# Draft site management plan

**Real property description:** Lot 24 on Crown Plan NK45

**Address:** 63 Brolga Street, Quilpie, QLD.

**Version:** Lot 24 on CP NK45_Quilpie_SMP_v1

**Date of effect:** 20th August 2014

## 1.0 Summary of contamination

The former Quilpie Depot ('the site') is located at 63 Brolga Street, Quilpie, Queensland. The current zoning of the site is "Mixed Use", and the current land use is "Commercial". The currently vacant site is a decommissioned former fuel depot and Commercial Vehicle Refuelling outlet (CVRO). The site commenced operations in 1935, and ceased operations as a depot and CVRO with all fuel infrastructure removed in 2008. The zoning of the site is not anticipated to change in the near future.

Soil and groundwater impact associated with the historic site use, is present at the site. Documented infrastructure integrity issues involved leak and line failure was identified in 1998, the failed line was subsequently replaced and also a fuel tank was replaced.

Impacted soil was identified within depths between 0.3 metres below ground level (mbgl) to 3.0 mbgl around the former underground storage tank (UST) and CVRO within the eastern portion of the site and around former fuel pipelines and bridge discharger in the south-west portion of the site. The following maximum levels of contaminants have been identified in soil:

| Analyte | Historical Maximum Concentration (mg/kg) |
|---|---|
| TRH $C_6$ - $C_9$ / $C_6$ - $C_{10}$ | 2,800 |
| TRH $C_{10}$ - $C_{14}$ / >$C_{10}$ - $C_{16}$ | 10,200 |
| TRH $C_{15}$ - $C_{28}$ / >$C_{16}$ - $C_{34}$ | 12,100 |
| TRH $C_{29}$ - $C_{36}$ / >$C_{34}$ - $C_{40}$ | 260 |
| Benzene | 18 |
| Toluene | 410 |
| Ethylbenzene | 92 |
| Xylenes | 810 |
| Naphthalene | 9.3 |
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| Benzo(b)fluoranthene | 0.1 |
| Fluoranthene | 7.4 |
| Fluorene | 9.5 |
| Phenanthrene | 2.8 |

Groundwater was encountered on the site from 2.8 mbgl to 5.5 mbgl and was found to be impacted by dissolved phase hydrocarbons in 20 groundwater monitoring wells across the site since monitoring began in October 1999. The following contaminants have been identified in groundwater:

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| TRH $C_{15}$ - $C_{28}$ / >$C_{16}$ - $C_{34}$ | 22,000 |

| Analyte | Historical Maximum Concentration (µg/kg) |
|---|---|
| TRH $C_{29}$ - $C_{36}$ / >$C_{34}$ - $C_{40}$ | 756 |
| Benzene | 36 000 |
| Toluene | 33 300 |
| Ethylbenzene | 2 040 |
| Xylenes | 14,800 |
| Naphthalene | 270 |
| Lead | 41 |

Soil vapour monitoring wells were installed at depths between 0.5 mbgl and 2.5 mbgl, adjacent to monitoring wells historically containing light non-aqueous phase liquid (LNAPL) in the southern and western portions of the site. The following maximum levels of contaminants have been identified in soil vapour:

| Analyte | Historical Maximum Concentration (mg/m$^3$) |
|---|---|
| TPH $C_6$ - $C_{10}$ | 5 900 |
| TPH $C_6$ - $C_{10}$ less BTEX | 5 600 |
| TPH >$C_{10}$ - $C_{16}$ | 60 |
| TPH >$C_{10}$ - $C_{16}$ less Naphthalene | 60 |
| Benzene | 79 |
| Toluene | 63 |
| Ethylbenzene | 0.74 |
| Xylenes | 119 |
| Naphthalene | <0.1 |

Light Non-Aqueous Phase Liquid (LNAPL) has historically been detected within 14 groundwater monitoring wells, ranging in thickness from 0.001 m to 0.400 m. During the most recent investigation, conducted in September 2013, LNAPL was identified in one monitoring well (MW17) with a thickness of 0.089 m.

Figure 1 indicates the location of all decommissioned monitoring wells.



# 2.0 Objectives of the site management plan (SMP)

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment, when used for commercial/industrial use.

# 3.0 Management actions

## *3.1 Site use*

As of the 20th August 2014 the site is currently vacant with all infrastructure removed.

The site may be used for the following:

- On-going commercial land use (with no basements) with minimal opportunities for contact with soil or groundwater; and
- open space / recreational purposes.

### *3.2 Responsibility*

The owner / and / or perpetual lease holder of the land (as defined in the *Environmental Protection (EP) Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

The owner must inform all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with conditions of this SMP prior to commencement of works. All persons occupying or working on the site must comply with the requirements of the SMP.

### *3.3 Service trenches*

Any future underground services must include the installation of adequate 'physical controls' e.g. vapour barrier and adequate seals for (in ground, and into building) pipework, between services and / or buildings and impacted soil to ensure that vapours do not enter building spaces.

Any future services must also be surrounded on all sides by a minimum of 0.3 m of clean fill to protect future maintenance workers from contact with potentially contaminated fill material. Clean fill must also be placed above any services through to the surface of the site to allow access to services while protecting maintenance workers (see *Section 3.4* for the assessment of soil for reuse as clean fill).

Health and Safety considerations should be observed with respect to confined spaces in trenches refer to *Section 3.6*.

### *3.4 Soil excavation & removal*

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 activities causing potential or actual environmental harm. Site works will not recommence until approval to recommence is received from the administering authority.

Soil excavated from the site must be assessed for constituents of potential concern prior to disposal or reuse. 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 EP Act 1994.

Contaminated soil must not be removed off site without a disposal permit in accordance with Section 424 of EP Act 1994 and any local and state requirements.

### *3.5 General environmental protection*

All earthworks are to be undertaken in accordance 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.

If a loss of containment of petroleum products occurs a suitably qualified and experienced person should assess monitoring wells to determine if further monitoring is required.

### *3.6 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 2011* is to be developed for any intrusive works at the site, or any works which have the potential to have direct contact with soil and/or groundwater in areas of known contamination. The H&S plan must also reference the relevant Model Codes of Practice and comply with *Section 305* of the *Workplace Health and Safety Regulation 2011*.

The WH&S plan must specifically address COPC and include development of appropriate exposure limits along with atmospheric monitoring and personal protective equipment (PPE) required for potential dermal contact with impacted materials and for potential inhalation of vapours.

### *3.7 Groundwater monitoring wells and abstraction*

The groundwater bearing unit beneath the site must not be used for abstraction purposes. Additionally, the installation of a registered groundwater bore is prohibited in order to prevent the potential cross contamination between the impacted groundwater bearing unit at the site and the deeper aquifer suitable for abstraction purposes in the region.

## 4.0 Monitoring and reporting actions

### *4.1 Soil monitoring*

Prior to excavation works on site or shortly after, soil should be assessed for the COPC to determine if the proposed excavation material is contaminated.

### *4.2 Groundwater monitoring*

It is considered that no on-going groundwater monitoring is required under the current site use.

### *4.3 Soil vapour monitoring*

It is considered that no on-going soil vapour monitoring is required under the current site use.

### *4.4 Site excavations*

Records must be kept of all excavation on site including details of relevant disposal permits.

### *4.5 Notification*

The administering authority is to be notified in writing within twenty two (22) business days of detection of contamination and advised of appropriate remedial action if required. Any remedial action is to be developed by an SQP.

### *4.6 Administering authority access*

Authorised persons under the EP Act will be permitted access to non-residential areas of the site to collect environmental samples and assess compliance with the SMP should this be required.

### *4.7 Monitoring records*

Any monitoring results and records of inspection in relation to this SMP will be kept for at least seven years and made available to the administering authority upon request within 24 hours.

### *4.8 Version Control System*

Should changes be made to this document, the subsequent version should follow the version control system (an incremental increase the 'v' number).
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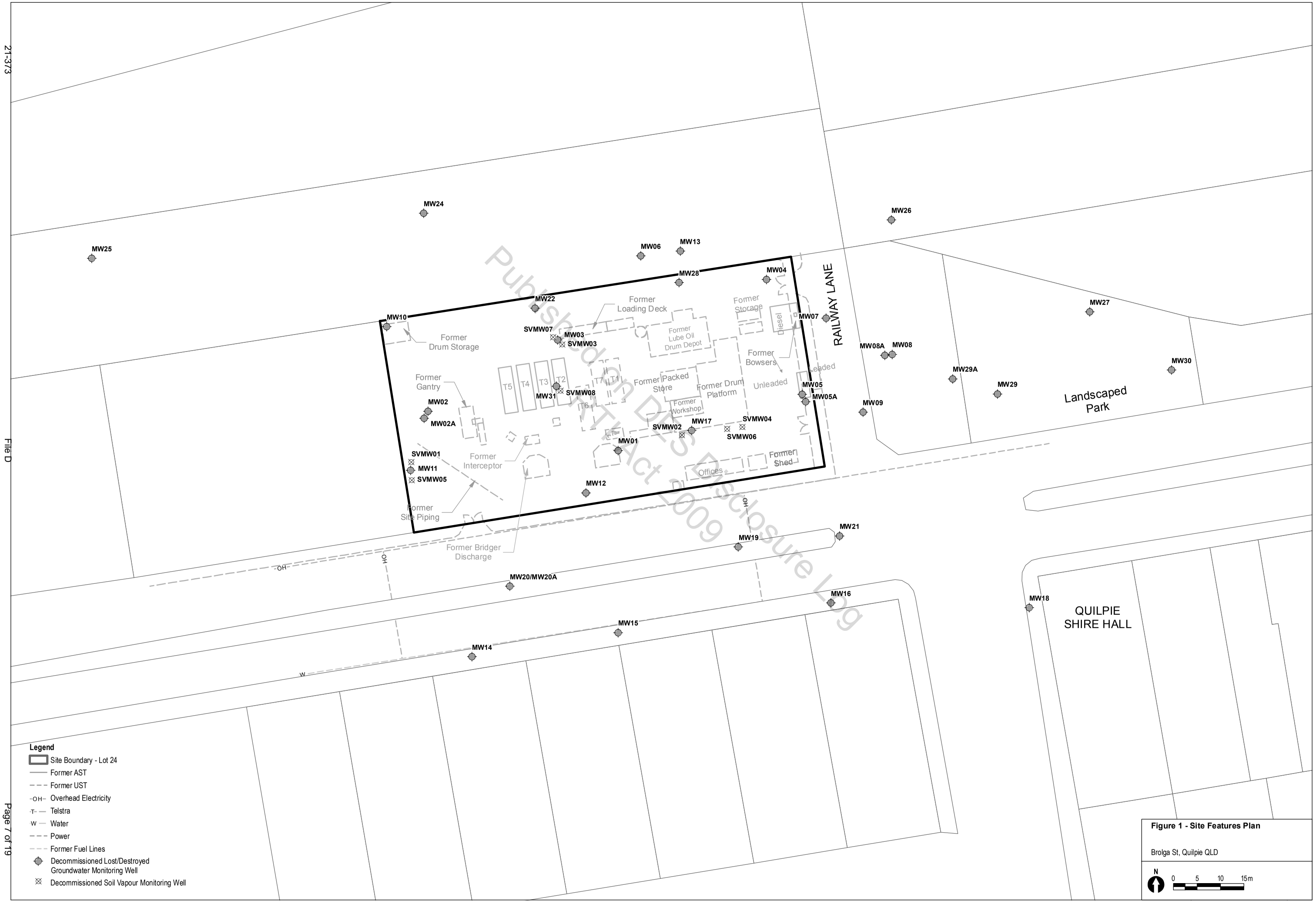
The next version should be 'Lot 24 on CP NK45_Quilpie Depot_SMP_**v2**'.

The version number should be documented on *Page 1* of this document.

*This SMP makes reference to a plan attachment that is available from the Administering Authority if required.This Site Management Plan (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.*

Figure 1

Site Features Plan



Queensland Government

## ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 24 PLAN : NK45 FILE REF : BNE46402 DATE OF EFFECT : 24/10/2014

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Figure 1

Site Features Plan

Requesting Officer: Allen Johns
Sign: sch4p4( 6) Personal informatio
Date: 27/1/12

# Officers Review to List Land on the Register

| Details: | Check List: |
|---|---|
| Notification Received entered in Reporting Spreadsheet | ☑ Yes<br>☐ No |
| Is the land already listed on the EMR/CLR. | ☐ Yes – What is the EMR ID No:_____<br>☑ No |
| **Notifiable Activities Identified.**<br><br>Does the application ***meet*** the requirements to list land on the register under Sch3 of the EPAct.<br><br>Note: Schedule 4, dictionary, definition *notifiable activity*<br><br>***Or***<br><br>Does the application meet the requirements to list land on the register for Hazardous Contaminant.<br><br>***hazardous contaminant*** means a contaminant, other than an item of explosive ordnance, that, if improperly treated, stored, disposed of or otherwise managed, is likely to cause serious or material environmental harm because of—<br>(a) its quantity, concentration, acute or chronic toxic effects, carcinogenicity, teratogenicity, mutagenicity, corrosiveness, explosiveness, radioactivity or flammability; or<br>(b) its physical, chemical or infectious characteristics.<br><br>**Comments for listing on the Register:**<br><br>Eg. Hazardous Contaminant identified was lead at 350mg/kg<br><br>*Or*<br><br>Notifiable Activity meets the requirements under Sch3 of the EPAct. Fuel tanks on site was 5,000L UST etc.<br><br>_____<br>_____<br>_____<br>_____ | **Please tick applicable Notifiable Activities trigger that applies**<br><br>☐ Abrasive blasting<br>☐ Aerial spraying<br>☐ Asbestos manufacture or disposal<br>☐ Asphalt or bitumen manufacture<br>☐ Battery manufacture or recycling<br>☐ Chemical manufacture or formulation<br>☐ Chemical storage<br>☐ Coal fired power station<br>☐ Coal gas works<br>☐ Drum reconditioning or recycling<br>☐ Dry cleaning<br>☐ Electrical transformers<br>☐ Engine reconditioning works<br>☐ Explosives production or storage<br>☐ Fertiliser manufacture<br>☐ Foundry operations<br>☐ Gun, pistol or rifle range<br>☐ Herbicide or pesticide manufacture<br>☐ Landfill<br>☐ Lime burner<br>☐ Livestock dip or spray race operations<br>☐ Metal treatment or coating<br>☐ Mine wastes<br>☐ Mineral processing<br>☐ Paint manufacture or formulation<br>☐ Pest control<br>☐ Petroleum or petrochemical industries<br>☑ Petroleum product or oil storage<br>☐ Pharmaceutical manufacture<br>☐ Printing<br>☐ Railway yards<br>☐ Scrap yards<br>☐ Service stations<br>☐ Smelting or refining<br>☐ Tannery, fellmongery or hide curing<br>☐ Waste storage, treatment or disposal<br>☐ Wood treatment and preservation<br>☐ Hazardous Contaminant |
| **Request Delegate's signature to list the land on the register.**<br><br>**Delegate**: Kelli Ready<br><br>**Delegate's signature:**_____<br><br>**Date:**_____ | ☐ **Agree - If agreed please sent to the register for processing and required checks.**<br><br>☐ **Not Agree – If not agree please state reasons why send back to the officer.** |

| Requesting Officer: |
|---|
| Date: |

## Administration Request

| Details | Check |
|---|---|
| Notification of Land details entered into Applications Received (Reporting Spreadsheet) 1/12 | Dob ✓ |
| Create hard copy file, reference Site Id, and enter file number to EMR/CLR. | |
| Attach Extract from the Environmental Protection Act 1994 to Letter of Notifiable Activities. | |
| Request Delegate's signature to Letters of Notifiable Activities, with attached Extract.<br><br>For the Delegate's Information:<br><br>❑ Contaminated<br>❑ Harzardous Contaminant<br>❑ Investigate<br>❑ Managed<br>❑ Notifiable Activity<br>❑ Removed<br>❑ Unvalidated<br>❑ Multiple Base Parcels<br>❑ Deleted<br><br>_____<br>_____<br>_____<br>_____ | |
| On return from the Delegate, scan all documents and upload to EMR/CLR by Lot/Plan Description. | |
| Copy all documents to hard copy file. | |
| File hard copy file and mail correspondence. ❑ Standard ❑ Registered | |
| Other: | |

Department of Environment and Resource Management

CONTAMINATED LAND SECTION
01 DEC 2011

# Form

## Contaminated land

## Notification of land

*This form should be used by people providing notification to the administering authority of contaminated land or land use for a notifiable activity in accordance with schedule 3 of the Environmental Protection Act 1994. This form relates specifically to sections 371 and 372 of the Environmental Protection Act 1994.*

NOTE: You must complete all questions below and use a separate form for each lot.



## 1. Person making notification

| | |
|---|---|
| NAME<br>sch4p4( 6) Personal information | TELEPHONE |
| COMPANY/ORGANISATION<br>The Shell Company of Australia Limited | |
| POSTAL ADDRESS<br>sch4p4( 6) Personal information | |
| EMAIL<br>sch4p4( 6) Personal information | FACSIMILE |

## 2. Site details

### 2.1. Name by which the property is known locally?

Former Shell Depot, Quilpie, QLD

### 2.2. Please provide details of the Lot on Plan to which the notification applies

Please note that a separate notification form must be used for each Lot on Plan.

| | |
|---|---|
| FULL STREET ADDRESS OF THE SITE<br>Brolga Street, Quilipe, QLD 4670 | |
| LOT(S) 24 | PLAN(S) NK45 |
| LOCAL GOVERNMENT AUTHORITY<br>Quilpie Shire Council/DERM | |

### 2.3. Area of land parcel in square metres? 3996 $m^2$

**2.4. Describe the notifiable activity/ies for which the land is or has been used and the source/s of the suspected contamination. List all notifiable activities that the land has been used for and provide details.**

If you require additional space attach the information on a separate sheet and make reference to that sheet here.

**Concentrations of BTEX compounds and TPH in groundwater above screening levels. Please see ERM's 'Comprehensive Groundwater Monitoring Even' dated August 2011, 'Infrastructure Removal Characterisation and Environmental Site Assessment Report' dated April 2009.**

**2.5. Has a map or locality plan been attached to this notification?**

The processing of this information is greatly assisted by the inclusion of a map or locality plan that shows the respective Lot.

☐ NO ☒ YES

## 3. Details of land owner

| NAME | TELEPHONE |
|---|---|
| The Shell Company of Australia Limited | sch4p4( 6) Personal i |
| POSTAL ADDRESS<br>sch4p4( 6) Personal information | |
| EMAIL<br>sch4p4( 6) Personal information | FACSIMILE<br>sch4p4( 6) Personal infor |

## 4. Declaration

Please read the certification below before signing.

- I understand that all information supplied on or with this application form may be disclosed publicly in accordance with the *Right to Information Act 2009* and the *Evidence Act 1977*.

| NOTIFYING PERSON'S SIGNATURE | DATE |
|---|---|
| sch4p4( 6) Personal informati | 18 November 2011 |

You may apply for exemption from disclosing information contained in a document submitted, or proposed to be submitted with this notification (see section 564 of the *Environmental Protection Act 1994*)

## 5. Applicant checklist

☒ Notifying person's details correct.

☒ Notification form completed and signed.

☒ Supporting information attached.

Please return the completed notification to:

Contaminated Land Unit
Department of Environment and Resource Management
Level 8, 400 George Street
GPO Box 2454
Brisbane Queensland 4001

Enquiries: **(07) 3330 5685**
Facsimile: (07) 3330 5754

Queensland Government

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**Area of interest**

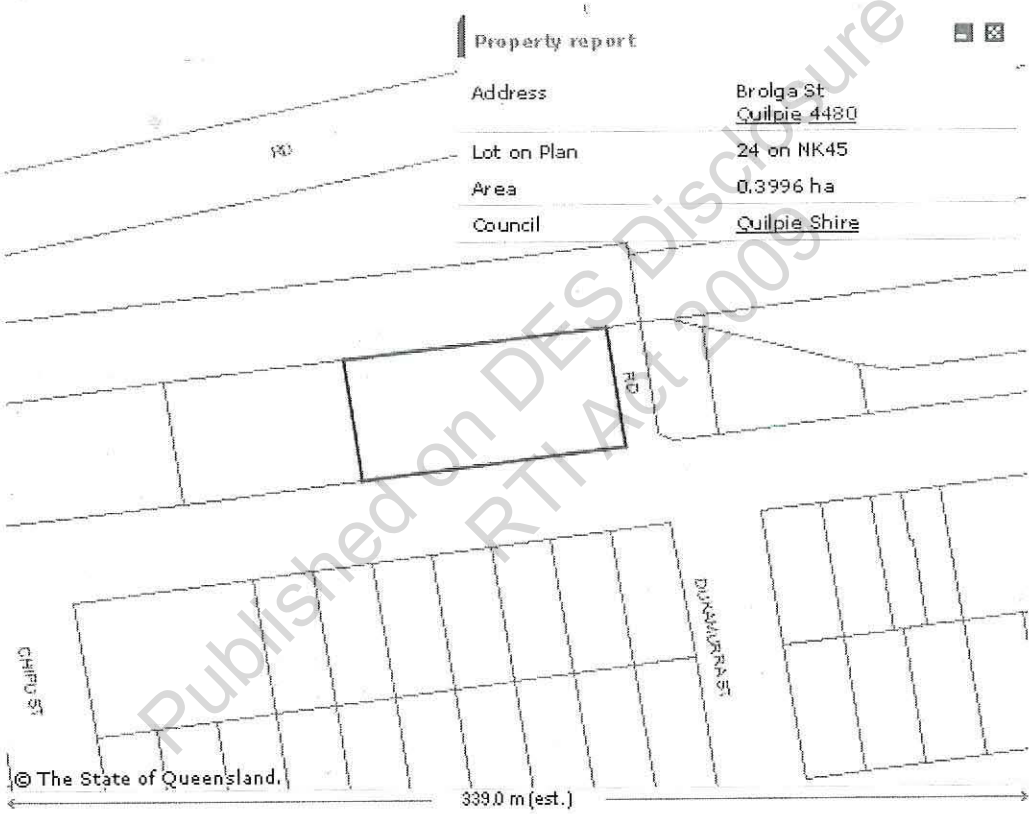
- State
- Region
- Council
- City/town
- Suburb
- **Property**

**Map type**

Base Map

Satellite imagery not in scale

Scale > 1:2541 Change



## EMR

| | | | |
|---|---|---|---|
| Lot: | 24 | Plan: | NK45 |
| Category: | NOTIFIABLE ACTIVITY | | |
| LGA: | Quilpie Shire Council | | |
| Site Name: | FORMER SHELL DEPOT QUILPIE | | |
| Street: | BROLGA STREET | | |
| Suburb: | QUILPIE | Post Code: | 4480 |
| Owner: | THE SHELL COMPANY OF AUSTRALIA LIMITED | | |
| Address: | P O BOX 1456 | | |
| | BRISBANE | | |
| | QLD | | |
| Post Code: | 4001 | | |

| | | | |
|---|---|---|---|
| Rec Type: | BP | ID: | 8709 |
| Region: | | Hist. ID: | 1-3 |
| AMA/AN: | | | |
| Notified By: | OWNER | Notif. Rec'd: | |
| Entry Date: | 27/06/1998 | Last Altered Date: | 29/02/2012 |
| File: | | | |
| Officer: | JOHNSA | | |
| Parcel Status: | C | Area: | 3996 m2 |

### External References

### Hazardous Contaminants

### Notifiable Activities

PETROLEUM PRODUCT OR OIL STORAGE

SERVICE STATIONS

### Comments

| Create Date | User ID | Corr No | Officer Name | Date Final | How Finalized |
|---|---|---|---|---|---|
| 29/02/2012 | heldsingera | | | | |
| ADDED 'PETROLEUM PRODUCT OR OIL STORAGE' AS NOTIFIABLE ACTIVITY. CONTAMINATED LAND RECEIVED FROM THE SHELL COMPANY OF AUSTRALIA LTD (S EVANS) ON 1ST DECEMBER 2011. | | | | | |