

**File Summary, 902231, Kingsford Smith Parade, Maroochydore, L18  
RP806804**

- Refer to Irma Gerridzen's file notes 04/09/98.
- No statutory declaration - spoke to John Tucker 07/07/00 - rec'd 13/07/00.
- Geology
  - 1.1-1.2m Loose medium dense silty sand / sand overlying dense cemented sand, becoming less cemented with depth.
  - 3.2-3.8m Stiff, dark brown silty / sandy clay
- Waste oil tank 2250L with 1700L oil remaining.
- Tank excavation 13/01/99 including 2m pipework.
- Excavation left open for 12mths - pit was backfilled 13/03/00.
- Golders believe that the residual hydrocarbons in GW Bore 1 is from an old tank still present on L2613 (adjacent RPD - site of former service station).
- COC, SRA, Labs OK.
- S4 & S5 stockpile validation samples are too shallow - not adequate validation.
- Excavation base not validated wrt TPH/BTEX
- Excavation walls not deep enough - requires validation
- 
- 

**Questions**

- fresh face for excavation validation samples? - p6 does not indicate this if not, then further validation is required.
- Golders need to understand - suit for res A is not managed, F is managed - S1, S2, S3 - elevated Pb would require removal for
- S4 & S5 stockpile validation samples are too shallow - not adequate validation
- Excavation base not validated wrt TPH/BTEX - requires validation
- Excavation walls not deep enough - requires validation
- 
- 
- 
- 

Kim Barry 25/07/00

*See Golders letter dated 27/07/00*  
*07/08/00*

sch4p4( 6) Personal information



**Environmental  
Protection  
Agency**

FILE  
COPY

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4001 • AUSTRALIA  
Telephone (07) 3227 6422 • Facsimile (07) 3227 7677 • www.env.qld.gov.au

Enquiries Kim Barry  
Telephone 3227 8264  
Your reference 9863019(H)  
Our reference 902231

26 July 2000

John Tucker  
Golder Associates Pty Ltd  
PO Box 5569  
MAROOCHYDORE QLD 4558

***Environmental Protection Act 1994, Part 9B***

**NOTICE TO SUPPLY ADDITIONAL INFORMATION**

Site Contamination Assessment, Stage I, Part of Former Service Station Site,  
Lot 18, Kingsford Smith Parade, Maroochydore

Stage II Site Contamination Assessment and Validation, Lot 18 Kingsford  
Smith Parade, Maroochydore, Queensland

Pursuant to section 118S of the *Environmental Protection Act 1994* (EP Act), the following information is required to assist with assessment of health and environmental issues associated with the site described in the above reports dated July 1998 and June 2000. **Lot 18 on plan RP 806804 will remain on the Environmental Management Register (without a change in status) until sufficient work is conducted to satisfactorily address the following points and sufficient remediation and validation has been completed:**

1. A detailed site history in accordance with the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland May 1998* is required for Lot 18 on RP806804, this should include a review of historical titles, aerial photography interpretation etc.
2. The validation report does not indicate that samples were collected from a freshly scraped surface 0.5m deep. As the excavation was open for an extended period of time prior to sampling, the validation is inadequate and further sampling and analysis is required.

3. The base of the excavation had not been validated, further sampling and analysis for TPH, BTEX and heavy metals is required.
4. Comment in the volume and height of soil stockpiled onsite from the waste oil tank excavation.
5. Comment on the age of the concrete slab, unless the slab was installed prior to the construction of the service station, appropriate sampling and analysis of the soil below the concrete slab is required.
6. Further delineation of the groundwater is required.

It should be noted that a Statement of Suitability stating that the land is suitable for any use cannot be issued while contamination remains on-site. A site management plan cannot be issued for the site until the contamination remaining on-site has been adequately delineated and those areas capped.

Yours sincerely

sch4p4( 6) Personal information

Kim Barry  
Senior Environmental Officer  
**Contaminated Land Unit**

Note: This information is required within 90 days from the date of this letter. This requirement is subject to appeal within 14 days of receipt of this notice. In accordance with section 118V of the EP Act, to enable appropriate assessment of the information requested, the period of assessment of the report will be extended by 28 days from the date of receipt of the above information. This extension is subject to appeal within 14 days of receipt of this notice.

cc Cold Spring Investments Pty Ltd  
PO Box 485  
MAROOCHYDORE QLD 4558

Crownhead Pty Ltd  
PO Box 485  
MAROOCHYDORE QLD 4558

Maroochy Tavern Pty Ltd  
PO Box 485  
MAROOCHYDORE QLD 4558

Welrowl Pty Ltd  
PO Box 485  
MAROOCHYDORE QLD 4558

Irma Gerridzen  
07 - 3227 6921

902 231

8 September 1998

Mr John Tucker  
Golder Associates  
PO Box 5569  
Maroochydore QLD 4558

Dear Mr Tucker

**RE: Kingsford Smith Parade, Maroochydore, Lot 18 on RP 806804**

I refer to your request to issue a Suitability Statement for the above site.  
Pursuant to *section 118R of the Environmental Protection Act*, the Department of  
Environment and Heritage (DEH) has considered your site investigation report:

- Site Contamination Assessment, Stage 1, Part of former service station site, Lot 18, Kingsford Smith Parade, Maroochydore, prepared by Golder Associates, dated July 1998, ref. No 98683019(A).

The DEH considers that the land is contaminated land, as levels of heavy metals and hydrocarbons were detected above the threshold levels, and elevated levels of hydrocarbons were detected in the groundwater. Notice is hereby given that the particulars of the land will remain on the Environmental Management Register (EMR).

The DEH agrees with your recommendations that:

1. the high concentrations of heavy metals in surface soils warrant the need for further investigations to determine the lateral and vertical extent of heavy metal contamination, and
2. the high concentrations of hydrocarbons in the groundwater warrant the need for further investigations to identify the source of contamination and the lateral and vertical extent of contamination.

During the stage II investigation, it is recommended that the following is addressed:

1. the elevated levels of hydrocarbons in soils.
2. please identify the locations of the waste oil tank, and the former fuel tanks on the adjoining lot. If these locations can not be established by the use of former site maps, grid sampling or test pits may be necessary.
3. please identify if the concrete slab was part of the former workshop floor or was it an outside slab used for workshop activities?
4. please comment on the direction, flow and salinity of the groundwater, as well as the usage of groundwater in the area (it may be useful to contact the Department of Natural Resources).

Please ensure that in future reports sample receipt advices are attached stating that samples were received by the laboratory in chilled conditions and in good order.

It should be noted that under *section 118R(4)(b)*, the owner(s) of the above property may apply for a review of, and appeal against the decision, within 30 days after receipt of the notice.

Please note that on receipt of the stage II Investigation report, the assessment period of 28 days will recommence.

If you have any questions please do not hesitate to contact Irma Gerridzen on phone (07) 3227 6921.

Yours sincerely

sch4p4( 6) Personal information

Mack Dreyer  
**Chief Scientific Advisor (Contaminated Sites Section).**

cc Owners:

1. Cold Spring Investments P/L, PO Box 485, Maroochydore, QLD 4558.
2. Crownhead P/L, PO Box 485, Maroochydore, QLD 4558.
3. Maroochy Tavern P/L, PO Box 485, Maroochydore, QLD 4558.
4. Welrowl P/L, PO Box 485, Maroochydore, QLD 4558.

← Amended on  
Ema - 10/1/20  
TS.



## DEPARTMENT OF ENVIRONMENT AND HERITAGE

### FAX COVER SHEET

Fax number (07) 3227 8341  
Phone enquiry (07) 3225 1999

160 Ann Street  
Brisbane 4000

PO Box 155  
Brisbane Albert Street 4002

Date

8/9/98

Time sent

Please deliver the following pages to:

Name

Mr John Tucker

Business/Section

Golden Ass.

Fax number

07-5443 6645

From

Name:

Irma Gerrida

Section

Contam. Sites

Number of pages

(including facsimile cover sheet)

3

Special precedence

☐

Confidential

☐

Urgent

Please find attached our letter re.  
Kingsford Smith Parade - Maroochy Cove

Regards

Irma Gerrida

Irma Gerridzen  
07 - 3227 6921

902 231

8 September 1998

Maroochy Tavern P/L  
PO Box 485  
Maroochydore  
QLD 4558

Dear Sir, Madam

**RE: Kingsford Smith Parade, Maroochydore, Lot 18 on RP 806804**

Please find attached a letter to your consultant regarding the above lot, partly owned by your company.

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8 September 1998

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Mack Dreyer  
**Chief Scientific Advisor (Contaminated Sites Section).**

FACSIMILE TRANSMISSION

HAZARDOUS WASTES AND  
CONTAMINATED SITES SECTION  
07 SEP 1998



MAROOCHYDORE, AUSTRALIA

DATE: 7/9/98 JOB No.: 9868399

TO: Dept Env. & Heritage  
HW & CSS

Golder Associates Pty Ltd  
ACN 006 107 857

ATTENTION: Irma Geridzen

FAX No.: 07 3227 8341

FROM: John Tucker

Unit 6A, 125 Sugar Road  
Maroochydore Qld 4558  
PO Box 5569  
Maroochydore South Qld 4558

SUBJECT: File 902231

Tel: (07) 5443 3511

Fax: (07) 5443 6645

E-mail:

Kingford Smith Pde

Total number of pages (including cover page): 1 Original to be sent by mail N courier N

Please advise immediately if any pages not received.

F98/554

Irma

I am advised that the mailing address  
for all four owning companies of the site  
at Kingford Smith Parade is

P.O. Box 485

Maroochydore Qld 4558.

Regards

sch4p4( 6) Personal information



LA/Div: 145 MAROOCHY  
Valn No: 6874/50000

Exempt from Rating? (Y/N): N  
Tenants In Common? (Y/N): N

Row 1 of 4 Rows

| Tp | Major Name      | First Name | Second Minor | Other Name | TT | Gp | Share |
|----|-----------------|------------|--------------|------------|----|----|-------|
| 02 | COLD SPRING INV |            |              | PTY LTD    |    | 0  | 0     |
| 02 | CROWNHEAD       |            |              | PTY LTD    |    | 0  | 0     |
| 02 | MAROOCHY TAVERN |            |              | PTY LTD    |    | 0  | 0     |

>COMPANIES

SERVICE ADDRESS

C/-:  
P/A? (Y/N): N Other: PO BOX 485  
Unit/St. No:  
Street Name:  
Town: MAROOCYDORE  
Country: AUSTRALIA

Type:  
State: QLD  
Post Code: 4558

Print(Sh-F2) Previous(Page Up) Next(Page Down) Help(F11) > :

# Memorandum

To File File reference 902231  
From Irma Gerridzen  
Subject Review Golders' report - lot 10 RP 806004 Date 4/9/90  
Notes

- I checked stat. dec's = investigator  
+ other person (= submitter = purchaser)

\* Site Contamination Assessment, Stage 1, part  
of former service station site, lot 10,  
Kingsford Smith Parade, Maroochydore, Golders, July '90

- Golder commissioned by B. Freeman on behalf of site owners
- jointly owned by 4 companies
- use: provides access to liquor retail outlet, adjoining lot, both properties previously operated as service station, with main building + tanks all located on adjoining lot.
- 3 soil surface samples collected + one H<sub>2</sub>O sample
- concrete slab still present
- Servo on adjoining lot, operated until early 1980's. UST's are understood to be in Aerodrome Rd frontage
- this lot was used as access to workshop
- some workshop related activities on lot 10
- since workshop closed, joint sites have been used for various automotive related activities (Auto Electrical Workshop, Muffler repair shop, ...)
- Recent years: bottle shop
- Large concrete slab, oil stained, particularly on N-side → riser pipe, may be connected to waste oil tank
- depth to H<sub>2</sub>O = 0.86 m
- site is relatively flat

former building,  
workshop?

still present?

what was concrete  
slab used for then?

UST? Need to  
find location +  
remove + remediate  
soil

Direction H<sub>2</sub>O?

- Photographs attached
- Checked analytical results: ok

← Good, clear!

Department of Environment

no summary table for H<sub>2</sub>O  
sampled 25/6, received 26/6

no S.R.A?

# Memorandum

To

File reference

From

Subject

Date

Notes

High levels of metals in surface samples

0-0.1 m

+ elevated levels but  $\leq$  thresholds: TPH

See map

H<sub>2</sub>O: Pb = 1 µg/L

TPH = 1400 + 1740 + 2650 + 406 = 6,276 µg/L

BTEX = 77 + 170 + 121 + 261 + 80 = 725 µg/L

Borelog:

0-0.4 sand fill

0.4-1.2 sand

1.2-3.2 silty sand

3.2 - silty clay

- High levels of metals + sometimes TPH in surface soils

- Elevated levels (reasonably high) in groundwater.

May - capped - be suitable for commercial/industrial but without remediation not for any use (especially considering lead high in surface soils)

Ask comments consultant on H<sub>2</sub>O

- may need comments DNR too

- H<sub>2</sub>O used in area

- salinity tests

- if remediation → need to know source, location tanks etc.

