

Results in mg/kg unless otherwise specified

Sample ID	BH51_0.5-0.7	DUPZ 14	RPD%
Duplicate	31/05/2008	31/05/2008	
Date of Sampling	FILL		
HEAVY METALS			
Arsenic	6	7	15
Cadmium	<1	<1	ND
Chromium (total)	16	20	22
Copper	1010	1320	27
Lead	352	906	88
Mercury	4.4	4	10
Nickel	15	16	6
Zinc	333	413	21
TOTAL PETROLEUM HYDROCARBONS			
C6 - C9 Fraction	<10	<10	ND
C10 - C14 Fraction	<50	<50	ND
C15 - C28 Fraction	140	460	107
C29 - C36 Fraction	110	280	87
Total C6-C36	275	765	94
BTEX			
Benzene	<0.2	<0.2	ND
Toluene	<0.5	<0.5	ND
Ethylbenzene	<0.5	<0.5	ND
meta & para-Xylene	<0.5	<0.5	ND
ortho-Xylene	<0.5	<0.5	ND
Total Xylenes	<1	<1	ND
POLYCYCLIC AROMATIC HYDROCARBONS			
Acenaphthene	<0.5	-	NC
Acenaphthylene	<0.5	-	NC
Anthracene	<0.5	-	NC
Benz(a)anthracene	1.1	-	NC
Benzo(a) pyrene	1.1	-	NC
Benzo(b)fluoranthene	1.2	-	NC
Benzo(g,h,i)perylene	0.6	-	NC
Benzo(k)fluoranthene	<0.5	-	NC
Chrysene	0.9	-	NC
Dibenz(a,h)anthracene	<0.5	-	NC
Fluoranthene	2.1	-	NC
Fluorene	<0.5	-	NC
Indeno(1,2,3-c,d)pyrene	0.5	-	NC
Naphthalene	<0.5	-	NC
Phenanthrene	1	-	NC
Pyrene	2	-	NC
Total PAH	10.5	-	NC
ORGANOCHLORINE PESTICIDES			
4,4'-DDE	-	-	-
α-BHC	-	-	-
Aldrin	-	-	-
Aldrin + Dieldrin	-	-	-
β-BHC	-	-	-
cis-Chlordane	-	-	-
δ-BHC	-	-	-
DDD	-	-	-
DDT	-	-	-
DDT+DDE+DDD	-	-	-
Dieldrin	-	-	-
Endosulfan I	-	-	-
Endosulfan II	-	-	-
Endosulfan sulphate	-	-	-
Endrin	-	-	-
Endrin aldehyde	-	-	-
Endrin ketone	-	-	-
γ-BHC (Lindane)	-	-	-
Heptachlor	-	-	-
Heptachlor epoxide	-	-	-
Hexachlorobenzene	-	-	-
Methoxychlor	-	-	-
trans-chlordane	-	-	-
PCBs			
Total PCBs	-	-	-

Results in µg/L unless otherwise specified

Sample ID	MW2	QC1	RPD %	MW2	QC1A	RPD%
Duplicate	Groundwater	Intra-lab		Groundwater	Inter-lab	
Date of Sampling	01-May-08	01-May-08		01-May-08	01-May-08	
HEAVY METALS (mg/L)						
Arsenic	1	<1	NC	1	<1	NC
Cadmium	0.2	0.2	0	0.2	<0.1	NC
Chromium (as Cr III)	<1	<1	ND	<1	<1	ND
Copper	<1	<1	ND	<1	<1	ND
Lead	<1	<1	ND	<1	<1	ND
Mercury (Inorganic)	<0.1	<0.1	ND	<0.1	<0.1	NC
Nickel	2	2	0	2	<1	NC
Zinc	<5	8	NC	<5	<1	NC
CYANIDE (mg/L)						
Free Cyanide	<0.0040	<0.0040	ND	<0.0040	0.016	NC
Total Cyanide	1.07	1.02	5	1.07	0.66	47
AMMONIA (mg/L)						
Ammonia as N	0.214	0.193	10	0.214	0.25	16
TOTAL PETROLEUM HYDROCARBONS (mg/L)						
C6 - C9 Fraction	<0.02	<0.02	ND	<20	<40	ND
C10 - C14 Fraction	0.23	0.22	4	230	<100	NC
C15 - C28 Fraction	0.4	0.4	0	400	<200	NC
C29 - C36 Fraction	0.06	0.07	15	60	<200	NC
Total C6-C36	0.69	0.69	0	690	<540	NC
BTEX						
Benzene	5	6	18	5	7	33
Toluene	<5	<5	ND	<5	3	ND
Ethylbenzene	<2	<2	ND	<2	<1	ND
meta & para-Xylene	<2	<2	ND	<2	-	-
ortho-Xylene	<2	<2	ND	<2	-	-
Total Xylenes	<4	<4	ND	<4	3	NC
POLYCYCLIC AROMATIC HYDROCARBONS						
Naphthalene	70.3	68.3	3	70.3	45	44
Acenaphthylene	6	5.9	2	6	5.8	3
Acenaphthene	1.4	1.4	0	1.4	1.6	13
Fluorene	4.7	4.6	2	4.7	4.7	0
Phenanthrene	10.3	9.9	4	10.3	9.4	9
Anthracene	9.9	4.6	73	9.9	4.2	81
Fluoranthene	3.2	3.2	0	3.2	3.6	12
Pyrene	0.3	2.7	160	0.3	3	164
Benzo[a]anthracene	0.3	0.3	0	0.3	<0.5	NC
Chrysene	0.2	<0.2	NC	0.2	<0.5	NC
Benzo[b,k]fluoranthene	<0.4	<0.4	ND	<0.4	<1.0	ND
Benzo[a]pyrene	<0.2	<0.2	ND	<0.2	<0.5	ND
Indeno[123-cd]pyrene	<0.2	<0.2	ND	<0.2	<0.5	ND
Dibenzo[a,h]anthracene	<0.2	<0.2	ND	<0.2	<0.5	ND
Benzo[ghi]perylene	<0.2	<0.2	ND	<0.2	<0.5	ND
Total PAH's	106.6	100.9	5	106.6	<81.80	NC
Phenolic Compounds						
Phenol	<1.0	<1.0	ND	<1.0	<0.01	ND
Chlorophenol D2	<1.0	<1.0	ND	<1.0	-	-
Methylphenol 2	<1.0	<1.0	ND	<1.0	-	-
Methylphenol 3,4	<2.0	<2.0	ND	<2.0	-	-
Nitrophenol 2	<1.0	<1.0	ND	<1.0	-	-
Dimethylphenol 2,4	<1.0	<1.0	ND	<1.0	-	-
Dichlorophenol 2,4	<1.0	<1.0	ND	<1.0	-	-
Dichlorophenol 2,6	<1.0	<1.0	ND	<1.0	-	-
4 Chloro 3 Methylphenol	<1.0	<1.0	ND	<1.0	-	-
Trichlorophenol 2,4,6	<1.0	<1.0	ND	<1.0	-	-
Trichlorophenol 2,4,5	<1.0	<1.0	ND	<1.0	-	-
Pentachlorophenol	<2.0	<2.0	ND	<2.0	-	-
Chlorinated Hydrocarbons						
1,3-Dichlorobenzene	<2	<2	ND	<2	-	-
1,4-Dichlorobenzene	<2	<2	ND	<2	-	-
1,2-Dichlorobenzene	<2	<2	ND	<2	-	-
Hexachloroethane	<2	<2	ND	<2	-	-
1,2,4-Trichlorobenzene	<2	<2	ND	<2	-	-
Hexachloropropylene	<2	<2	ND	<2	-	-
Hexachlorobutadiene	<2	<2	ND	<2	-	-
Hexachlorocyclopentadiene	<10	<10	ND	<10	-	-
Pentachlorobenzene	<2	<2	ND	<2	-	-
Hexachlorobenzene (HCB)	<4	<4	ND	<4	-	-

Notes:

 RPD exceeds control limit of 50%

ND Both primary and duplicate samples were not detected

NC RPD not calculated as primary sample was not detected, while the duplicate sample produced values above detection limits, or vice versa

- Sample not analysed or one of either primary or duplicate sample were not analysed

Table LR5 - Soil Trip/Spike Data
630-726 Princes Hwy Environmental Assessment

Results in mg/kg unless otherwise specified

Sample ID	TRIPSPIKE	TRIPBLANK
Matrix	Soil	Soil
Date of Sampling	22/05/2008	22/05/2008
BTEX		
Benzene	0.4	<0.2
Toluene	8.7	<0.5
Ethylbenzene	1.3	<0.5
meta & para-Xylene	7.2	<0.5
ortho-Xylene	2.9	<0.5
TOTAL PETROLEUM HYDROCARBONS (mg/L)		
C6 - C9 Fraction	21	<10

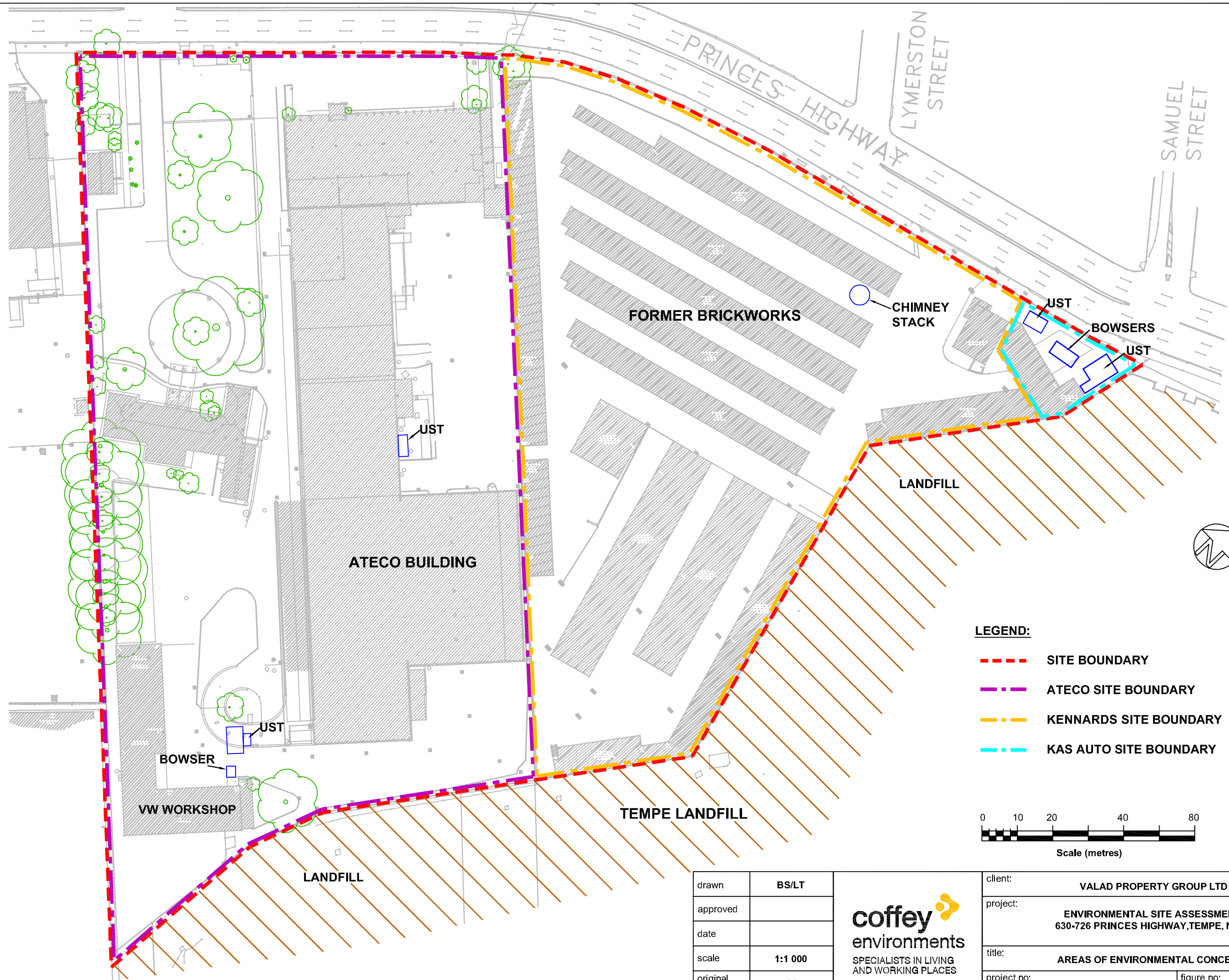
Table LR6 - Water Trip/Spike Data
630-726 Princes Hwy Environmental Assessment

Results in ug/L unless otherwise specified

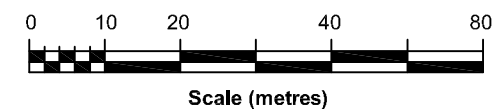
Sample ID	TRIPSPIKE	TRIPBLANK
Matrix	Water	Water
Date of Sampling	1/05/2008	1/05/2008
BTEX		
Benzene	80%	<1
Toluene	80%	<5
Ethylbenzene	80%	<2
meta & para-Xylene	95%	<2
ortho-Xylene	95%	<2
TOTAL PETROLEUM HYDROCARBONS (mg/L)		
C6 - C9 Fraction	95%	<0.02

Figures

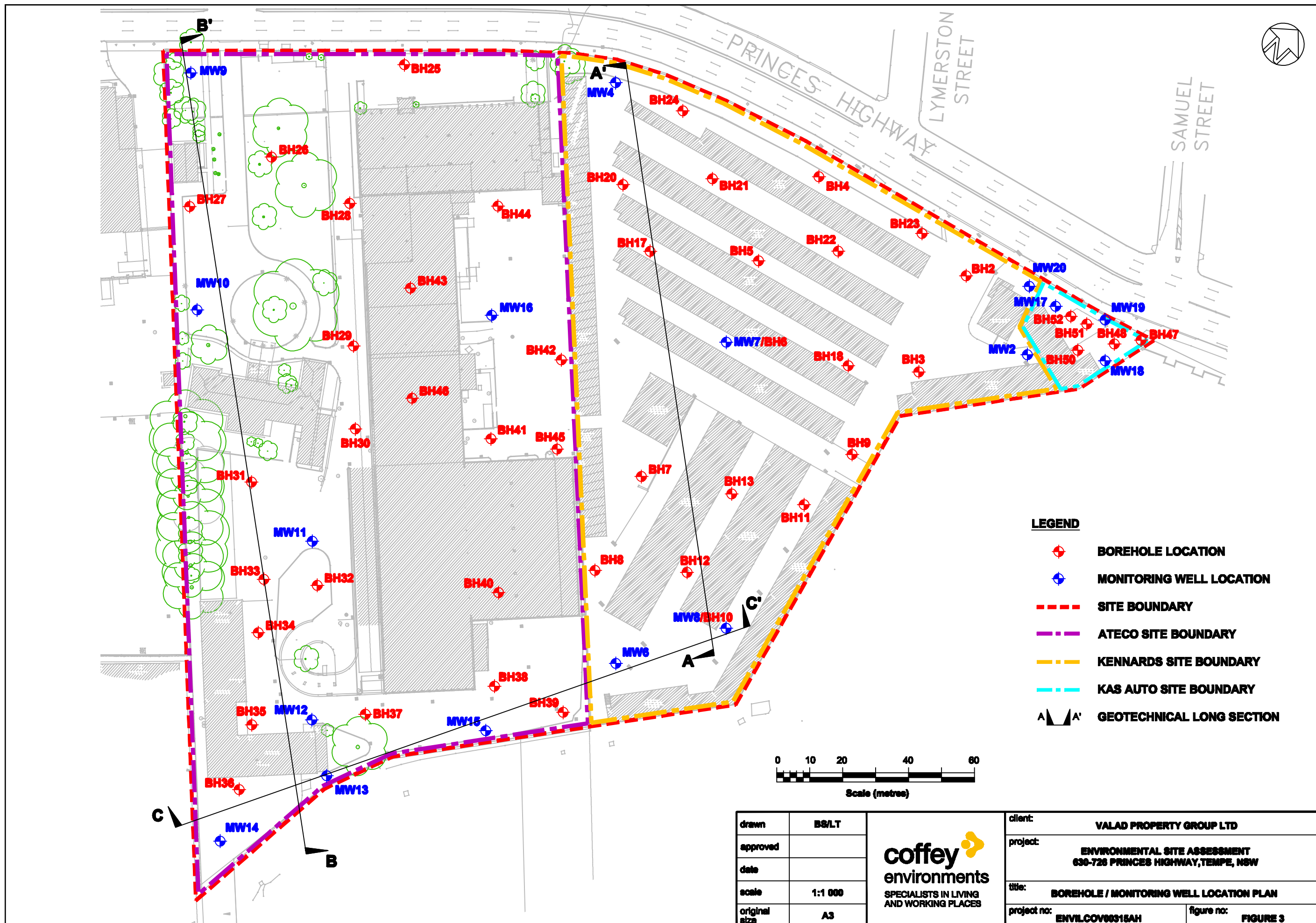
**Contamination Assessment
630 - 726 Princes Highway, Tempe**

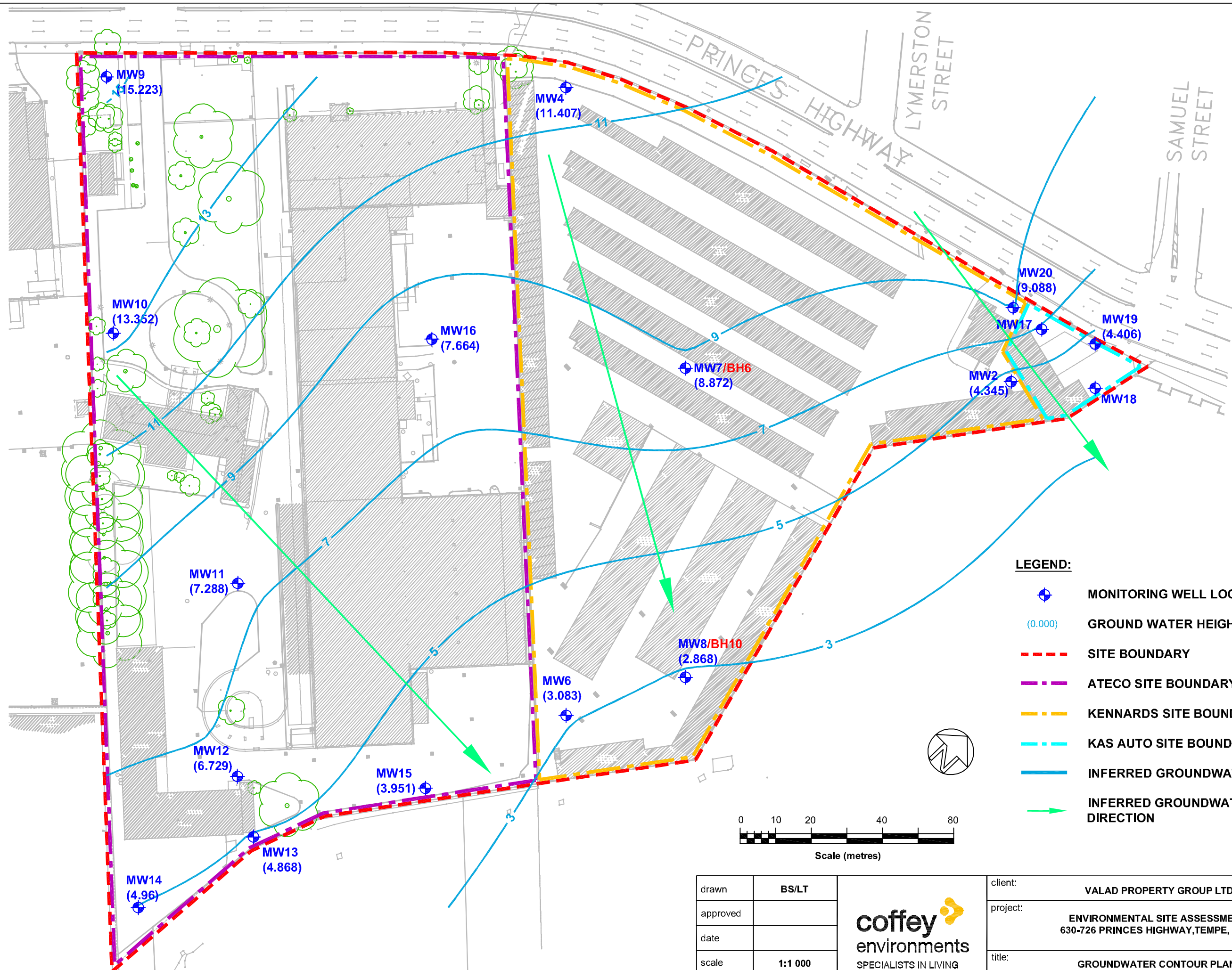


- LEGEND:**
- SITE BOUNDARY
 - ATECO SITE BOUNDARY
 - KENNARDS SITE BOUNDARY
 - KAS AUTO SITE BOUNDARY



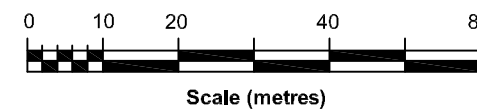
drawn	BS/LT	 SPECIALISTS IN LIVING AND WORKING PLACES	client:	VALAD PROPERTY GROUP LTD	
approved			project:	ENVIRONMENTAL SITE ASSESSMENT 630-726 PRINCES HIGHWAY, TEMPE, NSW	
date			title:	AREAS OF ENVIRONMENTAL CONCERN	
scale	1:1 000		project no:	ENVILCOV00315AH	figure no: FIGURE 2
original size	A3				





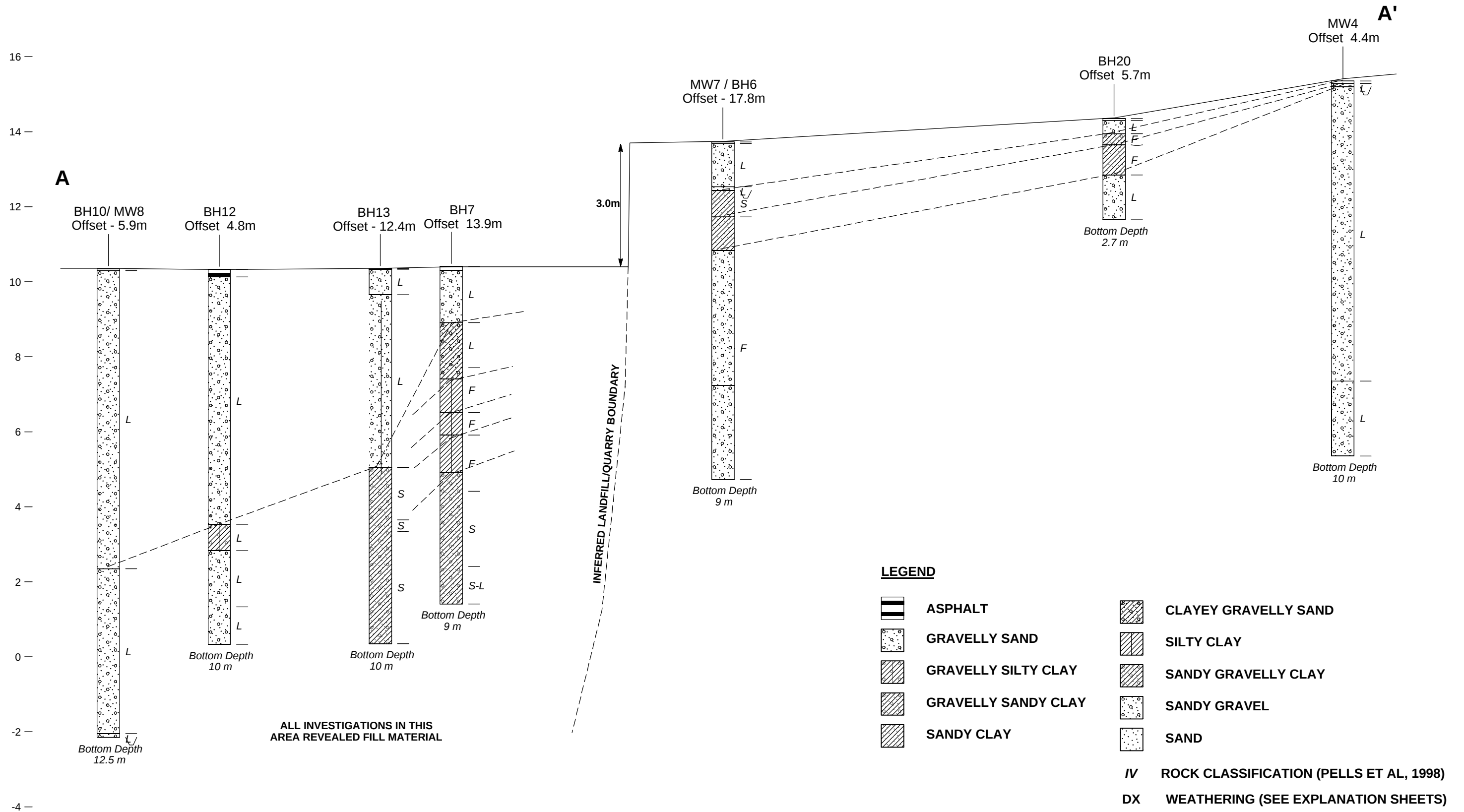
LEGEND:

-  **MONITORING WELL LOCATION**
-  **GROUND WATER HEIGHT (mAHD)**
-  **SITE BOUNDARY**
-  **ATECO SITE BOUNDARY**
-  **KENNARDS SITE BOUNDARY**
-  **KAS AUTO SITE BOUNDARY**
-  **INFERRED GROUNDWATER CONTOUR**
-  **INFERRED GROUNDWATER FLOW DIRECTION**



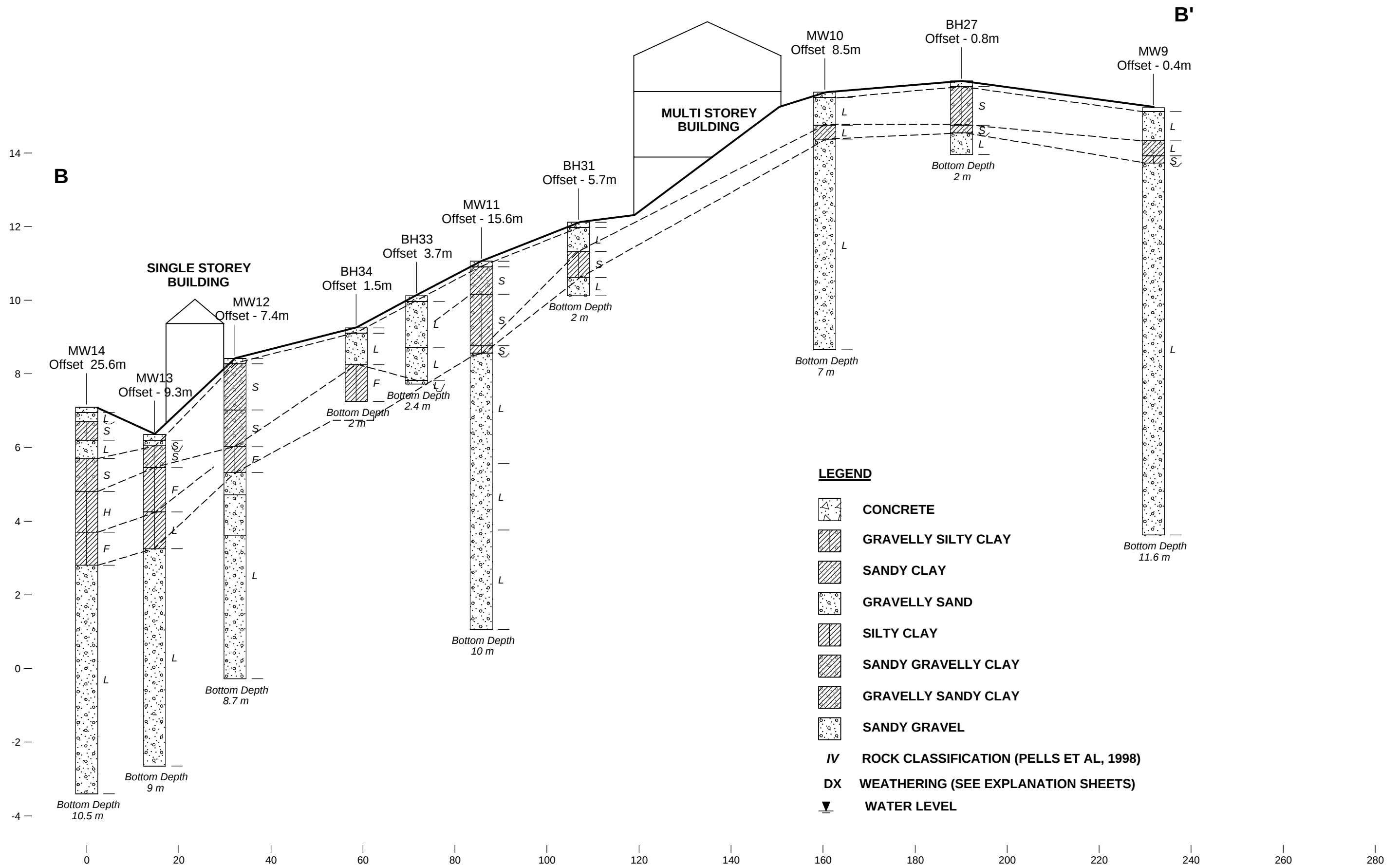
drawn	BS/LT	 SPECIALISTS IN LIVING AND WORKING PLACES	client:	VALAD PROPERTY GROUP LTD	
approved			project:	ENVIRONMENTAL SITE ASSESSMENT 630-726 PRINCES HIGHWAY, TEMPE, NSW	
date			title:	GROUNDWATER CONTOUR PLAN	
scale	1:1 000		project no:	ENVILCOV00315AH	figure no: FIGURE 4
original size	A3				

A3LANDSCAPE ENVILCOV00315AH.GPJ COFFEY.GDT 23.6.08



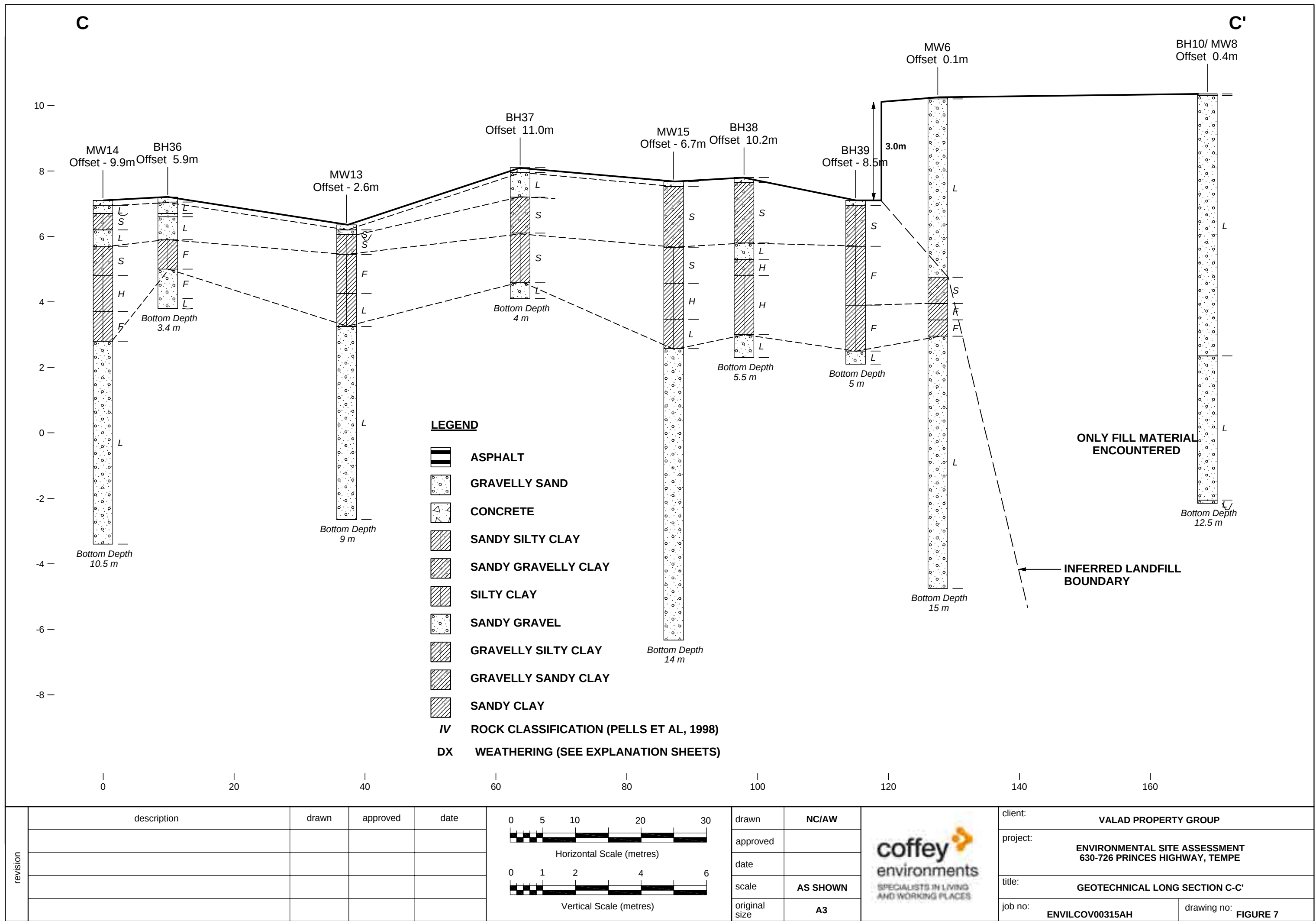
revision	description	drawn	approved	date	0 5 10 20 30 Horizontal Scale (metres) 0 1 2 4 6 Vertical Scale (metres)	drawn	BS/LT		client:	VALAD PROPERTY GROUP LTD	
						approved			project:	ENVIRONMENTAL SITE ASSESSMENT 630-726 PRINCESS HIGHWAY, TEMPE, NSW	
						date			title:	GEOTECHNICAL LONG SECTION A-A'	
						scale	AS SHOWN		job no:	ENVILCOV00315AH	drawing no: FIGURE 5
						original size	A3				

A3LANDSCAPE ENVILCOV00315AH.GPJ COFFEY.GDT 26.6.08



revision	description	drawn	approved	date	0 5 10 20 30 Horizontal Scale (metres) 0 8 16 32 48 Vertical Scale (metres)	drawn	NC/AW	coffey environments SPECIALISTS IN LIVING AND WORKING PLACES	client:	VALAD PROPERTY GROUP	
						approved			project:	ENVIRONMENTAL SITE ASSESSMENT 630-726 PRINCES HIGHWAY, TEMPE	
						date			title:	GEOTECHNICAL LONG SECTION B-B'	
						scale	AS SHOWN		job no:	ENVILCOV00315AH	drawing no:
						original size	A3				FIGURE 6

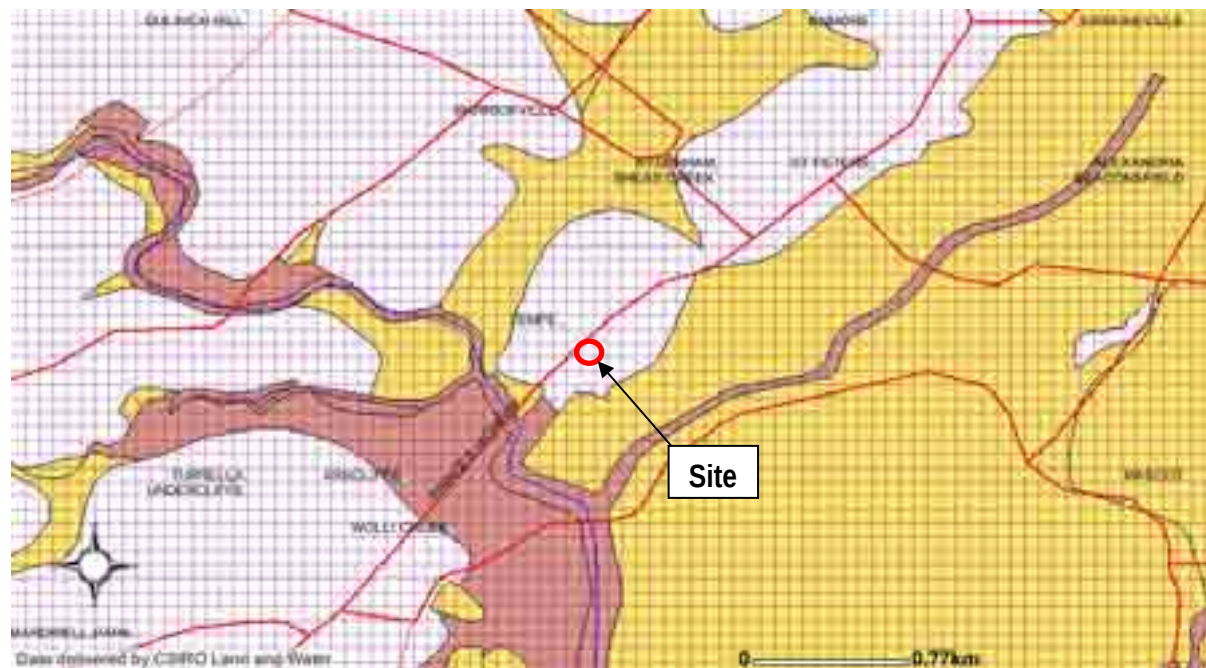
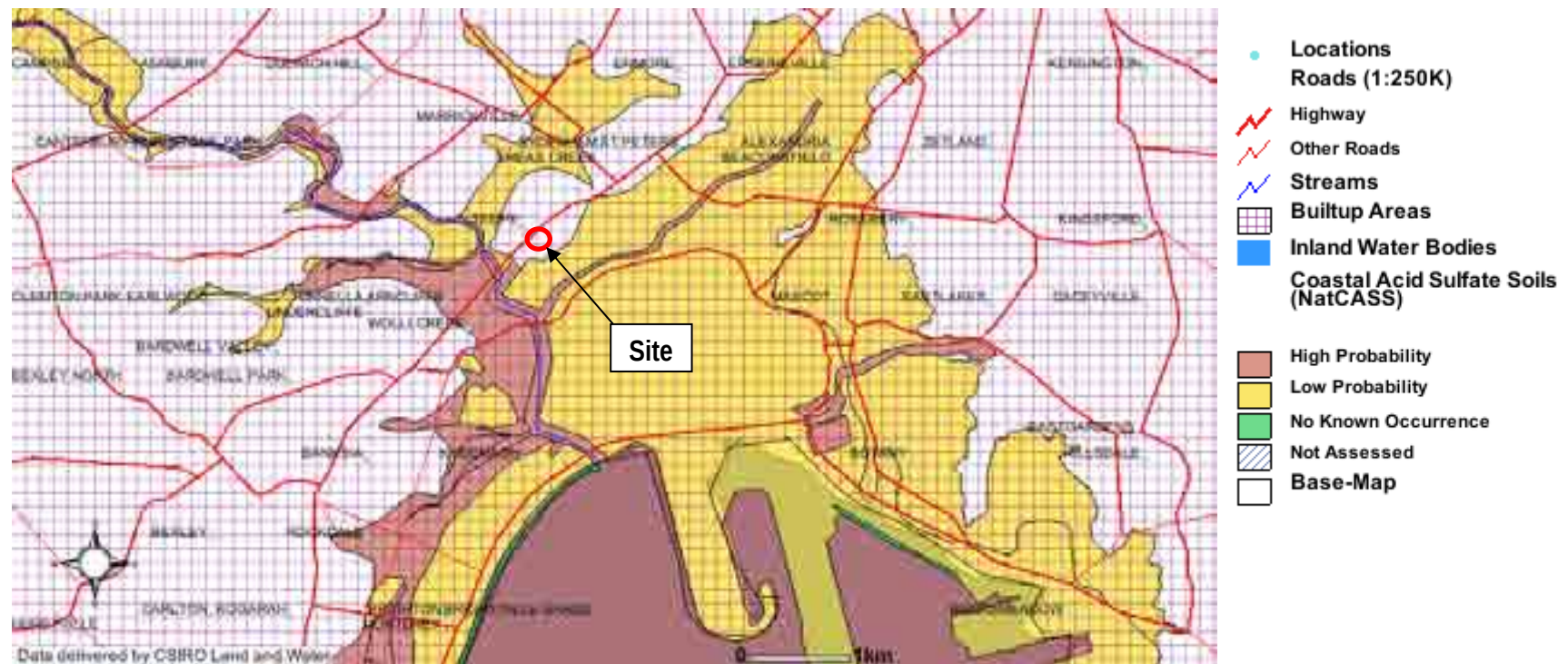
A3LANDSCAPE ENVILCOV00315AH.GPJ COFFEY.GDT 26.6.08



Appendix A

Acid Sulphate Soil Map

**Contamination Assessment
630 - 726 Princes Highway, Tempe**



Appendix B Titles Search and Planning Certificates

**Contamination Assessment
630 - 726 Princes Highway, Tempe**

ADVANCE LEGAL SEARCH PTY LIMITED

(ACN 077 067 068)
ABN 49 077 067 068

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Facsimile: +612 9754 1364
Email: alsearch@optusnet.com.au

12 June 2008

COFFEY ENVIRONMENTS Pty Ltd
8/12 Mars Road
LANE COVE NSW 2066

Attention: Martina Carosi

RE: 630, 634 & 726 Princess Highway
TEMPE
Ref: ENVISYDN00315AH
PO S19126

Note 1: Lot A DP 399884
Note 2: Lot A DP 385209 & Lot E DP 385210

Note 1:

Current Search

Folio Identifier A/399884 (title attached)
DP 399884 (plan attached)
Dated 29 May 2008
Registered Proprietor:
GEORGE KOHILAS
NANCY KOHILAS
ANGELO KOHILAS

Title Tree

Lot A DP 399884

Folio Identifier A/399884

Certificate of Title Volume 7311 Folio 75

Certificate of Title Volume 6849 Folio 173

Certificate of Title Volume 3869 Folio 12

Certificate of Title Volume 2955 Folio 129

Summary of proprietor(s)

Lot A DP 399884

Year	Proprietor
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	(Lot A DP 399884)
1991 – todate	George Kohilas Nancy Kohilas Angelo Kohilas
1989 – 1991	Caltex Oil (Australia) Pty Limited
	(Lot A DP 399884 – Area 28 ¼ Perches – CTVol 7311 Fol 75)
1957 – 1989	Caltex Oil (Australia) Pty Limited
	(Part Lots 35 & 36 of a subdivision at Tempe – Area 4 Acres 2 Roods 15 ¾ Perches – CTVol 6849 Fol 173)
1953 – 1957	Speare’s Brick & Pipe Works Pty Limited
	(Part Lots 35 & 36 of a subdivision at Tempe – Area 18 Acres 1 Roods 27 ½ Perches – CTVol 3869 Fol 12)
1926 – 1953	Speare’s Brick & Pipe Works Pty Limited
	(Part Lots 35 & 36 of a subdivision at Tempe – Area 18 Acres 2 Roods 23 ¼ Perches – CTVol 2955 Fol 129)
1924 – 1926	Speare’s Tempe Brick Tile & Pipe Works Limited
<i>(1922 – 1926)</i>	<i>(lease to Roof & Tiles Limited)</i>
1919 – 1924	Ernest Loftus Speare, brickmaker
