



COOPER GRACE WARD

LAWYERS

SNE 35250

Our Ref: NLH 10034607
Your Ref: Site ID:68232

Your business partner

28 November 2007

URGENT

Ms Anne Marie Lewis
Acting Registrar (Registry Support Unit)
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

ADN 95 591 906 639

Central Plaza Two
Level 23, 66 Eagle Street
Brisbane 4000 Australia

Ph (61-7) 3231 2444
Fax (61-7) 3221 4356

GPO Box 834, Brisbane 4001
DX 256, Brisbane

cgw.com.au

Fax: 3247 3278

Lot 1 on RP 71876 – 53 High Street, Toowong

We refer to your letter of 29 October 2007.

Our client is making further enquiries in relation to the matters raised in your letter with the company which supplies our client with the chemicals that it uses in its dry cleaning operation. It is hoped to be able to provide more information to you shortly, however, due to the nature of our client's operation and its equipment, our client does not believe its business has been the source of any alleged contamination at the site.

Our client has discussed the terms of your letter under reference, with Kim Barry of your office, in a general sense. In those discussions our client advised Ms Barry that a purchaser had signed a contract for the purchase of the property, which is subject to due diligence enquires until 10 December 2007.

Ms Barry indicated to our client that she would be willing to hold a meeting with any potential purchaser of the property, to discuss issues concerning the property with them.

Our client therefore requests an extension of the time within which to respond to your letter until Friday 14 December. If the purchaser elects to proceed with the purchase, then our client would like to arrange a meeting with the purchaser and Ms Barry to discuss relevant issues concerning the property.

Please give this request consideration and confirm your agreement to the extension request, as soon as possible.

Yours faithfully
COOPER GRACE WARD

sch4-Signature

Neil Hawthorne
Partner
Direct Ph (61-7) 3231 2461
Direct Fax (61-7) 3231 8461
Email neil.hawthorne@cgw.com.au

CONTAMINATED
LAND SECTION

11 DEC 2007

NLH10034607 1858137v1

sch4p4(6) Personal information

BNE35250-1
I/MT.

sch4-Signature

Enquiries
Telephone
Your reference
Our reference Site ID: 68232

22 May 2007

Cinecolor Pty Ltd
88 Robertson Street
FORTITUDE VALLEY QLD 4006

Attention: Mr RJ Stephenson

Re: Lot 1 on RP71876, 53 High Street, Toowong

Dear Mr Stephenson,

The EPA is in receipt of groundwater monitoring reports concerning the above site. The reports provide information of groundwater contamination that the EPA reasonably believes to be grounds for the listing of this site on the Environmental Management Register (EMR) for Hazardous Contaminants. Both the contaminant (tetrachloroethene - PCE) and the site groundwater conditions indicate that the dry cleaning operation on this site is the likely source of contamination. It is the intention of the EPA to list this site on the EMR under s473(e) of the Environmental Protection Act 1994, as per the Notice attached. Copies of the investigation and monitoring reports are also attached for your reference. It is noted that you may require an extension of the usual time for lodging submissions in response to the Notice. Therefore please note that this period has been extended to 60 days after the receipt of the notice.

Yours sincerely

sch4-Signature

Enquiries Annemarie Lewis
Telephone (07) 3225 84163225 1054
Your reference
Our reference Site ID: 68232

29 October 2007

Cinecolor Pty Ltd
88 Robertson Street
FORTITUDE VALLEY QLD 4006

Attention: Mr RJ Stephenson

Dear Mr Stephenson

Re: Lot 1 on RP71876, 53 High Street TOOWONG

The Environmental Protection Agency (EPA) is in receipt of groundwater monitoring reports concerning the above site. The reports provide information of groundwater contamination that the EPA reasonably believes to be grounds for the listing of this site on the Environmental Management Register (EMR) for Hazardous Contaminants. Both the contaminant (tetrachloroethene – PCE) and the site groundwater conditions indicate that the dry cleaning operation on this site is the likely source of contamination. It is the intention of the EPA to list this site on the EMR under s373(e) of the *Environmental Protection Act 1994*, as per the Notice attached. Copies of the investigation and monitoring reports are also attached for your reference.

It is noted that due to [sch4p4(6) Personal information] and not receiving our original letter we have given you an extension of 30 days.

If you require any further information or clarification with regard to this matter, please do not hesitate contact me.

Yours sincerely

Annemarie Lewis
Acting Registrar (Registry Support Unit)
Environmental Protection Agency

CC: Neil Hawthorne, Cooper Grace Ward Lawyers, GPO Box 834 BRISBANE QLD 4001

Memorandum



Queensland Government

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

Enquiries
Telephone
Your reference
Our reference

Paul Butcher
(07) 3225 8416
Site ID: 68232

22 May 2007

To: Greg Tkai, Registrar
From: Paul Butcher, Environmental Officer
Subject: Lot 1 on RP71876, 53 High Street, Toowong

Hi Greg,

Please list **Lot 1 on RP71876** on the EMR for Hazardous Contaminant -

Hazardous contaminant:
Tetrachloroethene (PCE) 33,100 µg/L

As there was a previous attempt to list this site for the NA - Dry Cleaning, please provide a cover letter to the owner stating our grounds for listing for Hazardous Contaminant and include the consultant's reports for his reference. Also note that as the
sch4p4(6) Personal information
no longer period for accepting submissions re the Notice will be required.

Thanks,

Paul Butcher
Environmental Officer

sch4-Signature

sch4-Signature

Memorandum



Queensland
Government

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

TO: Annemarie Lewis

FROM: Greg Tkai, Senior Administration Officer
(Contaminated Land)

SUBJECT: Change from 'U' for NA12 to 'H' Site

Local Government Area: Brisbane City Council

Lot on Plan Description: Lot 1 on RP 71876 (ID 68232)

Annemarie,

This site was originally listed for consideration as 'U' for NA12 Dry cleaning. On 30/4/07 site status changed to 'I'. On 22 May 2007 advice from Paul Butler states that the site should be listed for consideration as hazardous contaminant Tetrachloroethene (PCE) 33,100 µg/L. Based on reports received that indicate that both the contaminant (Tetrachloroethene (PCE) and the site groundwater conditions indicate that the dry cleaning operations on this site is the likely source of contamination. The reports provide information that the EPA reasonably believes to be grounds for the listing of the site on the EMR for Hazardous Contaminants. Please amend notice to provide "60 days" for submission as the owner is → Done Mar 2007

sch4p4(6) Personal information

Please ensure that the attached covering letter to owner & copy to Neil Hawthorne, Cooper Grace Lawyers is provided. Done sent May 2007

Greg Tkai

Senior Administration Officer (EMR/CLR)

With a copy of our notice.

Please enter into 'U' book & file & note that the site is required to be changed to 'H' in 'U' book if no response received. Thanks for your attention.

Enquiries Paul Butcher
Telephone (07) 3225 8416
Your reference
Our reference Site ID: 68232

23 May 2007

Cinecolor Pty Ltd
88 Robertson Street
FORTITUDE VALLEY QLD 4006

Attention: Mr RJ Stephenson

Dear Mr Stephenson

Re: Lot 1 on RP71876, 53 High Street TOOWONG

The Environmental Protection Agency (EPA) is in receipt of groundwater monitoring reports concerning the above site. The reports provide information of groundwater contamination that the EPA reasonably believes to be grounds for the listing of this site on the Environmental Management Register (EMR) for Hazardous Contaminants. Both the contaminant (tetrachloroethene – PCE) and the site groundwater conditions indicate that the dry cleaning operation on this site is the likely source of contamination. It is the intention of the EPA to list this site on the EMR under s373(e) of the *Environmental Protection Act 1994*, as per the Notice attached. Copies of the investigation and monitoring reports are also attached for your reference.

It is noted that your absence from the country may require an extension of the usual time for lodging submissions in response to the Notice. Therefore please note that this period has been extended to 60 days after the receipt of the Notice.

If you require any further information or clarification with regard to this matter, please do not hesitate to contact Environmental Officer Mr Paul Butcher on 3225 8416.

Yours sincerely

sch4-Signature

23/5/07

Greg Tkai
Registrar (Contaminated Land)
Environmental Protection Agency

CC: Neil Hawthorne, Cooper Grace Ward Lawyers, GPO Box 834 BRISBANE QLD 4001

Cinecolor Pty Ltd
ACN 009 919 822
88 Robertson Street
FORTITUDE VALLEY QLD 4006

mb:

sch4p4(6) Personal information

1ST May 2007

The Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Ref: Site ID: 68232 – Contaminated Land Unit

Attention: Greg Tkai
Fax: 3247 3278

Dear Greg,

Re our telephone conversation of Monday 30th April 2007.

I will be [sch4p4(6) Personal information] from [sch4p4(6) Personal information] I trust if there are any matters requiring assistance or discussion on this matter prior to any decision making that they may be able to transpire either before or after my period of absence.

sch4-Signature

RJ Stephenson
Sole Director and Secretary
Cinecolor Pty Ltd

03 MAY 2007



Your business partner

Our ref: 10034607: NLH
Your ref: Site ID 68232 – Contaminated Land Unit

5 May 2007

The Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Fax: 3247 3278

53 High Street, Toowong

ABN 95 591 906 639

Central Plaza Two
Level 23, 66 Eagle Street
Brisbane 4000 Australia

Ph (61-7) 3231 2444
Fax (61-7) 3221 4356

GPO Box 834, Brisbane 4001
DX 256, Brisbane

cgw.com.au

We act for Cinecolor Pty Ltd the owner of the above property (the Property).

Our client has referred to us correspondence from your office to our client dated 27 March and 30 April and our client's correspondence to you of 16 April.

We have been instructed in relation to preparation of contract documentation for the sale of the Property. It is currently being marketed through King & Co Property Consultants. Our client has invested a significant amount of money on a marketing campaign and we have been advised there are a number of serious buyers who have inspected the Property and are expected to make offers to purchase the Property in the near future.

We are concerned at the advice to our client in your letter of 27 March, which is a notice under S. 373 of the Environmental Protection Act (the EP Act), stating that pursuant to S. 427 of the EP Act our client is now obliged to provide notice to any possible buyer of the issue of the notice under S. 373.

We are instructed our client has in its letter of 16 April disclosed full and complete details of the activities carried on at the property and has provided an accompanying declaration as to the truthfulness of these statements.

Our client will suffer significant loss if it is forced to delay any proposed sale arrangements or make any disclosures to potential purchasers when upon our instructions as to the activities carried on at the property this is not necessary or required.

Our client therefore requests that the Administering Authority completes its investigations and makes a decision on the EMR listing **as a matter of urgency**, as it is interfering with our client's legal entitlement to deal with the Property and enter into contractual arrangements for its sale.

We await your further advice.

Yours faithfully
COOPER GRACE WARD

sch4-Signature

Neil Hawthorne
Partner
Direct Ph (61-7) 3231 2461
Direct Fax (61-7) 3231 8461
Email neil.hawthorne@cgw.com.au



URGENT

ORIGINAL

FAX SENT TO YOU ON 6/5/07

**COOPER GRACE WARD**
LAWYERS**Electronic Transmission**

To: MR GREG TKAL

Fax: 3247 3278

Your Ref:

From: Neil Hawthorne

Ph: (61-7) 3231 2461

Our Ref: NLH

Fax: (61-7) 3231 8461

Email: neil.hawthorne@cgw.com.au

Date: 8 MAY 2007

No. Pages: (including this cover sheet)

This electronic transmission (and any following pages) is confidential, may contain legally privileged information and is intended solely for the named addressee. If you receive this document in error, please destroy it and advise the sender.

53 HIGH STREET TOOWONG

ATTACHED IS A COPY OF A FAX
SENT TO YOU ON 5.5.07.

Yours faithfully
COOPER GRACE WARD

sch4-Signature

Neil Hawthorne
Partner

TITLE

Your business partner

ABN 95 591 906 639

Central Plaza Two Level 23, 66 Eagle Street Brisbane 4000 Australia • Ph: (61-7) 3231 2444 • Fax: (61-7) 3221 4356
GPO Box 834, Brisbane 4001 • DX 256, Brisbane • www.cgw.com.au



COOPER GRACE WARD

LAWYERS

Your business partner

Our ref: 10034607: NLH

Your ref: Site ID 68232 -- Contaminated Land Unit

5 May 2007

The Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Fax: 3247 3278

53 High Street, Toowong

ABN 95 591 906 639

Central Plaza Two
Level 23, 66 Eagle Street
Brisbane 4000 Australia

Ph (61-7) 3231 7444
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We await your further advice.

Yours faithfully
COOPER GRACE WARD

sch4-Signature

Neil Hawthorne
Partner
Direct Ph (61-7) 3231 2461
Direct Fax (61-7) 3231 8461
Email neil.hawthorne@cgw.com.au

URGENT



COOPER GRACE WARD

LAWYERS

Your business partner

Our ref: 10034607: NLH
Your ref: Site ID 68232 – Contaminated Land Unit

5 May 2007

The Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Fax: 3247 3278

53 High Street, Toowong

ABN 95 591 906 639

Central Plaza Two
Level 23, 66 Eagle Street,
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We await your further advice.

Yours faithfully
COOPER GRACE WARD

sch4-Signature

Neil Hawthorne
Partner
Direct Ph (61-7) 3231 2461
Direct Fax (61-7) 3231 8461
Email neil.hawthorne@cgw.com.au

URGENT

Memorandum



Queensland
Government

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

TO: Scott Robinson

FROM: Greg Tkai, Senior Administration Officer
(Contaminated Land)

SUBJECT: Advice on listing of site

Local Government Area: BCC

Lot on Plan Description: Lot 1 on RP 71876

Scott,

Your advice is sought with regard to whether Lot 1 on RP 71876 should be listed on the EMR.

Advice was received from Mr Paul Butcher on 20/3/07 to list the site for NA12 - Dry cleaning. The owner has provided advice (Stat Dec.) dated 16/4/07 received 18/4/07 that the Notifiable activity as described has not been conducted on the site.

My understanding is that as a result of a site investigation on the adjacent site, Mr Butcher was of the view that Lot 1 on RP 71876 should be listed on the EMR.

Mr Stephenson has requested that he be contacted in writing. The status of the site on the EMR has been changed from 'invalidated' to 'investigate' on 20/4/07. Please advise.

Thanks

sch4-Signature

20/4/07

Greg

Senior Administration Officer (EMR/CLR)

Bre 2007/5012

Cinecolor Pty Ltd
ACN 009 919 822
88 Robertson Street
FORTITUDE VALLEY QLD 4066

Your ref: Site ID 68232 – Contaminated Land Unit

16 April 2007

The Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Fax: 3247 3278

53 High Street, Toowong

I refer to your letter of 27 March 2007 (copy **enclosed**) in relation to a notification received by your Agency with respect to a dry cleaning business being operated at the site.

Your letter invites the lodgement of a submission as to why the property should not be included on the Environmental Management Register. This letter is provided as a submission to the Agency that a Notifiable Activity, as defined by the Environmental Protection Act, is not carried on at the property.

I confirm that a "dry cleaning" activity as referred to in your letter is not carried on at the property in that a dry cleaning business is not conducted whereby:

- (a) solvents are stored in underground tanks; of
- (b) more than 500L of halogenated hydrocarbon are stored.

As a notifiable activity is not carried on at the property, the property should not be included on the Environmental Management Register.

I have **enclosed** with this letter a statutory declaration confirming the accuracy of the information provided in this letter.

If you have any further queries please contact me.

Please acknowledge in writing receipt of this letter given that if you do not acknowledge receipt of a submission the property is automatically listed on the Environmental Management Register.

Yours faithfully

sch4-Signature

Robert John Stephenson
Sole Director and Secretary
Cinecolor Pty Ltd



ANNEXURE "A"

This is the true and correct copy of the letter marked "A" referred to and mentioned in the Declaration of Robert John Stephenson.

sch4-Signature

DECLARED before me at BRISBANE this 16th day of April 2007.

sch4-Signature

Declarant

Deanne M. Black
A Justice of the Peace/Solicitor

NLH10034607 1543729v1

RTI DL RELEASE - EHP

27 March 2007

Site ID: 68232
File Number:
Enquiries to: Contaminated Land Unit
Telephone: (07) 322 58487

(B)

CINECOLOR PTY LTD
88 ROBERTSON ST
FORTITUDE VALLEY QLD 4006

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).

Lot: 1 Plan: RP71876
BRISBANE CITY COUNCIL

53 HIGH ST
TOOWONG QLD 4066

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.

DRY CLEANING - operating a dry cleaning business where -
(a) solvents are stored in underground tanks; or
(b) more than 500 L of halogenated hydrocarbon are stored.

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 Tuesday, 01 May 2007.

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.

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 protect public health and the environment. Remediation would be needed if there were evidence that the site presented an unacceptable health or environmental risk for its current use.

It should also be noted that, with the issuing of this notice under section 373, the following requirement applies under section 421 of the *EP Act*:

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer that the owner has been given notice under section 373 and the particulars about the notice.

Further information regarding this notice may be obtained by contacting the Contaminated Land Unit, EPA on telephone (07) 322 58487. Further information about contaminated land matters may be obtained by visiting our web-site at: www.epa.qld.gov.au/environment/business/contaminated.

sch4-Signature

Delegate of Administering Authority
Environmental Protection Act 1994

RTI DL RELEASE - EHP

ANNEXURE "B"

This is the true and correct copy of the letter marked "B" referred to and mentioned in the Declaration
of Robert John Stephenson. sch4-Signature

sch4-Signature
DECLARED before me at ~~16th~~ ^{BASSANE} this 16th day of April 2007.

sch4-Signature
Declarant

Diane ENBlack
A Justice of the Peace/Solicitor

NLH10034607 1543729v1

RTI DL RELEASE - EHP

STATUTORY DECLARATION

QUEENSLAND
TO WIT

I, **ROBERT JOHN STEPHENSON** sch4p4(6) Personal information Fortitude Valley
in the State of Queensland, Company Director, do solemnly and sincerely declare as follows:

I am a Director of Cinecolor Pty Ltd ACN 009 919 822 and I am duly authorised to make this declaration.

1. Cinecolor Pty Ltd is the owner of property situated at 53 High Street, Toowong, Brisbane, described as Lot 1 on RP 71876.
2. Cinecolor Pty Ltd has provided a letter to the Environmental Protection Agency dated 16th April 2007 (a true copy of which is annexed and marked "A") in response to a letter received by the company from the Agency dated 27 March 2007 (a true copy of which is annexed and marked "B").
3. No false or misleading information has knowingly been included in the letter from Cinecolor Pty Ltd to the Agency being Annexure A.
4. Cinecolor Pty Ltd has given all relevant information to the Agency in relation to the matters referred to in the letter from the Agency being Annexure B.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1867.

SIGNED AND DECLARED by
ROBERT JOHN STEPHENSON
at Brisbane
this 16th day of April 2007
in the said State before me:

sch4-Signature

Dianne EN Black

Commissioner for Declarations/A Justice of the Peace/Solicitor

NLH10034607 1543729v1

13 December, 2006

Rob Dullisear
Stockland
Level 4 - 99 Melbourne Street
SOUTH BRISBANE QLD 4104

Our Reference: 0058880 TOOWONG INTRUSIVE INVESTIGATION DRAFT.DOC

By email rob.dullisear@stockland.com.au

Dear Rob,

RE: INTRUSIVE INVESTIGATION 53 HIGH STREET, TOOWONG
DRAFT REPORT

1. INTRODUCTION

ERM is pleased to present this report which details the scope of works undertaken during an intrusive investigation at Lot 1 RP71876 (the site), 53 High Street Toowong, as per our proposal dated 10 November 2006 and subsequent communications. The aim of the intrusive investigation was to provide sufficient due diligence to support the acquisition of the site by the client.

The site is currently used by a dry cleaning company (Peerless), which has the potential to be a source of contamination. The most common contamination associated with dry cleaners are the chlorinated hydrocarbons used in the dry cleaning process. It was therefore recommended that intrusive site investigation was undertaken to verify ground conditions at the site.

Refer to Annex E for limitations which apply to this report.

2. SCOPE OF WORKS

The following scope of works was undertaken by ERM at the site;

- o A site reconnaissance visit (including access to the dry cleaners);
- o Hand augering of superficial/fill materials;

- o Drilling of three boreholes to a maximum of thirty metres below ground level (on sites immediately adjacent to 53 High St Toowong);
- o Installation of monitoring wells in all three boreholes;
- o Groundwater level monitoring in the monitoring wells;
- o Recovery of groundwater samples from the monitoring wells; and
- o Analysis of the groundwater samples for a range of potential contaminants.

3. METHODOLOGY AND CONDITIONS ENCOUNTERED

3.1 SITE VISIT

ERM undertook a site visit of the Peerless Dry Cleaners on 29 November 2006 and interviewed the current site owner, Mr Robert Stephenson. A dry cleaner has been operating at 53 High Street, Toowong since 1942, with Mr Stephenson taking ownership in 1979. The internal layout of the building is believed to have been consistent throughout the history of the building with the dry cleaning machines located in the western end of the building on the ground floor. It was noted that both the older and newer dry cleaning machines had integral solvent tanks. The flooring within the building was made up of concrete slabs which are believed to be original. The floor slabs were noted to have good integrity but the joints could potentially provide a pathway for fluids to enter the underlying ground. The upper floor of the building housed a gas boiler for steam generation. It was reported that the boiler has always been gas powered.

3.2 INTRUSIVE SITE INVESTIGATION

3.2.1 Methodology

The intrusive investigation was undertaken between 1 and 5 December 2006. Three monitoring wells were advanced using air rotary drilling to a maximum of 30 metres below ground level (mbgl). The drilling works were supervised by ERM and the drill cuttings logged. The monitoring well locations are illustrated on Figure 1, Annex A and monitoring well logs attached as Annex B.

During advancement of the boreholes drill cuttings were collected and screened for volatile organic vapours using a photoionisation detector (PID) approximately every metre. It should be noted that cutting samples collected from rotary drilling are not suitable for laboratory analysis. Fill materials present above bedrock were sampled using a hand auger at the monitoring well locations where possible. However based on field screening results and the lack of contaminant observations these samples were not scheduled for analysis.

Upon completion of drilling, monitoring wells were installed using 50mm diameter HDPE/uPVC screen and pipe installed with a filter pack and bentonite seal as appropriate. The wells will be completed with flush metallic covers concreted in at ground surface. The monitoring well installation details are illustrated on the logs included as *Annex B*.

Groundwater samples were collected from the monitoring wells using dedicated disposable bailers. Prior to sampling, a static water level was recorded using an electronic oil/water interface level indicator. The monitoring wells were purged and samples collected directly into laboratory-supplied sample jars. During groundwater sampling the pH, temperature, conductivity and REDOX of the groundwater was tested and recorded. After collection, the samples were immediately placed in laboratory-supplied, ice-filled coolers and maintained at a temperature of approximately four degrees Celsius until delivery to the laboratory with the appropriate chain-of-custody forms.

The groundwater samples (including one duplicate sample) underwent analysis for the following suites of analysis:

- o Volatile Organic Compounds;
- o Metals (As, Cd, Cr, Cu, Ni, Pb, Zn and Hg); and
- o Total Petroleum Hydrocarbons (C₆-C₃₆ range).

3.2.2 Geology

The encountered geology is summarised below:

- | | | |
|-------|---------------------------------------|-----------------|
| o MW1 | Made Ground (clay underlying asphalt) | 0 to 0.75 mbgl |
| | Weathered Schist | 0.75 to 10 mbgl |
| | Schist | 10 to 30 mbgl |

- o MW2 Made Ground (asphalt) 0 to 0.1 mbgl
Weathered Schist 0.1 to 15 mbgl
- o MW3 Made Ground (brick overlying concrete) 0 to 0.2 mbgl
Clay 0.2 to 3 mbgl
Weathered Schist 3 to 13 mbgl
Schist 13 to 15 mbgl

3.2.3 Hydrogeology

Groundwater was encountered during drilling of MW2 (13.1 mbgl) and MW3 (11.0 mbgl). Groundwater was not encountered during drilling of MW1.

On installation of the monitoring wells groundwater was allowed to equilibrate and depth to groundwater was recorded on 4 December 2006. Groundwater sampling was undertaken on 4 and 5 December 2006. The depths to groundwater and groundwater field parameters measured are summarised in Table 3.1.

Table 3.1 Groundwater Field Parameters

Monitoring Well	Depth to Groundwater (mbgl)	Temperature (°C)	Dissolved Oxygen (mg/l)	Conductivity (µS)	pH	REDOX Potential (mV)
MW1	26.35	26.9	4.84	5650	8.08	176
MW2	8.78	26.4	3.47	499	7.30	221
MW3	8.56	25.3	6.64	516	6.15	176

3.2.4 Observations of contamination

No visual or olfactory evidence of contamination was observed during the drilling works. No PID readings above the limit of detection of 2 parts per million (ppm) were recorded in any of the screened samples, as illustrated on the logs attached as Annex B.

No visual or olfactory evidence of contamination was observed during groundwater sampling.

4. DATA ASSESSMENT

For the interpretation of the analytical results, the following hierarchy of reference guidelines were used to provide suitable screening criteria:

- o Groundwater: ANZECC Guidelines for Freshwater and Marine Water Quality (2000) - Trigger values for Protection of 95 % of Species; and
- o Dutch Intervention Values, 2000.

The results of the screening of the groundwater analysis are presented in *Table C1 to C3* in *Annex C*. Results are only shown in *Tables C1 to C3* for analytes where the analyte was detected at concentrations exceeding the Estimated Quantitation Limit (EQL) in one of more samples. Copies of the NATA certified laboratory reports for all analytes, along with QC Data, are presented in *Annex D*.

A number of exceedances of the screening criteria were detected in the groundwater samples as summarised in *Table 4.1* below.

Table 4.1 Groundwater Concentrations Exceeding Screening Criteria

Contaminant	Screening Criteria (µg/l)	Maximum Concentration (µg/l)	Location of Exceedances
Tetrachloroethene (PCE)	40	>23300	MW2, MW3, D051206-1(MW3)
Total TPH	600		MW1, MW2, MW3, D051206-1(MW3)
Arsenic	13	40	MW1
Chromium	1	56	MW1, MW2, MW3, D051206-1(MW3)
Copper	1.4	67	MW1, MW2, MW3, D051206-1(MW3)
Lead	3.4	320	MW1, MW2, MW3, D051206-1(MW3)
Nickel	11	55	MW1, MW3, D051206-1(MW3)
Zinc	6	220	MW1, MW2, MW3, D051206-1(MW3)

5. CONCLUSIONS

The results of the groundwater analysis show that there is impact from tetrachloroethene (PCE) which would be associated with dry cleaning in two of the monitoring wells (MW2 and MW3). These monitoring wells are considered to provide cross gradient (MW3) and down gradient (MW2) locations which would indicate that the Peerless Dry Cleaners may be a source of contamination.

It should be noted that the deeper groundwater encountered in MW1 had a higher conductivity by an order of magnitude than the groundwater in MW2 and MW3. This may indicate that the groundwater in MW1 is a deeper brackish groundwater body which may be hydraulically separate from the groundwaters in MW2 and MW3.

The results for TPH indicate that there may be a secondary source of contamination in the area with impact noted in the C₁₅-C₃₆ TPH fraction in MW1 and MW3 which is unlikely to be reflecting contaminants typically associated with dry cleaning.

Metals are present across the site above the screening criteria. This may reflect a secondary contamination source or naturally occurring background conditions.

We trust that report meets your current requirements, however, should you require any further information, please contact the undersigned.

Yours sincerely,
for Environmental Resources Management Australia Pty Ltd

Neil Gray
Project Manager

Neil Donaldson
Partner

Appendix A

FIGURE 1: LOCATION OF WORKS

RTI DL RELEASE - EHP

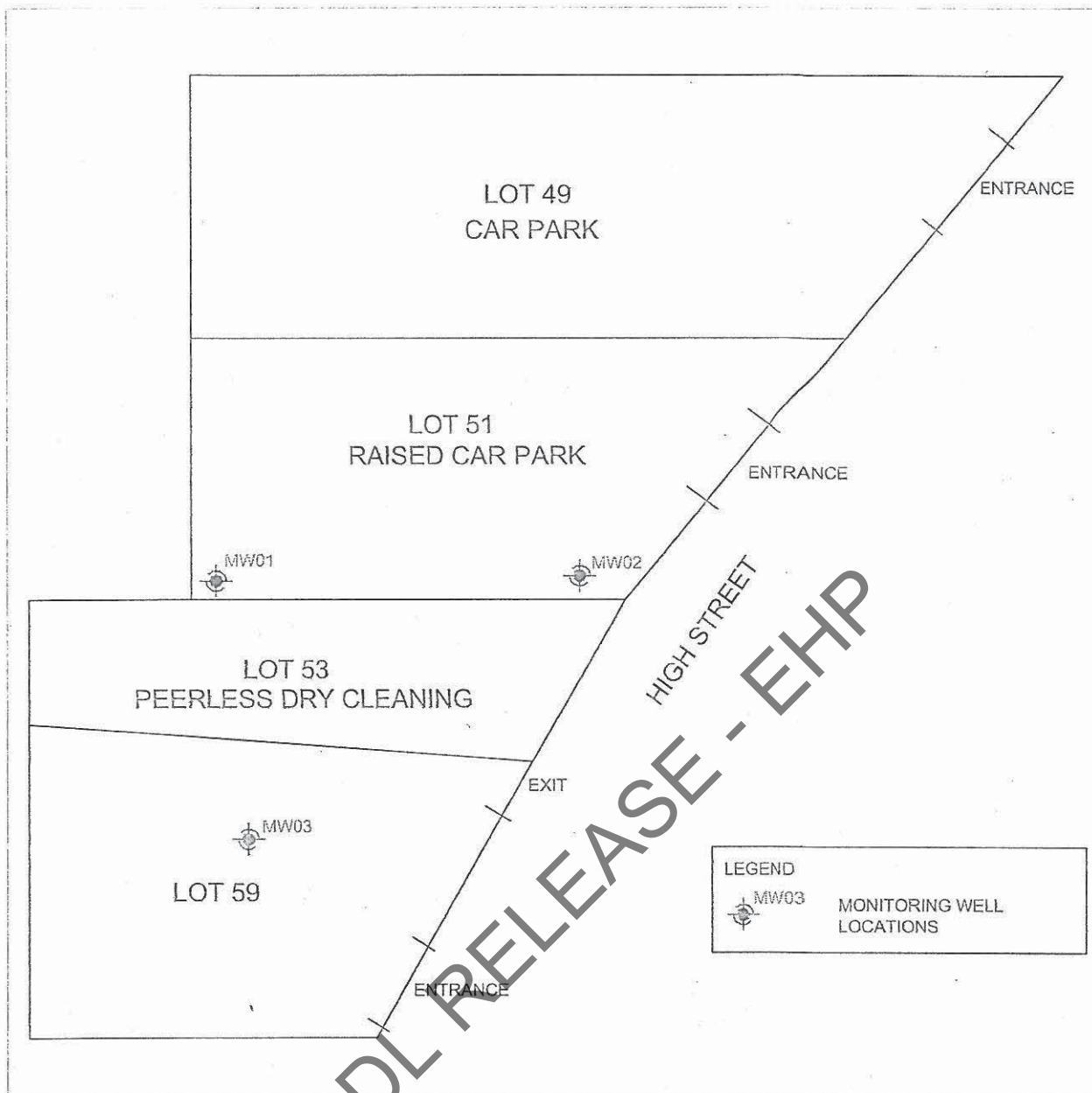


Figure 1
LOCATION OF WORKS

Project: HIGH STREET TOOWONG
 Drawing No: 0058880 Suffix No: A1
 Date: 12/12/2006 Drawing Size: A4
 Drawn By: NH Reviewed By: NG
 Source: -
 Scale: 1:500



Environmental Resources Management Australia Pty Ltd
 L1 60 Leichhardt St, Spring Hill 4000, (07) 3839 8393



Appendix B

MONITORING WELLS LOGS

RTI DL RELEASE - EHP

[illegible]

Log By: GO
Checked By: NXG
Page 1 of 1

Client: Stockland Project No: 0058880 Project Name: Due Diligence Site Investigation Site Name: 53 High Street Site Address: Toowong, Brisbane	ID: MW2
Drill Start Date: 2/12/2006 Depth: 15 mbgl Drill Finish Date: 2/12/2006 Hole Diam (mm): 105mm Drill Co: Geoprobe Well Type: uPVC Driller: PB Well Diam: 50mm Drill Method: Air Rotary Hole Type: Monitoring well	ERM Australia Pty Ltd

Symbol	Lithology	Depth (m)	Sample No	Sample Type	VOC (ppm)	Comments	Well Construction
	Ground Surface	0					
	Made Ground: Asphalt	0.1-0.15					
	Brown/orange weathered SCHIST				0.0	NVO = No visual or olfactory evidence of contamination	
					0.0	NVO	
	Yellow/grey weathered SCHIST				0.0	NVO	
					0.0	NVO	
					0.0	NVO	
					0.0	NVO	
					0.0	NVO	
					0.0	NVO	
					0.0	NVO	
					0.0	NVO	
					0.0	NVO	
					0.6	NVO	
					0.0	NVO	
					0.0	NVO	
					0.2	NVO	
	Terminated 15mbgl				0.4	NVO	
		20					
		30					

Client: Stockland Project No: 0058880 Project Name: Due Diligence Site Investigation Site Name: 53 High Street Site Address: Toowong, Brisbane	ID: MW3
Drill Start Date: 3/12/2006 Drill Finish Date: 3/12/2006 Drill Co: Geoprobe Driller: PB Drill Method: Air Rotary Hole Type: Monitoring well	Depth: 15 mbgl Hole Diam (mm): 105mm Well Type: uPVC Well Diam: 50mm
ERM Australia Pty Ltd	

ID: MW3

ERM Australia Pty Ltd

Symbol	Lithology	Depth (m)	Sample No	Sample Type	VOC (ppm)	Comments	Well Construction
	Ground Surface	0	0.1-0.15				
	Made Ground: Brick				0.0	NVO = No visual or olfactory evidence of contamination	
	Made Ground: Concrete				0.0	NVO	
	Brown/gray CLAY				0.0	NVO	
	Brown weathered SCHIST				0.0	NVO	
					0.0	NVO	
					0.0	NVO	
					0.0	NVO	
					0.0	NVO	
	Grey slightly weathered SCHIST				0.0	NVO	
					0.0	NVO	
		10			0.0	NVO	
					0.0	NVO	
					0.0	NVO	
					0.0	NVO	
	Grey SCHIST				0.0	NVO	
	Terminated 15mbgl				0.0	NVO	
		20					
		30					

NOTE: This bore log is for environmental purposes only and is not intended to provide geotechnical information.

Appendix C

DATA ASSESSMENT SUMMARY TABLES

RTI DL RELEASE - EHP

TABLE C2
Summary of Groundwater Analytical Results
53 Hugh Street, Toowong

		TPH	TPH C6 - C9 Fraction	TPH C10 - C14 Fraction	TPH C15-C28 Fraction	TPH C29-C36 Fraction	Total TPH
Dutch Intervention Values							600
LocCode	Date	EQL Units	ug/L	ug/L	ug/L	ug/L	ug/L
MW1	5/12/06		<50	60	820	900	1780
MW2	4/12/06		#23400	<50	<200	<50	#23400
MW3	5/12/06		#330	<50	290	220	840
Field Duplicates							
MW3	5/12/06		#330	<50	290	220	840
D051206-1	5/12/06		#310	<50	440	330	1080
RPD %			6	-	41	40	25

Notes:

Exceeds Dutch Intervention Value for Mineral Oil, 2000
Compound Reported
 # Non typical VTPH profile due to interference by VOC compounds

TABLE C3
Summary of Groundwater Analytical Results
53 Hugh Street, Toowoong

ERM		Metals	Arsenic (Filtered)	Chromium (Filtered)	Copper (Filtered)	Nickel (Filtered)	Mercury (Filtered)	Lead (Filtered)	Zinc (Filtered)
ANZECC 2000 95%			13	1	1.4	11	0.6	3.4	8
LocCode	Date	EQI Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
MW1	5/12/06		40	56	67	55	0.5	320	220
MW2	4/12/06		<5	8	6	<5	0.4	92	23
MW3	5/12/06		6	29	33	16	0.1	93	99
Field Duplicates									
MW3	5/12/06		6	29	33	16	0.1	93	99
D051206-1	5/12/06		11	53	65	45	0.2	180	190
RPD %			59	59	65	95	67	64	63

Notes:

Exceeds ANZECC 2000 95% Protection of ecosystems

Bold Compound Reported

TABLE C1
Summary of Groundwater Analytical Results
53 Hugh Street, Toowong

ERM			VOC	Isopropylbenzene	cis-1,2-dichloroethene	Trichloroethene (TCE)	Tetrachloroethene (PCE)
Dutch IV			-	20	500	40	
LocCode	Date	EQL Units	5 ug/L	5 ug/L	5 ug/L	5 ug/L	
MW1	5/12/06		<5	<5	<5	<5	
MW2	4/12/06		5	* <50	47	23300	
MW3	5/12/06		<5	11	<5	310	
Field Duplicates							
MW3	5/12/06		<5	11	<5	310	
D051206-1	5/12/06		<5	9	<5	290	
RPD %			-	20	-	7	

Notes:

Exceeds Dutch Intervention Value, 2000
Compound Reported
EQL increased due to matrix interference.
Result over linear range for instrument

Appendix D

NATA CERTIFIED ANALYTICAL
CERTIFICATES

RTI DL RELEASE - EHP



AQIS

AUSTRALIAN QUARANTINE
AND INSPECTION SERVICE

No. 13542

SYDNEY License No. N0356

Accredited for compliance with ISO/IEC 17025. The results of tests, calibrations and/or measurements included in this document are traceable to Australian national standards. NATA is a signatory to the APIAC mutual recognition arrangement for the mutual recognition of the equivalence of testing, calibration and inspection reports.

Quarantine Approved Premises criteria 5.1 for quarantine containment level 1 (QCL) facilities. Class five criteria cover premises utilised for research, analysis and testing of biological material, soil, animal, plant and human products.

CUSTOMER CENTRIC - ANALYTICAL CHEMISTS

FINAL CERTIFICATE OF ANALYSIS - ENVIRONMENTAL DIVISION

Laboratory Report No: E029525
Client Name: ERM Australia Pty Limited
Client Reference: Toowong
Contact Name: Neil Donaldson
Chain of Custody No: 1028
Sample Matrix: WATER

Cover Page 1 of 3
plus Sample Results

Date Received: 06/12/2006

Date Reported: 12/12/2006

This Final Certificate of Analysis consists of sample results, DQI's, method descriptions, laboratory definitions, and internationally recognised NATA accreditation and endorsement. The DQO compliance relates specifically to QA/QC results as performed as part of the sample analysis, and may provide an indication of sample result quality. Transfer of report ownership from Labmark to the client shall only occur once full & final payment has been settled and verified. All report copies may be retracted where full payment has not occurred within the agreed settlement period.

QUALITY ASSURANCE CRITERIA

Accuracy: matrix spike: 1 in first 5-20, then 1 every 20 samples
lcs, crm, method: 1 per analytical batch
surrogate spike: addition per target organic method

Precision: laboratory duplicate: 1 in first 5-10, then 1 every 10 samples
laboratory triplicate: re-extracted & reported when duplicate RPD values exceed acceptance criteria

Holding Times: soils, waters: Refer to LabMark Preservation & THI table
VOC's 14 days water / soil
VAC's 7 days water or 14 days acidified
VAC's 14 days soil
SVOC's 7 days water, 14 days soil
Pesticides 7 days water, 14 days soil
Metals 6 months general elements
Mercury 28 days

Confirmation: target organic analysis: GC/MS, or confirmatory column

Sensitivity: EQL: Typically 2-5 x Method Detection Limit (MDL)

QUALITY CONTROL
GLOBAL ACCEPTANCE CRITERIA (GAC)

Accuracy: spike, lcs, crm
surrogate: general analytes 70% - 130% recovery
phenol analytes 50% - 130% recovery
organophosphorous pesticide analytes 60% - 130% recovery
phenoxy acid herbicides 50% - 130% recovery

anion/cation bal: +/- 10% (0-3 meq/l),
+/- 5% (>3 meq/l)
Precision: method blank: not detected >95% of the reported EQL
duplicate lab 0-30% (>10xEQL), 0-75% (5-10xEQL)
RPD (metals): 0-100% (<5xEQL)
duplicate lab 0-50% (>10xEQL), 0-75% (5-10xEQL)
RPD: 0-100% (<5xEQL)

QUALITY CONTROL
ANALYTE SPECIFIC ACCEPTANCE CRITERIA (ASAC)

Accuracy: spike, lcs, crm
surrogate: analyte specific recovery data
<3xstd of historical mean

Uncertainty: spike, lcs: measurement calculated from historical analyte specific control charts

RESULT ANNOTATION

DQO: Data Quality Objective	s: matrix spike recovery	p: pending
DQI: Data Quality Indicator	d: laboratory duplicate	lcs: laboratory control sample
EQL: Estimated Quantitation Limit	t: laboratory triplicate	crm: certified reference material
-: not applicable	r: RPD relative % difference	mb: method blank

sch4-Signature

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Quality Control (Report signatory)
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Geoff Weir
Authorising Chemist (NATA signatory)
geoff.weir@labmark.com.au

sch4-Signature

Simon Mills
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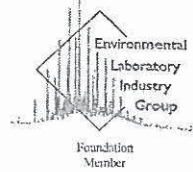
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CUSTOMER CENTRIC - ANALYTICAL CHEMISTS



Laboratory Report: E029525

Cover Page 2 of 3

NEPC GUIDELINE COMPLIANCE - DQO

1. GENERAL

- A. Results relate specifically to samples as received. Sample results are not corrected for matrix spike, Ics, or surrogate recovery data.
- B. EQL's are matrix dependant and may be increased due to sample dilution or matrix interference.
- C. Laboratory QA/QC samples are specific to this project.
- D. Inter-laboratory proficiency results are available upon request. NATA accreditation details available at www.nata.asn.au.
- E. VOC spikes & surrogates added to samples during extraction; SVOC spikes & surrogates added prior to extraction.
- F. Recovery data outside GAC limits shall be investigated and compared to ASAC (historical mean $\pm$ 3sd). If recovery data <20%, then the relevant results for that compound are considered not reliable.
- G. Recovery data (ms, surrogate, crm, Ics) outside ASAC limits shall initiate an investigative action. Anomalous QC data is examined in conjunction with other QC samples and a final decision whether to accept or reject results is provided by the professional judgement of the senior analyst. The USEPA-CLP National Functional Guidelines are referred to for specific recommendations.
- H. Extraction (preparation) date refers to the date that sample preparation was initiated. Note that certain methods not requiring sample preparation (eg. VOCs in water, etc) may report a common extraction and analysis date.
- I. LabMark shall maintain an official copy of this Certificate of Analysis for all traceable reference purposes.

2. CHAIN OF CUSTODY (COC) & SAMPLE RECEIPT NOTICE (SRN) REQUIREMENTS

- A. SRN issued to client upon sample receipt & login verification.
- B. Preservation & sampling date details specified on COC and SRN, unless noted.
- C. Sample Integrity & Validated Time of Sample Receipt (VTSR) Holding Times verified (preservation may extend holding time, refer to preservation chart).

3. NATA ACCREDITED METHODS

- A. NATA accreditation held for each in-house method and sample matrix type reported, unless noted below (Refer to subcontracted test reports for NATA accreditation status).
- B. NATA accredited in-house laboratory methods are referenced from NEPC, ASTM, modified USEPA / APHA documents. Corporate Accreditation No. 13542.
- C. Subcontracted analyses: Refer to Sample Receipt Notice and additional DQO comments.

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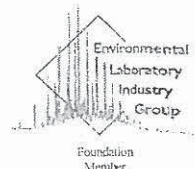
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CUSTOMER CENTRIC - ANALYTICAL CHEMISTS



Laboratory Report: E029525

Cover Page 3 of 3

4. QA/QC FREQUENCY COMPLIANCE TABLE SPECIFIC TO THIS REPORT

Matrix: WATER

Page:	Method:	Totals:	#d	%d-ratio	#t	#s	%s-ratio
1	Volatile TPH by P&T (vTPH)	4	0	0%	0	0	0%
2	Petroleum Hydrocarbons (TPH)	4	0	0%	0	0	0%
3	Volatile Organic Compounds (VOC)	4	0	0%	0	0	0%
6	Unfiltered metals (M7)	4	0	0%	0	0	0%
7	Unfiltered metals	4	0	0%	0	0	0%

GLOSSARY:

#d number of discrete duplicate extractions/analyses performed.
%d-ratio NEPC guideline for laboratory duplicates is 1 in 10 samples (min 10%).
#t number of triplicate extractions/analyses performed.
#s number of spiked samples analysed.
%s-ratio USEPA guideline for laboratory matrix spikes is 1 in 20 samples (min 5%).

5. ADDITIONAL COMMENTS SPECIFIC TO THIS REPORT

- A. All tests were conducted by LabMark Environmental Sydney, NATA accreditation No. 13542, Corporate Site No. 13535.
B. ~ Result over linear range of instrument. Insufficient sample for re-analysis
C. # Non-typical tph profile. Insufficient sample for re-analysis.

Laboratory QA/QC data shall relate specifically to this report, and may provide an indication of site specific sample result quality. LabMark DOES NOT report NON-RELEVANT BATCH QA/QC data. Acceptance of this self assessment certificate does not preclude any requirement for a QA/QC review by a accredited contaminated site EPA auditor, when and wherever necessary. Laboratory QA/QC self assessment references available upon request.

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Laboratory Report No: E029525
Client Name: ERM Australia Pty Limited
Contact Name: Neil Donaldson
Client Reference: Toowong 0058880

Page: 1 of 7
plus cover page
Date: 12/12/06

Final
Certificate
of Analysis

This report supercedes reports issued on: N/A

Laboratory Identification		59064	59065	59066	59067	ics	mb				
Sample Identification		MW1	MW2	MW3	D051206-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		5/12/06	4/12/06	5/12/06	5/12/06	--	--				
Laboratory Extraction (Preparation) Date		7/12/06	7/12/06	7/12/06	7/12/06	7/12/06	7/12/06				
Laboratory Analysis Date		7/12/06	7/12/06	12/12/06	12/12/06	7/12/06	7/12/06				
Method : E003.1											
Volatile TPH by P&T (vTPH)	EQL										
C6-C9	50	<50	#23400	*330	*310	101%	<50				

Results expressed in ug/l unless otherwise specified

Comments: # Refer to comment in DQO certificate. * Results represent compounds not consistent with a typical vTPH profile.

E003.1: Direct injection into P&T/GC/FID.

RTI DL RELEASE - ERM



No. 13542

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Form Q80145, Rev. 0 : Date Issued 10/03/05



Laboratory Report No: E029525
Client Name: ERM Australia Pty Limited
Contact Name: Neil Donaldson
Client Reference: Toowong 0058880

Page: 2 of 7
plus cover page
Date: 12/12/06

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of Analysis



This report supercedes reports issued on: N/A

Laboratory Identification		59064	59065	59066	59067	lcs	mb				
Sample Identification		MW1	MW2	MW3	D051206-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		5/12/06	4/12/06	5/12/06	5/12/06	--	--				
Laboratory Extraction (Preparation) Date		7/12/06	7/12/06	7/12/06	7/12/06	7/12/06	7/12/06				
Laboratory Analysis Date		7/12/06	7/12/06	7/12/06	7/12/06	7/12/06	7/12/06				
Method : E004.1											
Petroleum Hydrocarbons (TPH)		EQL									
C10-C14 Fraction	50	60	<50	<50	<50	--	<50				
C15-C28 Fraction	200	820	<200	290	440	109%	<200				
C29-C36 Fraction	50	900	<50	220	330	--	<50				
Sum of TPH C10 - C36	--	1780	--	510	770	--	--				

Results expressed in ug/l unless otherwise specified

Comments:

E004.1: Triple extraction with DCM. Analysis by GC/FID.

RTI DL RELEASE - ERM





Laboratory Report No: E029525
Client Name: ERM Australia Pty Limited
Contact Name: Neil Donaldson
Client Reference: Toowong 0058880

Page: 3 of 7
plus cover page
Date: 12/12/06

Final
Certificate
of Analysis

This report supercedes reports issued on: N/A

Laboratory Identification		59064	59065	59066	59067	lcs	mb				
Sample Identification		MW1	MW2	MW3	D051206-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		5/12/06	4/12/06	5/12/06	5/12/06	--	--				
Laboratory Extraction (Preparation) Date		7/12/06	7/12/06	7/12/06	7/12/06	7/12/06	7/12/06				
Laboratory Analysis Date		7/12/06	7/12/06	12/12/06	12/12/06	7/12/06	7/12/06				
Method : E016.1											
Volatile Organic Compounds (VOC)	EQL										
Volatile Aromatic Compounds											
Benzene	5	<5	<5	<5	<5	104%	<5				
Toluene	5	<5	<5	<5	<5	105%	<5				
Ethylbenzene	5	<5	<5	<5	<5	104%	<5				
meta- & para- xylene	10	<10	<10	<10	<10	108%	<10				
ortho-xylene	5	<5	<5	<5	<5	105%	<5				
Styrene	5	<5	<5	<5	<5	107%	<5				
Isopropylbenzene	5	<5	5	<5	<5	90%	<5				
n-propylbenzene	5	<5	<5	<5	<5	93%	<5				
1,3,5-trimethylbenzene	5	<5	<5	<5	<5	94%	<5				
sec-butylbenzene	5	<5	<5	<5	<5	96%	<5				
1,2,4-trimethylbenzene	5	<5	<5	<5	<5	94%	<5				
tert-butylbenzene	5	<5	<5	<5	<5	94%	<5				
p-isopropyltoluene	5	<5	<5	<5	<5	93%	<5				
n-butylbenzene	5	<5	<5	<5	<5	93%	<5				
Naphthalene	5	<5	<5	<5	<5	80%	<5				
Halogenated Aliphatics											
Dichlorodifluoromethane	50	<50	<50	<50	<50	115%	<50				
Chloromethane	50	<50	<50	<50	<50	116%	<50				
Vinyl chloride	50	<50	<50	<50	<50	98%	<50				
Bromomethane	50	<50	<50	<50	<50	127%	<50				
Chloroethane	50	<50	<50	<50	<50	123%	<50				
Trichlorofluoromethane	50	<50	<50	<50	<50	122%	<50				
1,1-dichloroethene	5	<5	<5	<5	<5	124%	<5				
trans-1,2-dichloroethene	5	<5	<5	<5	<5	107%	<5				
1,1-dichloroethane	5	<5	<5	<5	<5	110%	<5				
cis-1,2-dichloroethene	5	<5	*<50	11	9	102%	<5				



No. 13542

LabMark Pty Ltd ABN 27 079 798 397 SYDNEY: Unit 1, 8 Leighton Place Asquith NSW 2077 Telephone: (02) 9476 6533 Fax: (02) 9476 8219 MELBOURNE: 116 Moray Street, South Melbourne VIC 3205 Telephone: (03) 9686 8344 Fax: (03) 9686 7344

Form QS0145, Rev. 0 : Date Issued 10/03/05

DL Documents



Laboratory Report No: E029525
Client Name: ERM Australia Pty Limited
Contact Name: Neil Donaldson
Client Reference: Toowong 0058880

Page: 4 of 7
plus cover page
Date: 12/12/06

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Certificate
of Analysis

This report supercedes reports issued on: N/A

Laboratory Identification		59064	59065	59066	59067	lcs	mb				
Sample Identification		MW1	MW2	MW3	D051206-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		5/12/06	4/12/06	5/12/06	5/12/06	--	--				
Laboratory Extraction (Preparation) Date		7/12/06	7/12/06	7/12/06	7/12/06	7/12/06	7/12/06				
Laboratory Analysis Date		7/12/06	7/12/06	12/12/06	12/12/06	7/12/06	7/12/06				
Method : E016.1											
Volatile Organic Compounds (VOC)		EQL									
2,2-dichloropropane	5	<5	<5	<5	<5	103%	<5				
Chloroform	5	<5	<5	<5	<5	110%	<5				
1,1,1-trichloroethane	5	<5	<5	<5	<5	111%	<5				
1,2-dichloroethane	5	<5	<5	<5	<5	115%	<5				
1,1-dichloropropene	5	<5	<5	<5	<5	101%	<5				
Carbon tetrachloride	5	<5	<5	<5	<5	112%	<5				
Trichloroethene	5	<5	47	<5	<5	111%	<5				
1,2-dichloropropane	5	<5	<5	<5	<5	104%	<5				
Dibromomethane	5	<5	<5	<5	<5	114%	<5				
Bromodichloromethane	5	<5	<5	<5	<5	113%	<5				
cis-1,3-dichloropropene	5	<5	<5	<5	<5	114%	<5				
trans-1,3-dichloropropene	5	<5	<5	<5	<5	116%	<5				
1,1,2-trichloroethane	5	<5	<5	<5	<5	106%	<5				
1,3-dichloropropane	5	<5	<5	<5	<5	111%	<5				
Chlorodibromomethane	5	<5	<5	<5	<5	119%	<5				
Tetrachloroethene	5	<5	23300	310	290	104%	<5				
1,2-dibromoethane	5	<5	<5	<5	<5	107%	<5				
1,1,1,2-tetrachloroethane	5	<5	<5	<5	<5	105%	<5				
Bromoform	5	<5	<5	<5	<5	88%	<5				
1,1,2,2-tetrachloroethane	5	<5	<5	<5	<5	90%	<5				
1,2,3-trichloropropane	5	<5	<5	<5	<5	90%	<5				
1,2-dibromo-3-chloropropane	5	<5	<5	<5	<5	91%	<5				
Hexachlorobutadiene	5	<5	<5	<5	<5	103%	<5				
Halogenated Aromatics											
Chlorobenzene	5	<5	<5	<5	<5	99%	<5				
Bromobenzene	5	<5	<5	<5	<5	94%	<5				
2-chlorotoluene	5	<5	<5	<5	<5	90%	<5				





Laboratory Report No: E029525
Client Name: ERM Australia Pty Limited
Contact Name: Neil Donaldson
Client Reference: Toowong 0058880

Page: 5 of 7
plus cover page
Date: 12/12/06

Final
Certificate
of Analysis

This report supercedes reports issued on: N/A

Laboratory Identification		59064	59065	59066	59067	lcs	mb				
Sample Identification		MW1	MW2	MW3	D051206-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		5/12/06	4/12/06	5/12/06	5/12/06	--	--				
Laboratory Extraction (Preparation) Date		7/12/06	7/12/06	7/12/06	7/12/06	7/12/06	7/12/06				
Laboratory Analysis Date		7/12/06	7/12/06	12/12/06	12/12/06	7/12/06	7/12/06				
Method : E016.1											
Volatile Organic Compounds (VOC)		EQL									
4-chlorotoluene	5	<5	<5	<5	<5	93%	<5				
1,3-dichlorobenzene	5	<5	<5	<5	<5	94%	<5				
1,4-dichlorobenzene	5	<5	<5	<5	<5	93%	<5				
1,2-dichlorobenzene	5	<5	<5	<5	<5	93%	<5				
1,2,4-trichlorobenzene	5	<5	<5	<5	<5	87%	<5				
1,2,3-trichlorobenzene	5	<5	<5	<5	<5	93%	<5				
Oxygenated Compounds											
2-butanone (MEK)	5	<5	<5	<5	<5	113%	<5				
2-pentanone	5	<5	<5	<5	<5	108%	<5				
2-hexanone (MBK)	5	<5	<5	<5	<5	105%	<5				
4-methyl-2-pentanone (MIBK)	5	<5	<5	<5	<5	113%	<5				
Vinyl acetate	5	<5	<5	<5	<5	109%	<5				
Ethyl acetate	5	<5	<5	<5	<5	114%	<5				
Tributylmethylether (TBME)	5	<5	<5	<5	<5	109%	<5				
Sulphonated Compounds											
Carbon disulfide	5	<5	<5	<5	<5	99%	<5				
Surrogate Standards											
1,2-DCE-d4 (Surr @ 100ug/l)	--	125%	118%	103%	102%	110%	115%				
Toluene-d8 (Surr @ 100ug/l)	--	113%	114%	107%	103%	101%	113%				
4-BFB (Surr @ 100ug/l)	--	106%	116%	99%	95%	89%	91%				

Results expressed in ug/l unless otherwise specified

Comments: ~ Refer to comment in DQO Certificate. *EQL increased due to matrix interference.

E016.1: Direct analysis by P&T/GC/MS. (NB) Acetone and Dichloromethane not reported unless requested.



Laboratory Report No: E029525
Client Name: ERM Australia Pty Limited
Contact Name: Neil Donaldson
Client Reference: Toowong 0058880

Page: 6 of 7

plus cover page

Date: 12/12/06

This report supercedes reports issued on: N/A

Final
Certificate
of Analysis



Laboratory Identification		59064	59065	59066	59067	lcs	mb				
Sample Identification		MW1	MW2	MW3	D051206-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		5/12/06	4/12/06	5/12/06	5/12/06	--	--				
Laboratory Extraction (Preparation) Date		8/12/06	8/12/06	8/12/06	8/12/06	8/12/06	8/12/06				
Laboratory Analysis Date		11/12/06	11/12/06	11/12/06	11/12/06	11/12/06	11/12/06				
Method : E022.1											
Unfiltered metals (M7)		EQL									
Arsenic	5	40	<5	6	11	97%	<5				
Cadmium	0.5	<0.5	<0.5	<0.5	<0.5	92%	<0.5				
Chromium	5	56	8	29	53	94%	<5				
Copper	5	67	6	33	65	92%	<5				
Nickel	5	55	<5	16	45	92%	<5				
Lead	5	320	92	93	180	102%	<5				
Zinc	5	220	23	99	190	91%	<5				

Results expressed in ug/l unless otherwise specified

Comments:

E022.1: 25 ml digested in nitric/hydrochloric acid. Analysis by ICP-MS.

RTI DL RELEASE - EIP



No. 13542

LabMark Pty Ltd ABN 27 079 798 397 SYDNEY: Unit 1, 8 Leighton Place Asquith NSW 2077 Telephone: (02) 9476 6533 Fax: (02) 9476 8219 MELBOURNE: 116 Moray Street, South Melbourne VIC 3205 Telephone: (03) 9686 8344 Fax: (03) 9686 7344

Form Q80145, Rev. 0, Date Issued 10/03/05



Laboratory Report No: E029525
Client Name: ERM Australia Pty Limited
Contact Name: Neil Donaldson
Client Reference: Toowong 0058880

Page: 7 of 7
plus cover page
Date: 12/12/06

Final
Certificate
of Analysis

This report supercedes reports issued on: N/A

Laboratory Identification		59064	59065	59066	59067	lcs	mb				
Sample Identification		MW1	MW2	MW3	D051206-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		5/12/06	4/12/06	5/12/06	5/12/06	--	--				
Laboratory Extraction (Preparation) Date		8/12/06	8/12/06	8/12/06	8/12/06	8/12/06	8/12/06				
Laboratory Analysis Date		11/12/06	11/12/06	11/12/06	11/12/06	11/12/06	11/12/06				
Method : E026.1											
Unfiltered metals	EQL										
Mercury	0.1	0.5	0.4	0.1	0.2	98%	<0.1				

Results expressed in ug/l unless otherwise specified

Comments:

- E026.1: 25ml digested with nitric/hydrochloric acid. Analysis by CV-ICP-MS or FIMS.

RTI DL RELEASE - ERM



Quality, Service, Support

Report Date : 7/12/2006
Report Time : 11:15:44AM

Sample Receipt Notice (SRN) for E029525



Client Details		Laboratory Reference Information	
Client Name:	ERM Australia Pty Limited	Please have this information ready when contacting Labmark.	
Client Phone:	07 3839 8393	Laboratory Report:	E029525
Client Fax:	07 3839 8381	Quotation Number:	- Not provided, standard prices apply
Contact Name:	Neil Donaldson	Laboratory Address:	Unit 1, 8 Leighton Pl. Asquith NSW 2077
Contact Email:	Neil.Donaldson@erm.com	Phone:	61 2 9476 6533
Client Address:	PO Box 1400 Spring Hill QLD 4004	Fax:	61 2 9476 8219
Project Name:	Toowong	Sample Receipt Contact:	Jakleen El Galada
Project Number:	0058880	Email:	jakleen.galada@labmark.com.au
CoC Number:	1028	Reporting Contact:	Jyothi Lal
Purchase Order:	- Not provided -	Email:	jyothi.lal@labmark.com.au
Surcharge:	No surcharge applied (results by 6:30pm on due date)	NATA Accreditation:	13542
Sample Matrix:	WATER	TGA GMP License:	185-336 (Sydney)
Date Sampled (earliest date):	04/12/2006	APVMA License:	6105 (Sydney)
Date Samples Received:	06/12/2006	AQIS Approval:	NO356 (Sydney)
Date Sample Receipt Notice issued:	07/12/2006	AQIS Entry Permit:	200409998 (Sydney)
Date Preliminary Report Due:	12/12/2006		

Sample Condition:

COC received with samples. Report number and lab ID's defined on COC.
Samples received in good order.
Samples received with cooling media: Crushed ice.
Samples received chilled.
Security seals intact.
Sample container & sample integrity suitable.

Comments:

Holding Times:

Date received allows for sufficient time to meet Technical Holding Times.

Preservation:

Chemical preservation of samples satisfactory for requested analytes.

Important Notes:

Sample disposal of environmental samples shall be 31 days (water) and 3 months (soil, HN03 preserved samples) after laboratory receipt, unless otherwise requested in writing by the client. Samples requested to be held in non-refrigerated storage shall incur \$5.00/ sample/ 3 months. Additional refrigerated storage shall incur \$20/ sample/ 3 months. Combination prices apply only if requested. Transfer of report ownership from LabMark to the client shall occur once full and final payment has been settled and verified. All report copies may be retracted where full payment does not occur within the agreed settlement period.

Analysis comments:

VOC E016.1: Acetone and Dichloromethane not reported unless requested.

Subcontracted Analyses:

Thank you for choosing Labmark to analyse your project samples.

Additional information on www.labmark.com.au

Form QS0012, Rev 8: Date Issued 23/07/04.



Quality, Service, Support

Report Date : 6/12/2006
Report Time : 5:27:56PM

Sample
Receipt
Notice (SRN) for E029525



The table below represents LabMark's understanding and interpretation of the customer supplied sample COC request. Please confirm that your COC request has been entered correctly. Due to THT and TAT requirements, testing shall commence immediately as per this table, unless the customer intervenes with a correction prior to testing.

GRID REVIEW TABLE				Requested Analysis															
No.	Date	Depth	Client Sample ID	Unfiltered metals	Unfiltered metals (M7)	PREP Not Reported	Petroleum Hydrocarbons (TPH)	Volatile Organic Compounds (VOC)	Volatiles TPH by P&T (VTPH)										
59064	05/12		MW1	*	*	*	*	*	*										
59065	05/12		MW2	*	*	*	*	*	*										
59066	05/12		MW3	*	*	*	*	*	*										
59067	05/12		D051206-1	*	*	*	*	*	*										
Totals:				4	4	4	4	4	4										

Thank you for choosing Labmark to analyse your project samples.
Additional information on www.labmark.com.au

Form QS0012, Rev 8: Date Issued 23/07/04.



Quality, Service, Support

Report Date : 6/12/2006
Report Time : 5:27:56PM

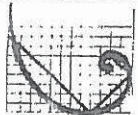
Sample
Receipt
Notice (SRN) for E029525



				Requested Analysis															
No.	Date	Depth	Client Sample ID	M8 - M7-T-W															
59064	05/12		MW1	◆															
59065	05/12		MW2	◆															
59066	05/12		MW3	◆															
59067	05/12		D051206-1	◆															
Totals:				4															

Thank you for choosing Labmark to analyse your project samples.
Additional information on www.labmark.com.au

Form QS0012, Rev 8: Date issued 23/07/04.



ERM

- ☐ Sydney: Grnd Floor, 33 Saunders Street, Pyrmont, NSW 2009. (ph) 02 8584 8888 (fax) 02 8584 8800
☒ Melbourne: Level 1, 151 Clarendon Street, South Melbourne VIC, 3205. (ph) 9696 8011 (fax) 03 9696 8022
☒ Brisbane: Level 1, 60 Leichhardt Street, Spring Hill, QLD, 4004. (ph) 07 3839 8393 (fax) 07 3839 8381
☐ Perth: Level 6, Grain Pool Bld, 172 St Georges Tce, WA, 6850. (ph) 08 9321 5200 (fax) 08 9321 5262
☐ Hunter Valley: 21 Waterloo Ave, Thornton NSW, 2322. (ph) 02 4964 2150 (fax) 02 4964 2152
☐ North Coast: Suite 3, 146 Gordon Street, Port Macquarie, NSW, 2444. (ph) 02 6584 7155 (fax) 02 6584 7160
☐ Other:

Project No: 0058880

Project Name: Toowong

Project Location: Toowong Qld

Project Manager: Graham Ohmssen Neil Donaldson Lab Mark

Sampler: Simon Matthews

COC Number:

1028

Laboratory:

General Analysis Requirements

Yes (tick)

1. Turn Around Time (please tick: ☐ 1 Day ☐ 2 Days ☐ 3 Days ☒ Normal TAT)
 2. Do you wish any sediment layers in water to be excluded from extractions?
 3. Additional QA/QC reported where sample batches are < 10 samples?
 4. % of extraneous material removed from samples to be reported as per NEPM 5.1.1?

Other comments on sample
(eg: high voc, highly contaminated, special detection limits etc etc)

Lab Report
#E029525

Laboratory Number	Sample ID	Sample Depth	Sample Date	Sample Time	Matrix			Preservation				Containers (number/type)	BTEX	TPH (C6-C9 P & T) + TPH (C10-C26)	Speciated TPH	VOC Scan (USEPA 8260 List)	SVOC Scan (USEPA 8270 List)	OC OP Pesticides	PAH	Phenols	PCB	metals (dissolved total)
					Soil	Water	Other	Ice	acid	filter	Other											
59064	MW1	-	5/12/06			X	X					1x500 1x125 4x43		X	X						X	
59065	MW2		4/12/06			X	X					1x500 1x125 1x43		X	X						X	
59066	MW3		5/12/06			X	X					1x500 1x125 4x43		X	X						X	
59067	0051206-1		5/12/06			X	X					1x500 1x125 4x43		X	X						X	

Comments:

Relinquished by: Simon Matthews Signed:

sch4-Signature

Date/Time: 5/12/06

Received by:

* Metals (circle)
As Cd Cr Cu Hg Ni Pb Zn

sch4-Signature

Date/Time: 6/12/06 2:15

Relinquished by: 129

Signed:

Date/Time: Documents

Received by:

Date/Time:

Page 49

Appendix E

LIMITATIONS

RTI DL RELEASE - EHP

LIMITATIONS ON THE USE OF THIS REPORT

The findings of this report are based on the scope of work outlined in the report. ERM performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental profession. No warranties express or implied, are made.

Subject to the scope of work, ERM's assessment is limited strictly to identifying typical environmental conditions associated with the subject property and does not evaluate structural conditions of any buildings on the subject property, nor any other issues. Although normal standards of professional practice have been applied, the absence of any identified hazardous or toxic materials on the subject property should not be interpreted as a guarantee that such materials do not exist on the site.

This assessment is based on site inspection conducted by ERM personnel, sampling and analyses described in the report, and information provided by the property owner or other people with knowledge of site conditions. All conclusions and recommendations made in the report are the professional opinions of the ERM personnel involved with the project and, while normal checking of the accuracy of data has been conducted, ERM assumes no responsibility or liability for errors in data obtained from regulatory agencies or any other external sources, nor from occurrences outside the scope of this project.

ERM is not engaged in environmental consulting and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The client acknowledges that this report is for the exclusive use of the client, its representatives and advisers. The client agrees that ERM's report or correspondences will not be, except as set forth herein, used or reproduced in full or in parts for such promotional purposes, and may not be used or relied upon in any prospectus or offering circular.

Level 1, 60 Leichhardt Street
Spring Hill QLD 4000
AUSTRALIA

PO Box 1400
Spring Hill QLD 4004
AUSTRALIA

www.erm.com

Telephone: 61 7 3839 8393

Facsimile: 61 7 3839 8381



9 January, 2007

Rob Dullisear
Stockland
Level 4 - 99 Melbourne Street
SOUTH BRISBANE QLD 4104

Our Reference: 0058880 TOOWONG L02.DOC

By email rob.dullisear@stockland.com.au

Dear Rob,

RE: SECOND GROUNDWATER MONITORING ROUND, 53 HIGH
STREET, TOOWONG

DRAFT REPORT

1. INTRODUCTION

ERM is pleased to present this report which details the scope of works undertaken during a second groundwater monitoring round at Lot 1 RP71876 (the site), 53 High Street Toowong, as per communications between Stockland and ERM (ref: email Neil Gray to Rob Dullisear 21 December 2006). The aim of the second groundwater monitoring round was to provide further evidence of contaminative impact at the site as noted during the initial intrusive investigation undertaken at the site (ref: Intrusive Investigation 53 High Street, Toowong Draft Report, dated 13 December 2006). The locations of the monitoring wells are illustrated in Figure 1, Annex A.

Refer to Annex D for limitations which apply to this report.

2. SCOPE OF WORKS

The following scope of works was undertaken by ERM at the site:

- ☐ Groundwater level measurement in the monitoring wells;
- ☐ Recovery of groundwater samples from the monitoring wells; and

- Analysis of the groundwater samples for a range of potential contaminants.

3. METHODOLOGY AND CONDITIONS ENCOUNTERED

Groundwater samples were collected from the monitoring wells using dedicated disposable bailers. Prior to sampling, a static water level was recorded using an electronic oil/water interface level indicator. The monitoring wells were purged and samples collected directly into laboratory-supplied sample jars. During groundwater sampling the temperature, dissolved oxygen, conductivity, pH and REDOX potential of the groundwater was tested and recorded. After collection, the samples were immediately placed in laboratory-supplied, ice-filled coolers and maintained at a temperature of approximately four degrees Celsius until delivery to the laboratory with the appropriate chain-of-custody forms.

The groundwater samples (including one duplicate sample) underwent analysis for the following suites of analysis;

- Volatile Organic Compounds;
- Metals (As, Cd, Cr, Cu, Ni, Pb, Zn and Hg); and
- Total Petroleum Hydrocarbons (C₆-C₃₆ range).

Groundwater monitoring and sampling was undertaken on 2nd January 2007. The groundwater field parameters measured are summarised in *Table 3.1*.

Table 3.1 Groundwater Field Parameters

Monitoring Well	Depth to Groundwater (mbgl)	Temperature (°C)	Dissolved Oxygen (mg/l)	Conductivity (µS)	pH	REDOX Potential (mV)
MW1	8.18	25.2	2.05	7700	7.30	-149
MW2	8.85	26.2	1.27	886	6.61	28
MW3	8.57	25.5	2.75	670	5.54	114

The groundwater depths and groundwater elevations from both rounds of monitoring undertaken at the site are summarised in *Table 3.2*.

Table 3.2 Groundwater Elevations

Monitoring Well	Top of Casing Elevation (mAAD)	Depth to Groundwater (4/12/06) (mbtoc)	Groundwater Elevation (mAAD)	Depth to Groundwater (2/1/07) (mbtoc)	Groundwater Elevation (mAAD)
MW1	97.99	26.35	71.64	8.18	89.81
MW2	97.78	8.78	89.00	8.85	88.94
MW3	99.11	8.56	90.55	8.57	90.54

Notes: 1. mAAD metres above arbitrary site datum

2. mbtoc metres below top of casing

The groundwater elevations recorded in January suggest groundwater flow is to the north east, towards the Brisbane River. The groundwater elevation in MW1 has risen between the monitoring rounds and it is considered that this may be a result of the groundwater achieving equilibrium over this period. It is noted that the groundwater from MW1 continues to have a higher conductivity than the groundwater from MW2 and MW3. This may indicate that the groundwater in MW1 is a deeper brackish groundwater body which is not in hydraulic continuity with the groundwater in MW2 and MW3.

No visual or olfactory evidence of contamination was observed during groundwater sampling.

4. DATA ASSESSMENT

For the interpretation of the analytical results, the following hierarchy of reference guidelines were used to provide suitable screening criteria:

- ☐ Groundwater: ANZECC Guidelines for Freshwater and Marine Water Quality (2000) - Trigger values for Protection of 95% of Species; and
- ☐ Dutch Intervention Values, 2000.

The results of the screening of the groundwater analysis are presented in Table B1 to B3 in Annex B. Results are only shown in Tables B1 to B3 for analytes where the analyte was detected at concentrations exceeding the Estimated Quantitation

Limit (EQL) in one of more samples. Copies of the NATA certified laboratory reports for all analytes, along with QC Data, are presented in Annex C.

A number of exceedances of the screening criteria were detected in the groundwater samples as summarised in Table 4.1 below.

Table 4.1 Groundwater Concentrations Exceeding Screening Criteria

Contaminant	Screening Criteria (µg/l)	Maximum Concentration (µg/l)	Location of Exceedances
Tetrachloroethene (PCE)	40	33100	MW2, MW3
cis-1,2-Dichloroethene	20	35	MW2
Total TPH	600	35230	MW2, MW3
Lead	3.4	33	MW1 D020107- 1(MW1)
Nickel	11	22	MW1 D020107- 1(MW1)
Zinc	8	11	MW1 D020107- 1(MW1)

5. CONCLUSIONS

The results of the groundwater analysis show that there is impact from tetrachloroethene (PCE), which is typically associated with dry cleaning, in two of the monitoring wells (MW2 and MW3). This impact has been recorded in both groundwater monitoring rounds undertaken to date. It is noted that the concentrations seen in MW2 are consistently nearly two orders of magnitude greater than the concentrations seen in MW3.

These monitoring wells are considered to provide cross gradient (MW3) and down gradient (MW2) locations which would indicate that the Peerless Dry Cleaners is likely to be the source of the PCE contamination.

A variation in the results for TPH is noted between the monitoring rounds. The results from December 2006 indicated that there may be a secondary source of contamination in the area with impact noted in the C₁₅-C₃₆ TPH fraction in MW1 and MW3 which is unlikely to be reflecting contaminants typically associated

with dry cleaning. In the January 2007 monitoring rounds C₁₅-C₃₆ TPH fraction was not detected in MW1 but was detected in MW2 and MW3.

In December 2006 metals were present across the site above the screening criteria. In January 2007 metals were detected above the screening criteria in MW1 only.

The results of the metals and TPH analysis demonstrate that the potential secondary source of contamination is a more variable system than the primary contamination source.

We trust that this report meets your current requirements, however, should you require any further information, please contact the undersigned.

Yours sincerely,

for Environmental Resources Management Australia Pty Ltd

Neil Gray
Project Manager

Neil Donaldson
Partner

Appendix A

FIGURE 1: LOCATION OF WORKS

RTI DL RELEASE - EHP

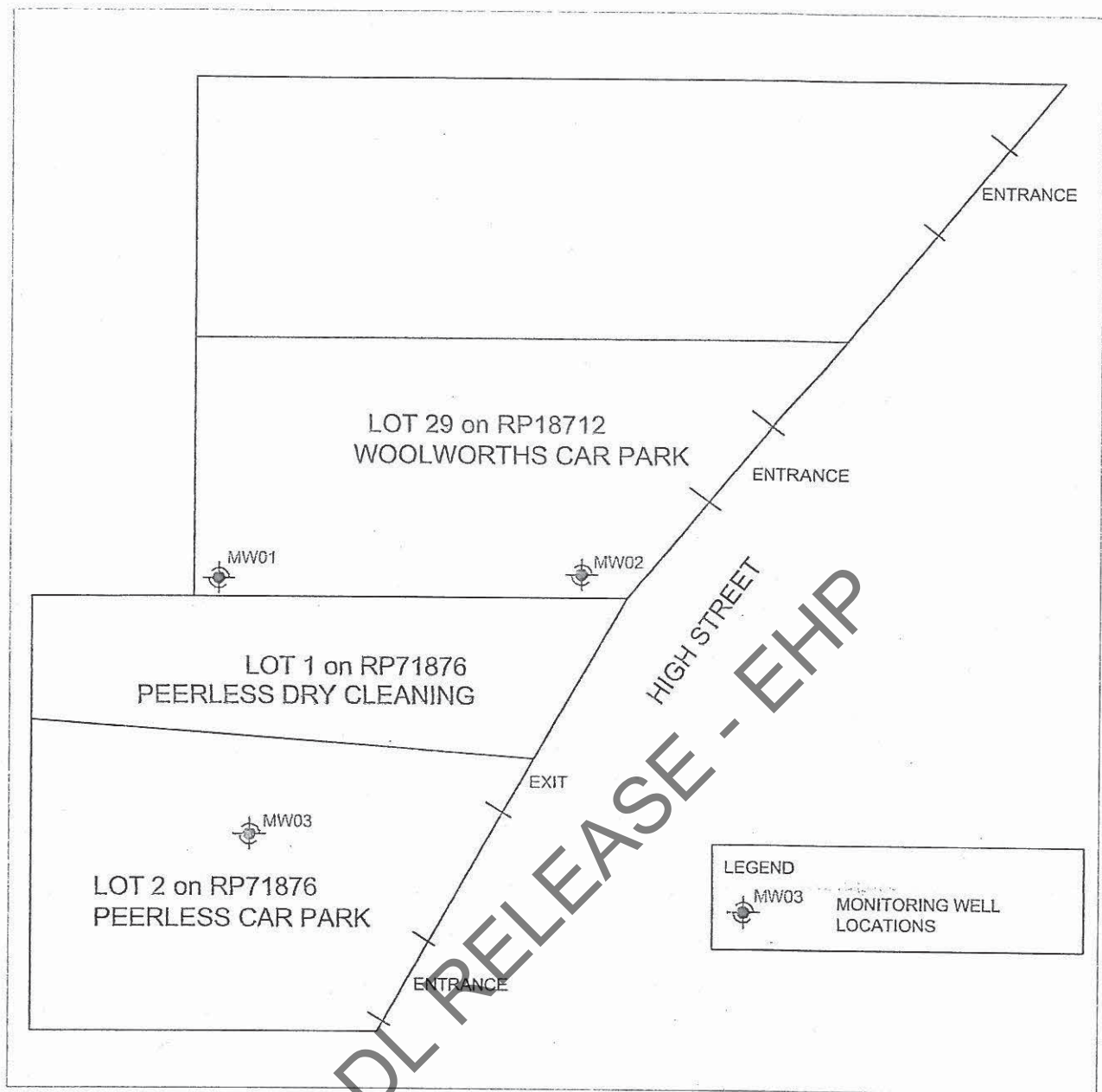


Figure 1
LOCATION OF WORKS

Project: HIGH STREET TOOWONG
 Drawing No: 0058880 Suffix No: A3
 Date: 20/02/2007 Drawing Size: A4
 Drawn By: NH Reviewed By: NG
 Source: -
 Scale: 1:500



Environmental Resources Management Australia Pty Ltd
 L1 60 Leichhardt St, Spring Hill 4000, (07) 3839 8393



Appendix B

DATA ASSESSMENT SUMMARY TABLES

RTI DL RELEASE - EHP

TABLE B1
Summary of Groundwater Analytical Results
53 High Street, Toowong

ERM			VOC	cis-1,2-dichloroethene	Trichloroethene (TCE)	Tetrachloroethene (PCE)
Dutch IV				20	500	40
LocCode	Date	EQL				
		Units	ug/L	ug/L	ug/L	
MW1	2/01/2007		<5	<5	<5	
MW2	2/01/2007		35	59	33100	
MW3	2/01/2007		7	<5	430	
Field Duplicates						
MW1	2/01/2007		<5	<5	<5	
D020107-1	2/01/2007		<5	<5	<5	
RPD %			-	-	-	

Notes:

	Exceeds Dutch Intervention Value, 2000
Bold	Compound Reported
*	EQL increased due to matrix interference.
~	Result over linear range for instrument

TABLE B2
Summary of Groundwater Analytical Results
53 High Street, Toowong

ERM		TPH	TPH C6 - C9 Fraction	TPH C10 - C14 Fraction	TPH C15-C28 Fraction	TPH C29-C36 Fraction	Total TPH
Dutch Intervention Values							600
LocCode	Date	EQL Units	50 ug/L	50 ug/L	200 ug/L	50 ug/L	ug/L
MW1	2/01/2007		<50	<50	<200	<50	-
MW2	2/01/2007		#33200	<50	1300	730	35230
MW3	2/01/2007		#440	<50	960	520	1920
Field Duplicates							
MW1	2/01/2007		<50	<50	<200	<50	-
D020107-1	2/01/2007		<50	<50	<200	<50	-
RPD %			-	-	-	-	-

Notes:

	Exceeds Dutch Intervention Value for Mineral Oil, 2000
Bold	Compound Reported
#	Non typical VTPH profile due to interference by VOC compounds

TABLE B3
Summary of Groundwater Analytical Results
53 High Street, Toowong

ERM		Metals	Arsenic (Filtered)	Chromium (Filtered)	Copper (Filtered)	Nickel (Filtered)	Lead (Filtered)	Zinc (Filtered)
ANZECC 2000 95%			13	1	1.4	11	3.4	8
LocCode	Date	EQL Units	1 ug/L	1 ug/L	1 ug/L	1 ug/L	1 ug/L	5 ug/L
MW1	2/01/2007		* <20	0.2	* <5	22	30	11
MW2	2/01/2007		2	<0.1	1	3	<1	5
MW3	2/01/2007		3	<0.1	1	<1	<1	<5
Field Duplicates								
MW1	2/01/2007		* <20	0.2	* <5	22	30	11
D020107-1	2/01/2007		* <20	0.1	* <5	21	33	11
RPD %			-	67	-	5	10	0

Notes:

Bold
*

Exceeds ANZECC 2000 95% Protection of ecosystems
Compound Reported
EQL increased due to matrix interference.

Appendix C

NATA CERTIFIED ANALYTICAL
CERTIFICATES

RTI DL RELEASE - EHP



CUSTOMER CENTRIC - ANALYTICAL CHEMISTS



Accredited for compliance with ISO/IEC 17025. The results of tests, calibrations and/or measurements included in this document are traceable to Australian/International standards. NATA is a signatory to the APLAC mutual recognition arrangement for the mutual recognition of the equivalence of testing, calibration and inspection reports.



No. 13542

AQIS

AUSTRALIAN QUARANTINE
AND INSPECTION SERVICE

SYDNEY License No. N0356

Quarantine Approved premises criteria 5.1 for quarantine containment level 1 (QCI) facilities. Class five criteria cover premises utilised for research, analysis and/or testing of biological material, soil, animal, plant and human products.

FINAL CERTIFICATE OF ANALYSIS - ENVIRONMENTAL DIVISION

Laboratory Report No: E029844
Client Name: ERM Australia Pty Limited
Client Reference: Toowong
Contact Name: Neil Gray
Chain of Custody No: 2549
Sample Matrix: WATER

Cover Page 1 of 4
plus Sample Results

Date Received: 03/01/2007
Date Reported: 08/01/2007

This Final Certificate of Analysis consists of sample results, DQI's, method descriptions, laboratory definitions, and internationally recognised NATA accreditation and endorsement. The DQO compliance relates specifically to QA/QC results as performed as part of the sample analysis, and may provide an indication of sample result quality. Transfer of report ownership from Labmark to the client shall only occur once full & final payment has been settled and verified. All report copies may be retracted where full payment has not occurred within the agreed settlement period.

QUALITY ASSURANCE CRITERIA

Accuracy: matrix spike: 1 in first 5-20, then 1 every 20 samples
lcs, crm, method: 1 per analytical batch
surrogate spike: addition per target organic method

Precision: laboratory duplicate: 1 in first 5-10, then 1 every 10 samples

laboratory triplicate: re-extracted & reported when duplicate RPD values exceed acceptance criteria

Holding Times: soils, waters: Refer to LabMark Preservation & THT table
VOC's 14 days water / soil
VAC's 7 days water or 14 days acidified
VAC's 14 days soil
SVOC's 7 days water, 14 days soil
Pesticides 7 days water, 14 days soil
Metals 6 months general elements
Mercury 28 days

Confirmation: target organic analysis: GC/MS, or confirmatory column

Sensitivity: EQL: Typically 2-5 x Method Detection Limit (MDL)

QUALITY CONTROL GLOBAL ACCEPTANCE CRITERIA (GAC)

Accuracy: spike, lcs, crm surrogate: general analytes 70% - 130% recovery
phenol analytes 50% - 130% recovery
organophosphorous pesticide analytes 60% - 130% recovery
phenoxy acid herbicides 50% - 130% recovery

anion/cation bal: +/- 10% (0-3 meq/l),
+/- 5% (>3 meq/l)

Precision: method blank: not detected >95% of the reported EQL
duplicate lab RPD (metals): 0-30% (>10xEQL), 0-75% (5-10xEQL)
duplicate lab RPD: 0-50% (>10xEQL), 0-75% (5-10xEQL)
RPD: 0-100% (<5xEQL)

QUALITY CONTROL ANALYTE SPECIFIC ACCEPTANCE CRITERIA (ASAC)

Accuracy: spike, lcs, crm surrogate: analyte specific recovery data
<3xsd of historical mean

Uncertainty: spike, lcs: measurement calculated from historical analyte specific control charts

RESULT ANNOTATION

DQO: Data Quality Objective
DQI: Data Quality Indicator
EQL: Estimated Quantitation Limit
-: not applicable

s: matrix spike recovery
d: laboratory duplicate
t: laboratory triplicate
r: RPD relative % difference

p: pending
lcs: laboratory control sample
crm: certified reference material
mb: method blank

sch4-Signature

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Geoff Weir
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This document is issued in accordance with NATA's accreditation requirements.

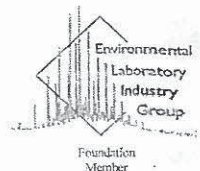
LabMark PTY LTD ABN 27 079 798 397

* SYDNEY: Unit 1, 8 Leighton Place Asquith NSW 2077
* Telephone: (02) 9476 6533 * Fax: (02) 9476 8219

* MELBOURNE: 116 Moray Street, South Melbourne VIC 3205
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CUSTOMER CENTRIC - ANALYTICAL CHEMISTS



Laboratory Report: E029844

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NEPC GUIDELINE COMPLIANCE - DQO

1. GENERAL

- A. Results relate specifically to samples as received. Sample results are not corrected for matrix spike, lcs, or surrogate recovery data.
- B. EQL's are matrix dependant and may be increased due to sample dilution or matrix interference.
- C. Laboratory QA/QC samples are specific to this project.
- D. Inter-laboratory proficiency results are available upon request. NATA accreditation details available at www.nata.asn.au.
- E. VOC spikes & surrogates added to samples during extraction, SVOC spikes & surrogates added prior to extraction.
- F. Recovery data outside GAC limits shall be investigated and compared to ASAC (historical mean $\pm$ 3sd). If recovery data $<20\%$, then the relevant results for that compound are considered not reliable.
- G. Recovery data (ms, surrogate, crm, lcs) outside ASAC limits shall initiate an investigative action. Anomalous QC data is examined in conjunction with other QC samples and a final decision whether to accept or reject results is provided by the professional judgement of the senior analyst. The USEPA-CLP National Functional Guidelines are referred to for specific recommendations.
- H. Extraction (preparation) date refers to the date that sample preparation was initiated. Note that certain methods not requiring sample preparation (eg. VOCs in water, etc) may report a common extraction and analysis date.
- I. LabMark shall maintain an official copy of this Certificate of Analysis for all traceable reference purposes.

2. CHAIN OF CUSTODY (COC) & SAMPLE RECEIPT NOTICE (SRN) REQUIREMENTS

- A. SRN issued to client upon sample receipt & login verification.
- B. Preservation & sampling date details specified on COC and SRN, unless noted.
- C. Sample Integrity & Validated Time of Sample Receipt (VTSR) Holding Times verified (preservation may extend holding time, refer to preservation chart).

3. NATA ACCREDITED METHODS

- A. NATA accreditation held for each method and sample matrix type reported, unless noted below.
- B. NATA accredited in-house laboratory methods are referenced from NEPC, ASTM, modified USEPA / APHA documents. Corporate Accreditation No. 13542.
- C. Subcontracted analyses: Refer to Sample Receipt Notice and additional DQO comments.

This document is issued in accordance with NATA's accreditation requirements.

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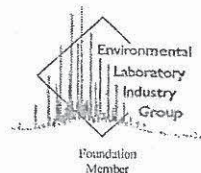
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CUSTOMER CENTRIC - ANALYTICAL CHEMISTS



Laboratory Report: E029844

Cover Page 3 of 4

4. QA/QC FREQUENCY COMPLIANCE TABLE SPECIFIC TO THIS REPORT

Matrix: **WATER**

Page:	Method:	Totals:	#d	%d-ratio	#t	#s	%s-ratio
1	Volatile TPH by P&T (vTPH)	4	0	0%	0	0	0%
2	Petroleum Hydrocarbons (TPH)	4	0	0%	0	0	0%
3	Volatile Organic Compounds (VOC)	4	0	0%	0	0	0%
6	Filtered metals (M7)	4	0	0%	0	0	0%
7	Filtered mercury	4	0	0%	0	0	0%

GLOSSARY:

#d number of discrete duplicate extractions/analyses performed.
%d-ratio NEPC guideline for laboratory duplicates is 1 in 10 samples (min 10%).
#t number of triplicate extractions/analyses performed.
#s number of spiked samples analysed.
%s-ratio USEPA guideline for laboratory matrix spikes is 1 in 20 samples (min 5%).

5. THERE ARE NO ADDITIONAL COMMENTS SPECIFIC TO THIS REPORT

A. All tests were conducted by LabMark Environmental Sydney, NATA accreditation No. 13542, Corporate Site No. 13535., unless indicated below.

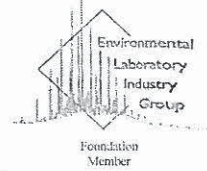
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CUSTOMER CENTRIC - ANALYTICAL CHEMISTS



Laboratory Report: E029844

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Laboratory QA/QC data shall relate specifically to this report, and may provide an indication of site specific sample result quality. LabMark DOES NOT report NON-RELEVANT BATCH QA/QC data. Acceptance of this self assessment certificate does not preclude any requirement for a QA/QC review by a accredited contaminated site EPA auditor, when and wherever necessary. Laboratory QA/QC self assessment references available upon request.

RTI DL RELEASE - EHP

This document is issued in accordance with NATA's accreditation requirements.

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Laboratory Report No: E029844
Client Name: ERM Australia Pty Limited
Contact Name: Neil Gray
Client Reference: Toowong 0058880

Page: 1 of 7
plus cover page
Date: 08/01/07

Final
Certificate
of Analysis

This report supercedes reports issued on: N/A

Laboratory Identification		62667	62668	62669	62670	lcs	mb				
Sample Identification		MW01	MW02	MW03	D020107-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		2/1/07	2/1/07	2/1/07	2/1/07	--	--				
Laboratory Extraction (Preparation) Date		3/1/07	3/1/07	3/1/07	3/1/07	3/1/07	3/1/07				
Laboratory Analysis Date		3/1/07	5/1/07	5/1/07	5/1/07	3/1/07	3/1/07				
Method : E003.1											
Volatile TPH by P&T (vTPH)	EQL										
C6-C9	50	<50	*33200	*440	<50	87%	<50				

Results expressed in ug/l unless otherwise specified

Comments: * Results represent compounds not consistent with a typical vTPH profile.

E003.1: Direct injection into P&T/GC/FID.



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Sample Identification		MW01	MW02	MW03	D020107-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		2/1/07	2/1/07	2/1/07	2/1/07	--	--				
Laboratory Extraction (Preparation) Date		3/1/07	3/1/07	3/1/07	3/1/07	3/1/07	3/1/07				
Laboratory Analysis Date		4/1/07	4/1/07	4/1/07	4/1/07	4/1/07	4/1/07				
Method : E004.1											
Petroleum Hydrocarbons (TPH)	EQL										
C10-C14 Fraction	50	<50	<50	<50	<50	--	<50				
C15-C28 Fraction	200	<200	1300	960	<200	88%	<200				
C29-C36 Fraction	50	<50	730	520	<50	--	<50				
Sum of TPH C10 - C36	--	--	2030	1480	--	--	--				

Results expressed in ug/l unless otherwise specified

Comments:

E004.1: Triple extraction with DCM. Analysis by GC/FID.



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Form Q80145, Rev. 0 : Date Issued 10/03/05



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Sample Identification		MW01	MW02	MW03	D020107-1	QC	QC			
Depth (m)		--	--	--	--	--	--			
Sampling Date recorded on COC		2/1/07	2/1/07	2/1/07	2/1/07	--	--			
Laboratory Extraction (Preparation) Date		3/1/07	3/1/07	3/1/07	3/1/07	3/1/07	3/1/07			
Laboratory Analysis Date		3/1/07	3/1/07	5/1/07	5/1/07	3/1/07	3/1/07			
Method : E016.1										
Volatile Organic Compounds (VOC)		EQL								
Volatile Aromatic Compounds										
Benzene	5	<5	<5	<5	<5	86%	<5			
Toluene	5	<5	<5	<5	<5	89%	<5			
Ethylbenzene	5	<5	<5	<5	<5	89%	<5			
meta- & para- xylene	10	<10	<10	<10	<10	92%	<10			
ortho-xylene	5	<5	<5	<5	<5	87%	<5			
Styrene	5	<5	<5	<5	<5	92%	<5			
Isopropylbenzene	5	<5	<5	<5	<5	91%	<5			
n-propylbenzene	5	<5	<5	<5	<5	89%	<5			
1,3,5-trimethylbenzene	5	<5	<5	<5	<5	91%	<5			
sec-butylbenzene	5	<5	<5	<5	<5	89%	<5			
1,2,4-trimethylbenzene	5	<5	<5	<5	<5	91%	<5			
tert-butylbenzene	5	<5	<5	<5	<5	94%	<5			
p-isopropyltoluene	5	<5	<5	<5	<5	95%	<5			
n-butylbenzene	5	<5	<5	<5	<5	95%	<5			
Naphthalene	5	<5	<5	<5	<5	80%	<5			
Halogenated Aliphatics										
Dichlorodifluoromethane	50	<50	<50	<50	<50	92%	<50			
Chloromethane	50	<50	<50	<50	<50	90%	<50			
Vinyl chloride	50	<50	<50	<50	<50	90%	<50			
Bromomethane	50	<50	<50	<50	<50	99%	<50			
Chloroethane	50	<50	<50	<50	<50	99%	<50			
Trichlorofluoromethane	50	<50	<50	<50	<50	94%	<50			
1,1-dichloroethene	5	<5	*<50	<5	<5	88%	<5			
trans-1,2-dichloroethene	5	<5	<5	<5	<5	90%	<5			
1,1-dichloroethane	5	<5	<5	<5	<5	87%	<5			
cis-1,2-dichloroethene	5	<5	35	7	<5	82%	<5			



No. 13542

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Form Q80145 Rev. 0 - Date Issued 10/03/05

DL Documents



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Sample Identification		MW01	MW02	MW03	D020107-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		2/1/07	2/1/07	2/1/07	2/1/07	--	--				
Laboratory Extraction (Preparation) Date		3/1/07	3/1/07	3/1/07	3/1/07	3/1/07	3/1/07				
Laboratory Analysis Date		3/1/07	3/1/07	5/1/07	5/1/07	3/1/07	3/1/07				
Method : E016.1											
Volatile Organic Compounds (VOC)		EQL									
2,2-dichloropropane	5	<5	<5	<5	<5	93%	<5				
Chloroform	5	<5	<5	<5	<5	86%	<5				
1,1,1-trichloroethane	5	<5	<5	<5	<5	89%	<5				
1,2-dichloroethane	5	<5	<5	<5	<5	82%	<5				
1,1-dichloropropene	5	<5	<5	<5	<5	89%	<5				
Carbon tetrachloride	5	<5	<5	<5	<5	98%	<5				
Trichloroethene	5	<5	59	<5	<5	95%	<5				
1,2-dichloropropane	5	<5	<5	<5	<5	90%	<5				
Dibromomethane	5	<5	<5	<5	<5	85%	<5				
Bromodichloromethane	5	<5	<5	<5	<5	84%	<5				
cis-1,3-dichloropropene	5	<5	<5	<5	<5	83%	<5				
trans-1,3-dichloropropene	5	<5	<5	<5	<5	86%	<5				
1,1,2-trichloroethane	5	<5	<5	<5	<5	89%	<5				
1,3-dichloropropane	5	<5	<5	<5	<5	89%	<5				
Chlorodibromomethane	5	<5	<5	<5	<5	92%	<5				
Tetrachloroethene	5	<5	33100	430	<5	89%	<5				
1,2-dibromoethane	5	<5	<5	<5	<5	92%	<5				
1,1,1,2-tetrachloroethane	5	<5	<5	<5	<5	89%	<5				
Bromoform	5	<5	<5	<5	<5	91%	<5				
1,1,2,2-tetrachloroethane	5	<5	<5	<5	<5	80%	<5				
1,2,3-trichloropropane	5	<5	<5	<5	<5	89%	<5				
1,2-dibromo-3-chloropropane	5	<5	<5	<5	<5	76%	<5				
Hexachlorobutadiene	5	<5	<5	<5	<5	99%	<5				
Halogenated Aromatics											
Chlorobenzene	5	<5	<5	<5	<5	88%	<5				
Bromobenzene	5	<5	<5	<5	<5	90%	<5				
2-chlorotoluene	5	<5	<5	<5	<5	87%	<5				





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Sample Identification		MW01	MW02	MW03	D020107-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		2/1/07	2/1/07	2/1/07	2/1/07	--	--				
Laboratory Extraction (Preparation) Date		3/1/07	3/1/07	3/1/07	3/1/07	3/1/07	3/1/07				
Laboratory Analysis Date		3/1/07	3/1/07	5/1/07	5/1/07	3/1/07	3/1/07				
Method : E016.1											
Volatile Organic Compounds (VOC)		EQL									
4-chlorotoluene	5	<5	<5	<5	<5	88%	<5				
1,3-dichlorobenzene	5	<5	<5	<5	<5	95%	<5				
1,4-dichlorobenzene	5	<5	<5	<5	<5	94%	<5				
1,2-dichlorobenzene	5	<5	<5	<5	<5	91%	<5				
1,2,4-trichlorobenzene	5	<5	<5	<5	<5	92%	<5				
1,2,3-trichlorobenzene	5	<5	<5	<5	<5	89%	<5				
Oxygenated Compounds											
2-butanone (MEK)	5	<5	<5	<5	<5	89%	<5				
2-pentanone	5	<5	<5	<5	<5	85%	<5				
2-hexanone (MBK)	5	<5	<5	<5	<5	83%	<5				
4-methyl-2-pentanone (MIBK)	5	<5	<5	<5	<5	86%	<5				
Vinyl acetate	5	<5	<5	<5	<5	95%	<5				
Ethyl acetate	5	<5	<5	<5	<5	83%	<5				
Tributylmethylether (TBME)	5	<5	<5	<5	<5	99%	<5				
Sulphonated Compounds											
Carbon disulfide	5	<5	<5	<5	<5	93%	<5				
Surrogate Standards											
1,2-DCE-d4 (Surr @ 100ug/l)	--	91%	93%	97%	102%	93%	98%				
Toluene-d8 (Surr @ 100ug/l)	--	92%	100%	99%	101%	94%	101%				
4-BFB (Surr @ 100ug/l)	--	103%	96%	95%	97%	98%	100%				

Results expressed in ug/l unless otherwise specified

Comments: *EQL increased due to matrix interference.

E016.1: Direct analysis by P&T/GC/MS. (NB) Acetone and Dichloromethane not reported unless requested.



Laboratory Report No: E029844
Client Name: ERM Australia Pty Limited
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This report supercedes reports issued on: N/A

Laboratory Identification		62667	62668	62669	62670	lcs	mb				
Sample Identification		MW01	MW02	MW03	D020107-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		2/1/07	2/1/07	2/1/07	2/1/07	--	--				
Laboratory Extraction (Preparation) Date		3/1/07	3/1/07	3/1/07	3/1/07	3/1/07	3/1/07				
Laboratory Analysis Date		3/1/07	3/1/07	3/1/07	3/1/07	3/1/07	3/1/07				
Method : E022.1											
Filtered metals (M7)		EQL									
Arsenic	1	*<20	2	3	*<20	98%	<1				
Cadmium	0.1	0.2	<0.1	<0.1	0.1	95%	<0.1				
Chromium	1	*<5	*<5	*<5	*<5	102%	<1				
Copper	1	*<5	1	1	*<5	100%	<1				
Nickel	1	22	3	<1	21	96%	<1				
Lead	1	30	<1	<1	33	99%	<1				
Zinc	5	11	5	<5	11	98%	<5				

Results expressed in ug/l unless otherwise specified

Comments: *EQL increased due to matrix interference.

E022.1: Filtered HNO3 preserved sample directly analysed by ICP-MS.



Laboratory Report No: E029844
Client Name: ERM Australia Pty Limited
Contact Name: Neil Gray
Client Reference: Toowong 0058880

Page: 7 of 7
plus cover page
Date: 08/01/07

Final
Certificate
of Analysis

This report supercedes reports issued on: N/A

Laboratory Identification		62667	62668	62669	62670	ics	mb				
Sample Identification		MW01	MW02	MW03	D020107-1	QC	QC				
Depth (m)		--	--	--	--	--	--				
Sampling Date recorded on COC		2/1/07	2/1/07	2/1/07	2/1/07	--	--				
Laboratory Extraction (Preparation) Date		3/1/07	3/1/07	3/1/07	3/1/07	3/1/07	3/1/07				
Laboratory Analysis Date		3/1/07	3/1/07	3/1/07	3/1/07	3/1/07	3/1/07				
Method : E026.1 Filtered mercury Mercury	EQL 0.1	<0.1	<0.1	<0.1	<0.1	95%	<0.1				

Results expressed in ug/l unless otherwise specified

Comments:

E026.1: Analysis by CV-ICP-MS or FIMS following BrCl pre-treatment.



Quality, Service, Support

Report Date : 3/01/2007
Report Time : 11:40:43AM

Sample Receipt Notice (SRN) for E029844



Client Details		Laboratory Reference Information	
Client Name: ERM Australia Pty Limited Client Phone: 07 3839 8393 Client Fax: 07 3839 8381 Contact Name: Neil Gray Contact Email: neil.gray@erm.com Client Address: PO Box 1400 Spring Hill QLD 4004 Project Name: Toowong Project Number: 0058880 CoC Number: 2549 Purchase Order: - Not provided - Surcharge: No surcharge applied (results by 6:30pm on due date) Sample Matrix: WATER		Please have this information ready when contacting Labmark. Laboratory Report: E029844 Quotation Number: - Not provided, standard prices apply Laboratory Address: Unit 1, 8 Leighton Pl. Asquith NSW 2077 Phone: 61 2 9476 6533 Fax: 61 2 9476 8219 Sample Receipt Contact: Jakleen El Galada Email: jakleen.galada@labmark.com.au Reporting Contact: Jyothi Lal Email: jyothi.lal@labmark.com.au	
Date Sampled (earliest date): 02/01/2007 Date Samples Received: 03/01/2007 Date Sample Receipt Notice issued: 03/01/2007 Date Preliminary Report Due: 08/01/2007		NATA Accreditation: 13542 TGA GMP License: 185-336 (Sydney) APVMA License: 6105 (Sydney) AQIS Approval: NO356 (Sydney) AQIS Entry Permit: 200409998 (Sydney)	

Sample Condition:

COC received with samples. Report number and lab ID's defined on COC.
Samples received in good order.
Samples received with cooling media: Crushed ice.
Samples received ambient.
Security seals intact.
Sample container & sample integrity suitable.

Comments:

Samples field filtered and acidified in the laboratory as per clients request

Holding Times:

Date received allows for sufficient time to meet Technical Holding Times.

Preservation:

Chemical preservation of samples satisfactory for requested analytes.

Important Notes:

Sample disposal of environmental samples shall be 31 days (water) and 3 months (soil, HN03 preserved samples) after laboratory receipt, unless otherwise requested in writing by the client. Samples requested to be held in non-refrigerated storage shall incur \$5.00/ sample/ 3 months. Additional refrigerated storage shall incur \$20/ sample/ 3 months. Combination prices apply only if requested. Transfer of report ownership from LabMark to the client shall occur once full and final payment has been settled and verified. All report copies may be retracted where full payment does not occur within the agreed settlement period.

Analysis comments:

VOC E016.1: Acetone and Dichloromethane not reported unless requested.

Subcontracted Analyses:

Thank you for choosing Labmark to analyse your project samples.
Additional information on www.labmark.com.au

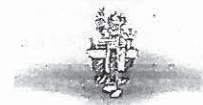
Form QS0012, Rev 8: Date Issued 23/07/04.



Quality, Service, Support

Report Date : 3/01/2007
Report Time : 11:40:43AM

Sample
Receipt
Notice (SRN) for E029844



The table below represents LabMark's understanding and interpretation of the customer supplied sample COC request. Please confirm that your COC request has been entered correctly. Due to THT and TAT requirements, testing shall commence immediately as per this table, unless the customer intervenes with a correction prior to testing.

GRID REVIEW TABLE				Requested Analysis															
No.	Date	Depth	Client Sample ID	Filter water samples	Filtered mercury	Filtered metals (M7)	PREP Not Reported	Petroleum Hydrocarbons (TPH)	Volatile Organic Compounds (VOC)	Volatile TPH by P&T (VTPH)									
62667	02/01		MW01	*	*	*	*	*	*	*									
62668	02/01		MW02	*	*	*	*	*	*	*									
62669	02/01		MW03	*	*	*	*	*	*	*									
62670	02/01		D020107-1	*	*	*	*	*	*	*									
Totals:				4	4	4	4	4	4	4									

Thank you for choosing Labmark to analyse your project samples.
Additional information on www.labmark.com.au

Form QS0012, Rev 8; Date Issued 23/07/04.



Quality, Service, Support

Report Date : 3/01/2007
Report Time : 11:40:43AM

Sample
Receipt
Notice (SRN) for E029844



				Requested Analysis															
No.	Date	Depth	Client Sample ID	M8 - M7-F_W															
62667	02/01		MW01	•															
62668	02/01		MW02	•															
62669	02/01		MW03	•															
62670	02/01		D020107-1	•															
Totals:				4															

Thank you for choosing Labmark to analyse your project samples.
Additional information on www.labmark.com.au

Form QS0012, Rev 8: Date Issued 23/07/04.



- | | | |
|-------------------------------------|----------------|---|
| ☐ | Sydney: | Grnd Floor, 33 Saunders Street, Pyrmont, NSW 2009. (ph) 02 8584 8888 (fax) 02 8584 8800 |
| ☐ | Melbourne: | Level 1, 151 Clarendon Street, South Melbourne VIC, 3205. (ph) 9696 8011 (fax) 03 9696 8022 |
| ☒ | Brisbane: | Level 1, 60 Leichhardt Street, Spring Hill, QLD, 4004. (ph) 07 3839 8393 (fax) 07 3839 8381 |
| ☐ | Perth: | Level 6, Grain Pool Bld, 172 St Georges Tce, WA, 6850. (ph) 08 9321 5200 (fax) 08 9321 5262 |
| ☐ | Hunter Valley: | 21 Waterloo Ave, Thornton NSW, 2322. (ph) 02 4964 2150 (fax) 02 4964 2152 |
| ☐ | North Coast: | Suite 3, 146 Gordon Street, Port Macquarie, NSW, 2444. (ph) 02 6584 7155 (fax) 02 6584 7160 |
| ☐ | Other: | |

Sampler: SM

2549

Lab iMark

General Analysis Requirements

Yes (tick)

1. Turn Around Time (please tick: ☐ 1 Day ☐ 2 Days ☒ 3 Days ☐ Normal TAT)
2. Do you wish any sediment layers in water to be excluded from extractions ?
3. Additional QA/QC reported where sample batches are < 10 samples ?
4. % of extraneous material removed from samples to be reported as per NEPM 5

Other comments on sample
(eg: high voc, highly
contaminated, special detection
limits etc etc)

Job Ref

EO29844

[illegible]

Comments: ~~+~~ NOT Field filtered metals bottle (125 mL) not acidified
 Ann Norman call Neil Grub 0434 605 535

* Metals (circle

Metals (circle) As Cd Cr Cu Hg Ni Pb Zn

elinquished by:

sch4-Signature

Signed:

sch4-Signature

Date/Time: 2/1/07

Received by: sch4-Signature

Date/Time: 27/10/2020

Relinquished by:

Signed:

Date/Time:

Received by:

Date/Time:

Appendix D

LIMITATIONS

RTI DL RELEASE - EHP

LIMITATIONS ON THE USE OF THIS REPORT

The findings of this report are based on the scope of work outlined in the report. ERM performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental profession. No warranties express or implied, are made.

Subject to the scope of work, ERM's assessment is limited strictly to identifying typical environmental conditions associated with the subject property and does not evaluate structural conditions of any buildings on the subject property, nor any other issues. Although normal standards of professional practice have been applied, the absence of any identified hazardous or toxic materials on the subject property should not be interpreted as a guarantee that such materials do not exist on the site.

This assessment is based on site inspection conducted by ERM personnel, sampling and analyses described in the report, and information provided by the property owner or other people with knowledge of site conditions. All conclusions and recommendations made in the report are the professional opinions of the ERM personnel involved with the project and, while normal checking of the accuracy of data has been conducted, ERM assumes no responsibility or liability for errors in data obtained from regulatory agencies or any other external sources, nor from occurrences outside the scope of this project.

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