 61 7 3217 4738 AGAL BRISBANE →→→ Environ-Bris ☑001

Environautics PTY LTD
G.P.O. Box 2324, BRISBANE QLD 4001

CHAIN OF CUSTODY DATA SHEET

Note: USE ONE FORM FOR EACH SAMPLE, OR EACH GROUP OF SAMPLES FROM THE SAME SOURCE

Consigned to	AGAL Brisbane
Address	Cnr Wynnum & Creek Roads Cannon Hill QLD 4170
Sampling Location : 6 Avalon Parade Miami	Job Number : 50780 Date Sent: 25-2-99
Sample Description: Soil	No. of Samples 4
Date Collected 25-2-99	Number of Containers (include volume) 4 x 250ml
Name of Sampler Mark Dekker	Person/Organisation responsible for transport Mark Dekker
Preservation method: Chilled (ice)	5 day turn around

RTI DL RELEASE - EHP

FILL IN THIS TABLE EACH TIME CUSTODY OF THE SAMPLES CHANGES HANDS

Organisation	Name of Person	Received by: Time	Date	Signature	Relinquished by: Time	Date	Signature
Environautics	M Dekker				10:30	25-2-99	Schedule 4 - signature
		10:30	25/02/99	[signature]			

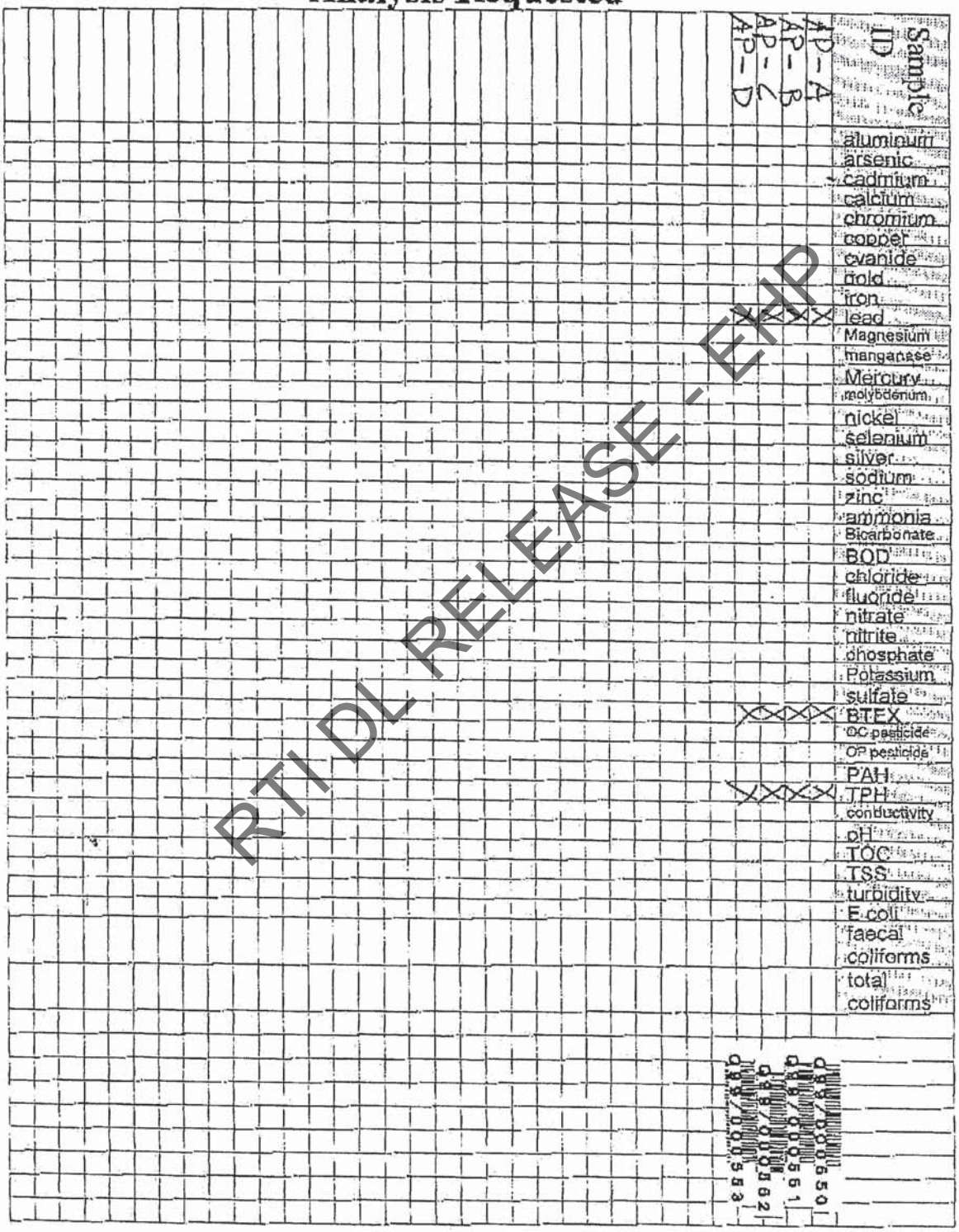
Please Fax a copy of this data sheet to

Environautics Pty Ltd – Attention: Mark ..... Fax Number: 55742855

Environautics PTY LTD

Page 2 of 2

Analysis Requested



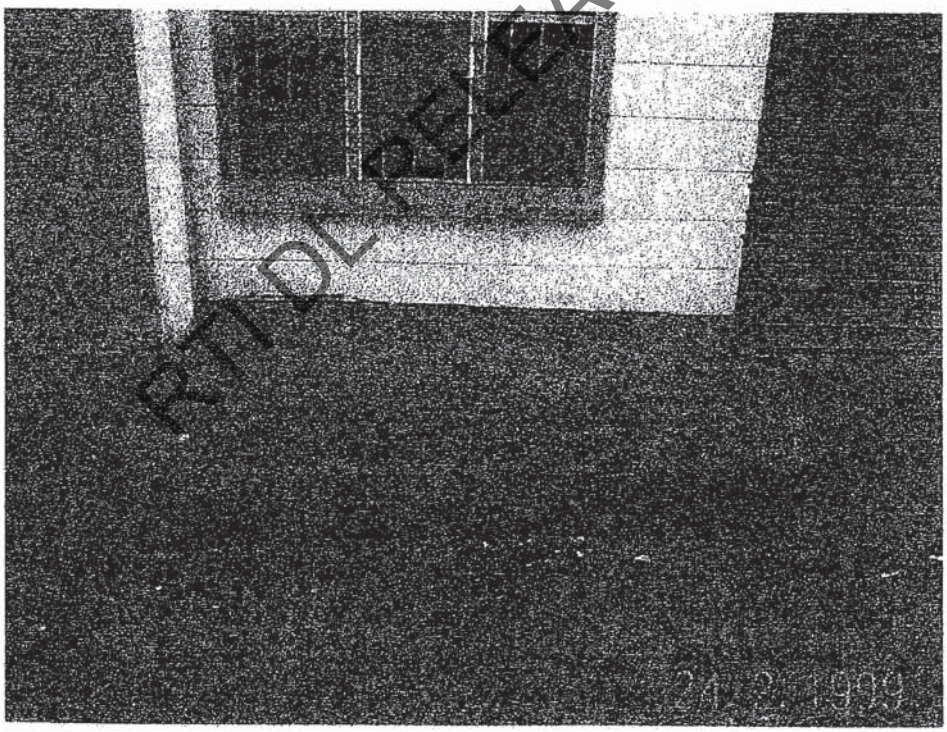
RTI DL RELEASE - EHP

ATTACHMENT III

PHOTOGRAPHIC ILLUSTRATIONS

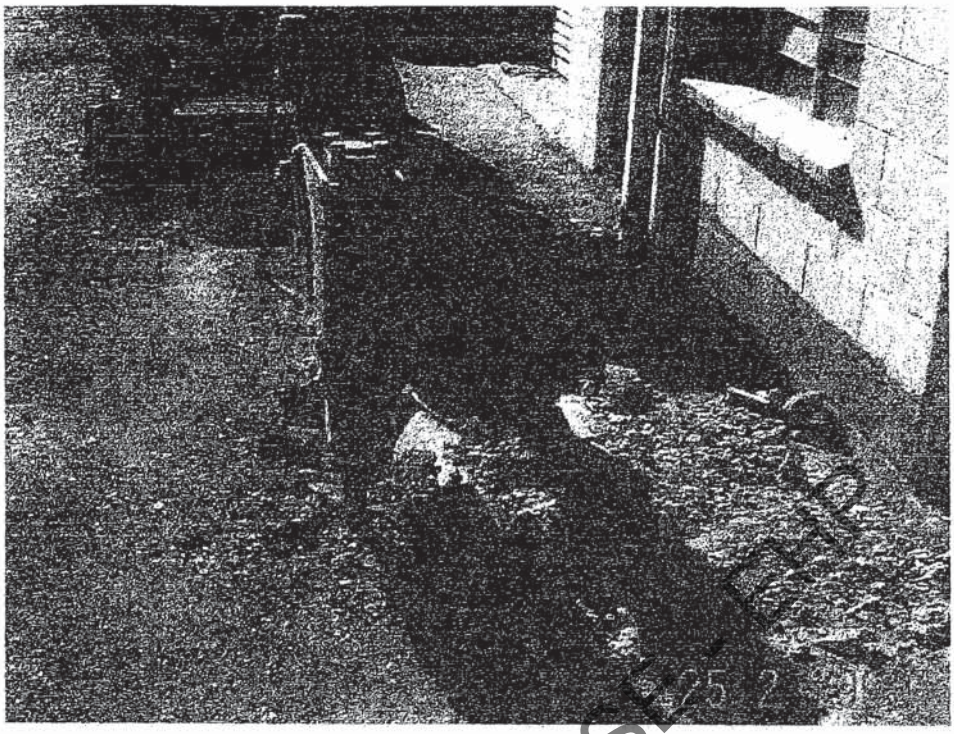
RTI DL RELEASE - EHP

PHOTOGRAPH 1: Looking at the concrete pad in a westerly direction

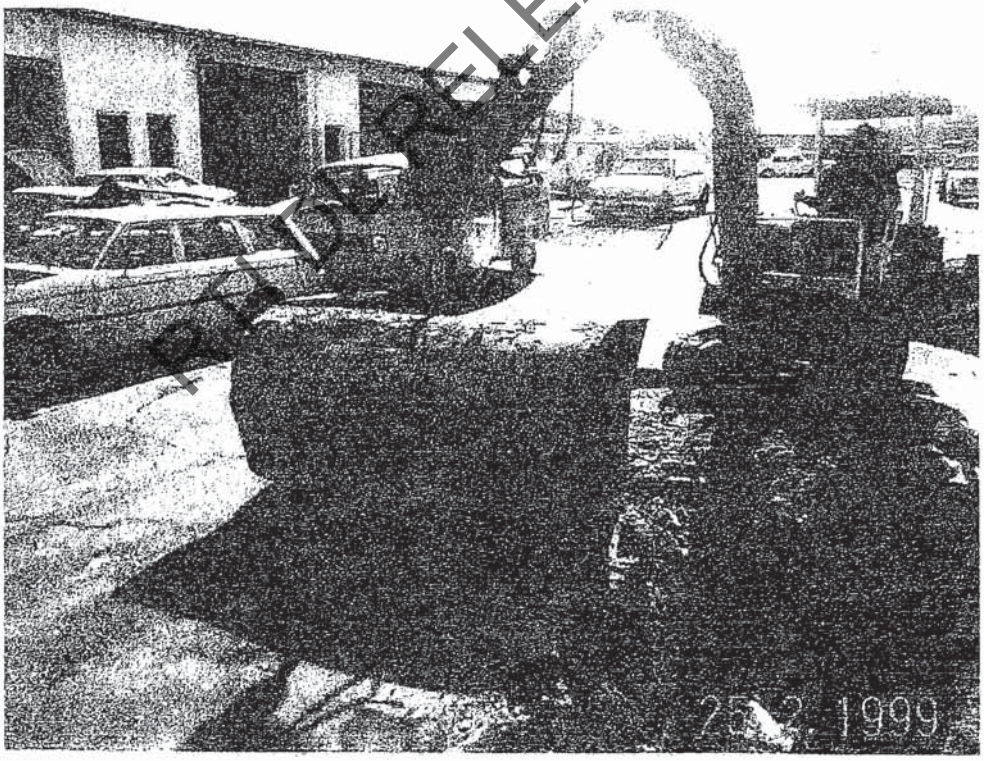


PHOTOGRAPH 2: Looking at the concrete pad in a southerly direction. Note that there is no visible staining on the bitumen

RTI DL RELEASE EHP



PHOTOGRAPH 3: Concrete pad removed excavating underground fuel tank



PHOTOGRAPH 4: Underground fuel tank removed also showing excavation pit.

ATTACHMENT IV

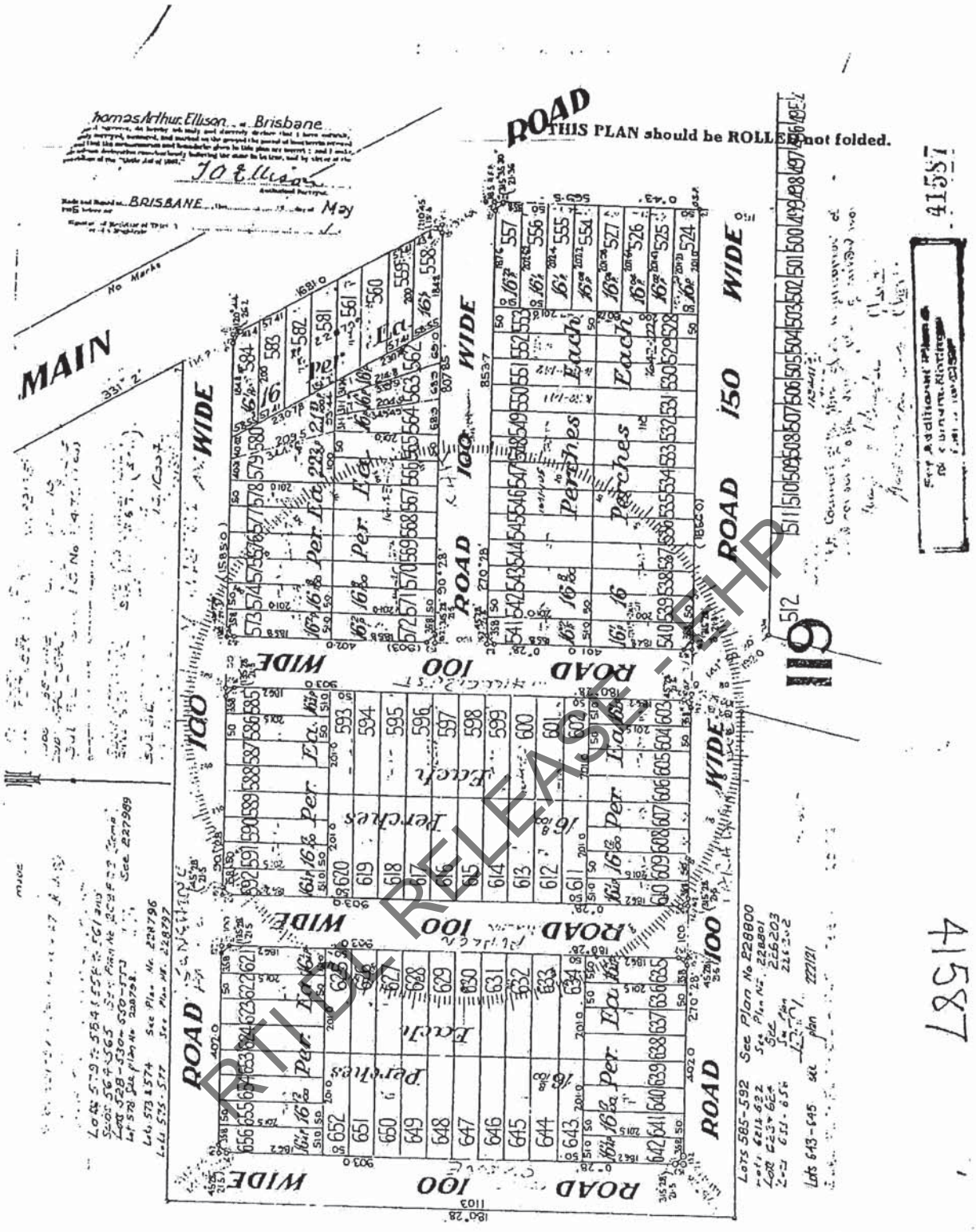
PAST AERIAL PHOTOGRAPHY

RTI DL RELEASE - EHP

MURWILLUMBAH/TWEED HEADS
9541/9641
RUN 3
46-66
:25 000 Approx.
15-6-89
4410m ASL
600m datum
Crown Copyright R
Not to be reproduced
permission of Surveyor
P O Box 40 Woolloo
Queensland
QR 4663
47

RTI

Aerial photography taken 12th April 1996



RTI DL RELEASE - DHP

SCALE 150 links to an inch.

As Proprietor of this land, I agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use

Signature of Proprietor

524 to 656

41587

SURVEY

OF SUBDIVISIONS 524 to 656

OF ALLOTMENT OR PORTION NO. 119

OF SECTION

COUNTY OF Ward

PARISH OF Gilston

CISP Cat. No. 41587

41587

41587

Gold Coast City Council

✓ Updated Query dl base 18/2/03 S.C.C.C.

Annemarie Dalton

✓ U site entered 10/9/02 Site ID 40286

From: MORRIS Malissa

Sent: Thursday, 12 September 2002 4:21 PM

To: annemarie.dalton@epa.qld.gov.au

Subject: Validation of Sites on EMR/CLR [redacted] s73(2) - irrelevant [redacted] schedule 4 - signature

Annemarie,

[redacted] ✓ Updated Query dl base for L634 24/10/02

A site investigation of **Lot 634 RP41587**, 4 Avalon Pde Miami by EHO Chris Macmillan has revealed that the property has been used as a Service Station and should be listed on the EMR. Council records indicate that **Lot 633 RP41587** has been used for a Service Station and is listed correctly. The Service Station is suitated across both sites.

[redacted] s73(2) - irrelevant

[redacted] s73(2) - irrelevant

Sorry about the delay in a response, all EHOs have been in a course most of the week. I haven't forgotten and will get back to you as soon as possible.

Should you need any further information please call me.

Property Address
4 Avalon Pde
MIAMI 4220

Owner
Gianna (AUST) PTY LTD AS TTE
PO BOX 1389 BROADBEACH Qld 4218

thanks,
Malissa Morris
Gold Coast City Council
Health Services
Ph: 07 55816140 Fax: 07 55816219

****
This e-mail and its contents is confidential to Gold Coast City Council
and un-authorised use is strictly prohibited.
****

RTI DL RELEASE - EHP

Current EHP 16/9/02

Tess FYI
Rec'd info back from council re sites.
Will I List Lot 634 Lot 633 on EMR.

Annemarie,
Please send 373(u) Notice for L634/RP41587 for N.A. 34 - Service Station.
[redacted] 13/9/02

Schedule 4 - signature

[redacted] s73(2) - irrelevant

[redacted] s73(2) - irrelevant

[redacted] s73(2) - irrelevant

AD Can you please advise!
13/9/02

Gold Coast

Annemarie Dalton

To: MMORRIS@goldcoast.qld.gov.au
Subject: VALIDATION OF SITES ON EMR/CLR - ATTENTION MALISSA

Gold Coast Numerous.doc

Dear Malissa

I am going through a process of validating sites for the Environmental Management Register (EMR). In order to clarify this matter and determine whether or not these sites below should be listed or removed off the EMR, we are seeking information from Council records with regard to the land use (past/present) and any notifiable activities, which may have occurred on sites.

Thanks for your assistance. If you have any queries, please do not hesitate to call me on 3227 7370.

Regards

✓ Updated Query
Albase
5/9/22

Annemarie Dalton

Contaminate Land Unit
Registry Officer
Phone: (07)3227 7370 Fax: (07)3247 3278
Email: Annemarie.Dalton@epa.qld.gov.au

RTI DL RELEASE - EHP

6 OLD COAST

Annemarie Dalton

To: kallen@goldcoast.qld.gov.au
Subject: Validation of sites on EMR/CLR

Importance: High

Dear Kelly

I am going through a process of validating sites for the Environmental Management Register (EMR). In order to clarify this matter and determine whether or not these sites below should be listed or removed off the EMR, we are seeking information from Council records with regard to the land use (past/present) and any notifiable activities, which may have occurred on sites.

If you have any queries, please do not hesitate to call me on 3227 7370.

Regards

Annemarie Dalton

RTI DL RELEASE - EHP

LOT/PLAN	DETAILS	QUERY
633-634/RP41587	Lot 633 on register for Service station. Lot 634 not listed on register.	Can you please confirm if Lot 633 is listed correctly, and if Lot 634 should be listed?

RTI DL RELEASE - EHP

QUEENSLAND GOVERNMENT
Environmental Protection Agency

Facsimile cover sheet

Environmental Operations
Contaminated Land Unit
Phone enquires (07) 3227 7370 • Facsimile (07) 3247 3278

	Date: Thursday, 25 October 2001	Time sent: 09:53	
Please deliver to	Name: Kel Irwin	Fax number: (07) 5581 6219	
	Business/Section: Gold Coast City Council - EHO Officer		
From	Name: Annemarie Dalton	Telephone: (07) 3227 7370	
	Unit: Contaminated Land Unit		
Subject	Lot 633-634 RP41587 - Notifiable act		
Number of pages	*(including facsimile cover sheet)* 1		
Special precedence	☐ Urgent ☐ Confidential	**Original is being forwarded** ☐ Yes ☐ No	

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Dear Kel,

I refer to our fax sent to Sean Smtih dated 09/10/98 from Kim Denning, of the Contaminated Sites Section, regarding the above site. (see copy of fax attached).

As we have not yet received a reply to this query, I have restated the query below.

In order to maintain accurate records, it would be appreciated if you would confirm whether have been any notifiable activities have been known to have affected these sites.

Thank you for your assistance. If you have any queries regarding this matter, please do not hesitate to contact me on (07) 3227 7370.

Regards,

Schedule 4 - signature

Service Station on Lot 633
Not on Reg L634
COC
01/5

RTI DL RELEASE - EHP

DEPARTMENT OF ENVIRONMENT
WASTE MANAGEMENT BRANCH
CONTAMINATED SITES SECTION

633,634
RP41587

Sender:	Kim Denning
Facsimile no:	(07) 3227 8341
Telephone no:	(07) 3227 7369
Address:	12th floor, 160 Ann Street, Brisbane, Queensland
Postal Address:	PO Box 155 BRISBANE ALBERT STREET QLD 4002

Receiver:	Sean Smith
Facsimile no:	(07) 5581 6346
Business/Section:	EH - Gold Coast City Council
Date:	09/10/98
Number of pages:	1 (including cover sheet)

Kel Irwin
5581 6219

Dear Sean

Re: Lot 633 RP41587 - 4, 6 Avalon Parade, Miami

We have received an objection from the new owner of the above site, regarding its listing on the Environmental Management Register for the notifiable activity of a service station.

The site history which the owner (David Blake) has provided is (briefly) as follows:

1960s:	Mr Dibbleman (owner) bought site - undeveloped at that time
~1980:	Keith Rooney bought site
Recently:	David Blake purchased - doesn't believe there was ever a service station (or underground fuel tank) on site.

The reason the site was listed was due to a letter from you, dated 20 January 1998 (ref 98/1/74), in which you provided information about the site to us. However the information you provided was not definite with regard to a service station being on site. It was only thought that it may have been a service station because a concrete pad with a pipe protruding existed on the property.

Could you please take the following actions:

- Check any records you have, especially F&C licences, for any definitive information as to the activities that have occurred on site.
- You mention in the letter that panel beaters now use the site. If any notifiable activities occur (such as spray painting) due to the panel beating business, please also advise of these.
- Any quantitative information such as types and volumes of substances which you could provide would be helpful.

Thank you for your assistance. If you have any inquiries, please feel free to contact me.

Yours sincerely

s73(2) - irrelevant

Kim Denning
Validation Officer
Hazardous Waste and Contaminated Sites Section

RTI DL RELEASE - EHP

DOE – WASTE MGMT (07 32278341)
(AUTO)

THE FOLLOWING FILE(S) ERASED

FILE	FILE TYPE	OPTION	TEL NO.	PAGE	RESULT
043	MEMORY TX	CONTAMINATED LAND	00755816346	01/01	OK

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

RTI DL RELEASE - EHP

DEPARTMENT OF ENVIRONMENT
WASTE MANAGEMENT BRANCH
CONTAMINATED SITES SECTION

Sender:	Kim Denning
Facsimile no:	(07) 3227 8341
Telephone no:	(07) 3227 7369
Address:	12th floor, 160 Ann Street, Brisbane, Queensland
Postal Address:	PO Box 155 BRISBANE ALBERT STREET QLD 4002

Receiver:	Sean Smith
Facsimile no:	(07) 5581 6346
Business/Section:	EH - Gold Coast City Council
Date:	09/10/98
Number of pages:	1 (including cover sheet)

Dear Sean

Re: Lot 633 RP41587 - 4, 6 Avalon Parade, Miami

We have received an objection from the new owner of the above site, regarding its listing on the Environmental Management Register for the notifiable activity of a service station.

The site history which the owner (David Blake) has provided is (briefly) as follows:

Memorandum

To KIM

File reference

From APRIL.

Subject Lot 633 RP41587

Date 8/10/98

Gold Coast City Council.

Notes

David Blake, [redacted] phoned.

Schedule 4 - personal information

New owner of property - doesn't believe there was ever a service station (or ug tank on site).

Brief Site History

1960's - Mr Dibblesman (owner) bought site - undeveloped at that time.

~1980 - Keith Rooney bought site

Recently (?) - David Blake. purchased.

Info from GCCC is not definite re: presence of servo. Please follow up with GCCC re F&C licences etc.

also check panel [illegible]

Please let Mr Blake know outcome.

Thank you!

April

RTI DL RELEASE - EHP

Department of Environment

ENVIRONMENTAL HEALTH SERVICES
FACSIMILE TRANSMISSION

HAZARDOUS WASTES AND CONTAMINATED SITES SECTION
21 JAN 1998

COUNCIL OF THE CITY OF GOLD COAST
PO BOX 5042
GOLD COAST MC 9729

COU[redacted]98/1/74

FAX NO: [redacted]

TO: DOE - CONTAMINATED SITES SECTION

copied to 631 + 632 RSH1587

ATTENTION: TRACY SEETO
Waste Management

YOUR REF:

FROM: SEAN SMITH

PHONE:

SUBJECT: 4 -10 AVALON PLACE, MIAMI

This Transmission contains 2 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 (07)55 816140.

FAX NO: (02) 32276634

RTI DL RELEASE - EHP

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.

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Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of the Chief Executive Officer.

Authorised by:

Date:

Transmitted by: s73(2) - irrelevant

Date: 20/1/98

Date 20 January 1998
Contact Mr S Smith
Location Surfers Paradise Office
Telephone (07) 55816140
Your Reference Snr EHO K. Irwin
Our Reference 98/1/74

Address all correspondence to
Chief Executive Officer
PO Box 5042
Gold Coast MC QLD 9729 AUSTRALIA

Gold Coast City Council
City of Vision

Nerang Office Telephone (07) 5582 8211
Fax (07) 5583 3653

Surfers Paradise Office Telephone (07) 5581 6000
Fax (07) 5581 6346
Telex (07) 55AA41481
DX42161 Bundall

[redacted]
Ms Tracy Seeto
Department of Environment
Contaminated Sites Section
PO Box 155
BRISBANE ALBERT STREET 4002

RTI DL RELEASE - EHP

Dear Ms Seeto

8,10 AVALON PARADE, MIAMI - LOT 632 RP 41587, LOT 631 RP 41587 169-004099
4,6 AVALON PARADE, MIAMI - LOT 634 RP 41587, LOT 633 RP 41587 169-004274
RAYNA, PLEASE ENTER LOT 633 RP41587

Following a request from Mr Ward (property owner 8,10 Avalon Parade) an inspection was carried out at the above site on 12 December 1997. AS PAO, PP2231 THANKS

s73(2) - irrelevant 22/1/98

The inspection revealed that on the southern site (now known as 4,6 Avalon Parade) is a raised concrete pad (approximate dimensions 1.5 x 2.0 metres) with a pipe protruding from it and an indent in the concrete that may have been where a fuel pump head was bolted. This structure which may have been an underground flammable liquid storage facility, whilst now disused, warrants the site being listed as a probable contaminated site.

The site inspection of 8,10 Avalon Parade, failed to reveal any installation which could support its prescribed purpose listing of service stations. Current activities operating from the site include kayak manufacturer, welder and graphic artist.

The site 4,6 Avalon Parade is currently operated by a number of panel beaters.

Would you please amend your Contaminated Land Register to reflect this information. Please contact Sean Smith on (07) 55 816140 if you require further information.

Yours sincerely

L.633 RP 41587 - owner from Ivas:
David J. Blake
Unit 12/113
Old Burleigh Rd
Broadbeach 4218

s73(2) - irrelevant

Rick Williams
ACTING MANAGER HEALTH & REGULATORY SERVICES

[redacted]
22/1

When corresponding on this matter, please quote Council's file number shown above.

Our Vision ... is to ensure our City is the premier place to live, work and play.

Centre for Info. Tech. & Communications — Work Register Site Detail

Site Id: 169-004274

Site Name: SERVICE STATION, MIAMI

Official Authorisation for CSR Site: Y
Local Government: GOLD COAST CITY — Category: PRO
Entry Date: 22/01/98 — Last Altered: 22/01/1998

Location: 4,6 AVALON PARADE
MIAMI
4220

Lot: 633 on Plan RP41587 — Tenure:

Owner: DAVID J BLAKE

Schedule 4 - personal information

4218

Zoning:
Current Use: 2231 — Area: 0 ha/s
Prescribed Purpose: 2231 — Past Use: 2231
File: 0
UXO region:
Contaminants: UNK
Action Officer: NIL — Status: P
Vol: — Folio: 0000
Comments: INFORMATION IN COUNCIL'S FAX OF 20/01/98 (REF.98/1/74 SEAN SMITH)STATES: AN INSPECTION OF THE SITE REVEALED THAT ON THE SOUTHERN SITE IS A RAISED CONCRETE PAD WITH A PIPE PROTRUDING FROM IT AND AN INDENT IN THE CONCRETE THAT MAY HAVE BEEN WHERE A FUEL PUMP HEAD WAS BOLTED. THIS STRUCTURE, WHILST NOW DISUSED, MAY HAVE BEEN AN UNDERGROUND FLAMMABLE LIQUID STORAGE FACILITY.- 22/01/98.RT//

RTI RELEASE - EHP

** END OF REPORT **