

Environmental Condition – Site Contamination Study

Fairland Group Pty Ltd

Cnr Findon & Valetta Roads, Kidman Park

APPENDIX B 2011 PHASE 1 REPORT



Phase 1 Environmental Site Assessment Kidman Park IGA

Centro Properties Group

Kidman Park



October 2011

95223

Statement of Limitations

This report has been prepared in accordance with the agreement between Centro Properties Group and Noel Arnold & Associates Pty Ltd.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report is solely for the use of Centro Properties Group and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Noel Arnold & Associates Pty Ltd.

Sampling Risks

It is noted that professional judgment has been used to interpret the data obtained from site sampling and subsequent laboratory testing in order to characterise contamination that is present on site. Centro Properties Group accepts that even a comprehensive sampling and testing program, implemented with the appropriate equipment and experienced personnel under the direction of a trained professional who functions in accordance with a professional standard of care, may fail to detect certain conditions because they are hidden and therefore cannot be considered in development of a sub-surface exploration program.

The extent of soil sampling and analysis has been targeted towards areas where contamination is considered to be most likely, based on site history and visual assessment. The methods adopted are in accordance with recognised industry standards. This approach maximises the probability of identifying contaminants. However, it may not identify contamination that occurs in unexpected locations or from unexplained sources. Soil contamination can be expected to be non-homogenous across the stratified soils where present on site, and the concentrations of contaminants may vary significantly within areas where the contamination has occurred. For this reason the results should be regarded as indicative only.

Contaminant movement within the soil and within groundwater can follow paths of high permeability and it is possible that sampling will not have intersected these preferential pathways. In the case of groundwater, the flow can follow relatively narrow migration paths within minor aquifers. Noel Arnold & Associates Pty Ltd is available to explain these risks and risk reduction methods to Centro Properties Group, but in any event, the scope of services included with the Proposal is that which Centro Properties Group agreed to or selected in light of his own risk preferences and other considerations.

Sampling of soil or groundwater may result in contamination of certain sub-surface areas, as when a probe or boring device moves through a contaminated area, linking it to an aquifer or other water body not previously contaminated. Noel Arnold & Associates Pty Ltd has applied its best efforts to minimise and eliminate such cross contamination during the conduct of any sub-surface investigation. Because sub-surface sampling is a necessary aspect of the work which Noel Arnold & Associates Pty Ltd may perform on Centro Properties Group's behalf, Centro Properties Group waives any claims against Noel Arnold & Associates Pty Ltd and agrees to defend, indemnify and hold Noel Arnold & Associates Pty Ltd harmless from any claims or liability for injury or loss which may arise as a result of alleged cross contamination caused by sampling.

Reliance on Information Provided by Others

Whilst the techniques used in the assessment are in accordance with recognised industry standards, the investigations also rely on information provided to Noel Arnold & Associates Pty Ltd by third parties. Naturally, Noel Arnold & Associates Pty Ltd cannot guarantee completeness or accuracy of any descriptions or conclusions based on information supplied to it during site surveys, visits and interviews. The extent of risk Centro Properties Group wishes to accept is something which Centro Properties Group must determine and accordingly, Centro Properties Group waives any claim against Noel Arnold & Associates Pty Ltd and agrees to defend, indemnify and hold Noel Arnold & Associates Pty Ltd harmless from any claim or liability for injury or loss allegedly arising from errors, omissions or inaccuracies in documents or other information provided to Noel Arnold & Associates Pty Ltd by Centro Properties Group.

Recommendations for Further Study

Noel Arnold & Associates Pty Ltd's preliminary findings which may result from this investigation/study may require verification through further analytical testing programs. The final decision to conduct additional investigative activities will be dependent upon Centro Properties Group's assessment of the business risks involved. Centro Properties Group agrees to hold Noel Arnold & Associates Pty Ltd harmless from any claim, losses or damages arising out of Centro Properties Group's rejection of any additional work suggested by Noel Arnold & Associates Pty Ltd as a result of the work performed hereunder.

Phase 1 Environmental Site Assessment Kidman Park IGA

Centro Properties Group

Kidman Park

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1. Introduction

1.1 Terms of Reference

This report has been prepared for Centro Properties Group (Centro) by Noel Arnold and Associates (NAA). It documents a Phase 1 Environmental Site Assessment (ESA) of 404-450 Findon Road, Kidman Park, SA (the site). A site location plan is included as Figure 1.

1.2 Background

NAA understand that the site is to be sold to a third party and Centro commissioned this Phase 1 report to provide information relating to the site history and potential sources of contamination at the property.

1.3 Objectives

The objective of the proposed work was to reduce the uncertainty associated with any potential contamination that may exist at the site as a result of past activities and/or the current environmental setting of the site.

1.4 Scope of Works

The scope of services included the following:

- Site inspection to establish the general nature and condition of the property and detail potential contamination sources and pathways;
- A review of selected publicly available historical information, including historical aerial photographs, Certificates of Title, SA EPA Site Contamination Groundwater Notification Index and Section 7 search, national pollution inventory and Dangerous Substance Licence search;
- A review of the environmental site setting, including a review of relevant geological, hydrological and hydrogeological information; and
- Compilation of the information into a report highlighting potential environmental contamination issues that may be present.

2. Property Location and Setting

2.1 Site Description and Location

The site is an irregular shaped parcel of land with a total area of approximately 11.9 hectares. The site consists of numerous warehouses, offices and maintenance sheds.

The site is situated in the suburb of Kidman Park, located approximately 6 kilometres north west of the Adelaide CBD and 3.6 kilometres west of the coast (Gulf St Vincent). The site is generally level and the surrounding areas are slightly undulating. The nearest watercourse or surface water body is the River Torrens which is located approximately 25 metres to the south of the site (adjacent to the southern site boundary).

2.2 Title Information and Site Boundary

The Site, known as 404-450 Findon Road, Kidman Park is described by two Certificates of Title, as summarised in Table 1.

Table 1. Certificates of Title

Certificate of Title Volume / Folio	Lot Number	Street number	Street name	Plan
5117 / 256	301	404-406	Findon Road	Filed Plan 6069
5117 / 253	401	436-450	Findon Road	Deposited Plan 19661

The registered owner of both Certificates of Title is CPT Manager Ltd.

Copies of the Certificates of Title are included in Appendix A.

2.3 Site Inspection

As part of the Phase 1 ESA, a site inspection was undertaken on 27 September 2011 by an Environmental Scientist from NAA. At the time of the site inspection, the site was operating as a large warehousing and distribution complex. The inspection covered the warehouse area, maintenance areas, fire pump rooms and the outside areas. It should be noted that the roof (and therefore cooling towers) were not accessed.

General observations include:

- Underground storage tanks – Two areas containing decommissioned diesel and lead petrol underground storage tanks (USTs) were located in the northern and central portions of the site. Both areas were covered in concrete hardstand. There are a total of five USTs on the site with associated fuel lines and bowsers. NAA was informed that the USTs and underground infrastructure had been decommissioned and the bowsers had been removed. However, no associated records were provided.
- A sump and an interceptor trap were noted within and adjacent to the truck washing area. It was noted that although the truck wash area was bunded, there was the potential for overspray from the truck wash to enter the stormwater system located adjacent to the southern side of the truck wash area.
- Fill material – An elongated soil mound (approximately 100 metres long and 3 metres high) was located on the north western boundary of the site. In addition, areas of fill material were noted on the ground surface in the northern portion of the site (where exposed soil is evident). It was also noted that the land adjacent to the southern boundary of the site was at least five metres lower than the site. This is likely to be a result of fill being brought onto the site for site levelling and build up.
- Workshop – The workshop area located in the central portion of the site was utilised as an area to conduct maintenance on the on-site forklifts. A minor chemical / waste oil store was noted on shelves in an unbunded area with a concrete floor.
- Electrical transformers – Three electrical transformers are located on-site – in the south western corner, south eastern corner and central portion of the site adjacent to the service department. The transformer rooms had concrete floors in good condition.
- Fire Pump House - Two fire pump houses containing diesel powered generators were located on the site. Each Fire Pump House contained an estimated 200 litre capacity diesel day storage drum. Both rooms were bunded and had a concrete floor. One Fire Pump House is located on the central portion of the site (adjacent to the service department) and the other is located in the south eastern corner of the site.
- Water tanks and Fire Pump House – A third Fire Pump House and two associated large water tanks were noted in the south western corner of the site. The Fire Pump House contained a diesel powered generator and an estimated 20 litre capacity diesel day storage drum.
- Asbestos – Potential asbestos containing materials were observed in many of the buildings on site. It is noted that the asbestos register for the site is current.
- Two groundwater monitoring wells were observed on-site. One well (Well ID 628-7460) was located near the main truck loading area adjacent to the decommissioned underground fuel storage tanks. The other well (Well ID 6628-7458) was located adjacent to the southern boundary of the site adjacent to the River Torrens (and is likely to be a down-gradient well targeting the river as an environmental receptor).
- A NAA field scientist attended the site on 4 October 2011 to gauge these wells. The total depth of Well ID 6628-7460 was 7.83 metres below the top of casing (TOC) and the depth to standing water level was 5.83 metres below the TOC. No free phase product was detected within the well. The total depth and the depth to standing water level of Well ID 6628-7458 were unable to be measured as the well was filled with large amounts of organic matter.

Site photographs are included in Appendix B.

2.4 Current Surrounding Land Use

The surrounding land use comprises a combination of residential, open space and light commercial / industrial. The site is bound to the north by Valetta Street and to the east by Findon Road. The site is surrounded by residential properties to the north and west, a dog park 'Pooch Park' to the east over Findon Road and the River Torrens Linear Park and bicycle way to the south.

In addition, two commercial / industrial properties are situated on the central northern boundary of the site (fronting Valetta Road). The properties consist of a fitness equipment retailer and a former business which developed commercial and industrial digital printing applications.

2.5 Planning Scheme, Zoning and Title Information

A search of the Government of South Australia (SA Government) website relating to local planning schemes¹ indicated that the site lies within the City of Charles Sturt and is zoned 'Industry'. In addition, the site is located within the Precinct 30 Kidman Park and has specific provisions relating to building set back and height and vehicular access points. A copy of the council zoning information is presented in Appendix C.

Surrounding land use to the north, north east and west is zoned Residential and land use to the south and south east is zoned Metropolitan Open Space System (MOSS). The general purpose of the MOSS zone is to provide conservation and restoration of existing and modified habitats, conservation of sites of scientific or heritage interest, the provision of corridors for the movement of wildlife and recreation and leisure areas. In addition, the MOSS zone may be utilised for stormwater management associated with recreation, aquifer recharge and water quality management.

2.6 National Pollution Inventory

A search of the National Pollution Inventory on 30 September 2011 found one property listed on the inventory within a 2 kilometre search radius of the site.

The property is occupied by Morganite Australia Pty Ltd a manufacturer and supplier of insulation and is located approximately 2 kilometres north east of the site. The pollution in the 2009/2010 financial year related to the release of carbon monoxide, formaldehyde, oxides of nitrogen, particulate matter (10 µm), sulphur dioxide and total volatile organic compounds. A copy of the search correspondence is presented in Appendix D.

2.7 SA EPA Site Contamination Groundwater Notification Index

The South Australian Environment Protection Australia (SA EPA) provides an index of notifications of actual or potential groundwater contamination which have been received by the SA EPA since 1 July 2009 (referred to as S83A notifications under the Environment Protection Act 1993). It is provided to assist residents and members of the public to become aware of notifications that have been received that relate to their suburb or town.

It is important to note that this index provides a list of notifications only and notifications are not evidence that contamination has been confirmed. Each notification will be at varying stages of assessment and further investigation may be required to determine whether contamination exists and the level of risk it presents. When any evidence is found which indicates there may be a risk to the public, affected communities are directly advised.

SA EPA maintains the Site Contamination Groundwater Notification Index and the index is available to the public. It is important to note that the Site Contamination Groundwater Notification Index is not a listing of all contaminated sites in South Australia.

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<http://www.sa.gov.au/subject/Housing%2C+property+and+land/Building+and+development/Building+and+development+applications/Development+plans+and+their+use/Accessing+relevant+development+plans/Online+development+plans> accessed 30/9/11

A search of the SA EPA site contamination groundwater notifications index indicates that the property is not on the register. However, a site located at 338-342 Findon Road, Kidman Park (approximately 700 metres to the north of the site) is listed due to contamination relating to the use of liquid organic chemicals. A copy of the search correspondence is presented in Appendix D.

2.8 EPA SECTION 7 SEARCH

A freedom of information search was conducted of the SA EPA database for information relating to the subject land in accordance with Section 7 of the Land & Business (Sale & Conveyancing) Act, 1994. The EPA advised (in written form) that it has no records of issues associated with:-

- Particulars of mortgages, charges, prescribed encumbrances affecting the land; or
- Particulars relating to environmental protection including:
 - Environmental assessments;
 - Waste depots;
 - Production of certain waste; and
 - Waste on land.

A copy of the EPA's written responses from the Section 7 searches are presented in Appendix E.

2.9 UNDERGROUND STORAGE TANK SEARCH

SafeWork SA (under the Department of the Premier and Cabinet) was contacted regarding knowledge of dangerous goods storage at the site.

The WorkSafe dangerous substance licence search noted the following current registrations:

- 0.12 kl 'package internal' - drum/can/bin/box (unknown content)
- 0.98 kl 'package internal' - drum/can/bin/box (unknown content)
- 1.48 kl 'package internal' - drum/can/bin/box (unknown content)
- 3.13 kl 'package internal' - drum/can/bin/box (unknown content)
- 15.5 kl gas tank (above ground, external)

A number of cancelled registrations were also listed including two external above ground gas tanks and a 20 kl underground liquid tank (unknown contents). A copy of the WorkSafe dangerous substance licence search response is provided in Appendix F.

3. Environmental setting

3.1 Regional Geology

The Soil Association Map of the Adelaide Region indicates that the surface geology of the area consists of layered stream alluvium consisting of silts, sands and gravels. The 1:50,000 scale Adelaide geological map produced by the South Australian Department of Mines and Energy shows the surface soils of the site are underlain by grey fluviatile silts, sands and gravels of the modern drainage channels.

Reference to the former Department of Mines and Energy Report Book 94/9 "Soils stratigraphy and engineering geology of the Adelaide Plains" indicates the site is situated in the Adelaide Plains in a landform area known as the lower alluvial plain. The general geological sequence in the lower alluvial plain comprises:-

- Quaternary Age sediments of fluvial and marine origin of the order of 100 metres thickness. The dominant formation is Hindmarsh Clay, which is predominantly clay, but has lenses of gravels, silts and sands. Groundwater in the Quaternary sediments

occurs in relatively thin layers (up to a few metres in thickness) of more permeable materials (sands, silts, gravels). There are reportedly up to six distinct aquifers within the Quaternary sediments. These aquifers are not highly utilised as the yield and water quality are highly variable.

- o Tertiary sediments of marine origin (limestones, sands and sandstones) up to 500 metres thickness. The Tertiary aquifers generally have better quality water and yields, and are highly utilised in some areas.
- o Precambrian Age basement rock below approximately 600 metres depth.

3.2 Hydrology and Hydrogeology

The closest water body to the site is the River Torrens which is located approximately 25 metres to the south of the site.

The South Australian Department of Mines and Energy Information Sheet 21 indicates the expected water table level is between 8 and 10 metres from the surface, with total dissolved solids levels in the range of 1,500-2,500 mg/L. The regional groundwater flow direction is west to north west, however it is possible there are local variations.

Groundwater information from bores located within a 200 metre radius of the site was obtained from the Department of Water Land and Biodiversity Conservation (DWLBC). The standing water level in groundwater wells in the local area ranged from 5.0 to 15.24 metres below ground level (bgl). The groundwater salinity ranged from 799 to 3,098 mg/L TDS. However, it is noted that some of these wells are likely to be targeting aquifers below the water table aquifer.

4. Historical Review

The following historical information was reviewed as part of the Phase 1 ESA:

- Selected historical aerial photographs (copies included in Appendix G);
- Historical Certificate of Title searches; and
- Search of the Sands & McDougall directory.

4.1 Historical Aerial Photographs

An aerial photograph review was undertaken to assess the potential for historical uses of the site which may have adversely impacted on the site's contamination status. Photographs were obtained for review from the Department of Environment and Natural Resources covering the period 1949 to 2005. Copies of the aerial photographs are presented in Appendix G. A summary of the review of the aerial photographs is provided in Table 3 below.

Table 3. Summary of Historical Aerial Photographs

Date	Description
1949	<p>The majority of the site is vacant land. There appears to be a series of rectangular structures (possibly greenhouses) situated in the central and southern portion of the site. Small structures (possibly sheds) are located in the north western, central, southern and south eastern portions of the site. A larger structure (possibly a residence) is situated on the south eastern portion of the site.</p> <p>The River Torrens is visible on the southern boundary of the site. The present day Findon Road and Valetta Roads are also present to the east and north of the site, respectively.</p> <p>The surrounding land use appears to consist of market gardens and light density rural residential.</p>
1959	<p>The site remains relatively unchanged since the 1949 aerial photograph, except for the removal of the structures in the central portion of the site. Two sets of additional rectangular structures (possibly greenhouses) have been constructed in the eastern portion of the site (north and south of the residential property). A small shed like structure in the central portion of the site has been removed and an additional shed like structure has been constructed on the south western portion of the site.</p> <p>The surrounding land use remains mostly unchanged.</p>
1969	<p>A large commercial structure and car parking area have been constructed in the south eastern portion of the site. An additional large structure has been built on the northern boundary of the site. The residential structure and all of the rectangular greenhouse structures have been removed. No further changes have occurred on the site.</p> <p>Large pockets of residential properties replacing the former market gardens / farmland are visible to the north, south east and west of the site. A large commercial type structure is visible to the south east of the site.</p>
1979	<p>The 1979 aerial photograph shows that the existing commercial type building on the site has been extended to the north. Several additional commercial type structures have been constructed in the north eastern portion of the site.</p> <p>Surrounding land use to the north, south and west remains relatively unchanged from the 1969 photograph. Residential properties continue to replace market gardens / farmland to the north, north east and west of the site. Industrial / commercial properties have been constructed in the pocket of land on the northern boundary of the site and to the west of the site.</p>
1989	<p>The site remains relatively unchanged from the 1979 photograph except for an additional extension to the commercial type building situated in the southern portion of the site.</p> <p>Surrounding land use remains relatively unchanged from the 1979 photograph. The market gardens formerly located to the south east of the site have been replaced with an open space area.</p>
1999	<p>The site remains relatively unchanged from the 1989 photograph apart from the replacement of the former grassed area on the south western boundary of the site being replaced with concrete hardstand.</p> <p>The surrounding land use remains relatively unchanged.</p>
2005	<p>The site remains relatively unchanged apart from an extension to the buildings located in the southern and north eastern portions of the site.</p> <p>The surrounding land use remains relatively unchanged.</p>

4.2 Historical of Ownership

An historical ownership search was conducted for the two present day Certificates of Title. A summary of the ownership for each of the Certificates of Title is as follows:

Certificate of Title Volume 5117 Folio 253

- 1961 – 1976: Myrtle West (Widow) and Reginald West (Gardener).
- 1976 – 1998: S.C. Eyles and Company Limited.
- 1998 – 2002: Sandhurst Trustees Ltd.
 - 1998 – Lease to Davids Ltd.
- 2002 to present: CPT Manager Ltd.

Certificate of Title Volume 5117 Folio 256

- 1895 – 1913: Edward John Keele (Licensed Surveyor).
 - Leases over various portions of the land were granted during this period.
- 1955 – 1967: Antonio Zampin (Gardener).
- 1967 – 1973: Permanent Trustee Nominees (Canberra) Limited.
- 1973 – 1978: Bowater-Scott Corporation of Australia Limited (formerly Bowater-Scott Australia Limited).
- 1980 – 1990: Associated Growers Co-operative Limited.
 - 1987 – 1989. Lease to J. Blackwood & Son Ltd.
 - 1988 – 1994. Lease to Thorn EMI Pty Ltd.
 - 1990. Application to register Independent Holdings Ltd as proprietor.
- 1998 – 2002: Sandhurst Trustees Ltd.
 - 1998 – Lease to Davids Ltd.
- 2002 to present: CPT Manager Ltd.

4.3 History of Occupancy

A search of the Sands and McDougall's South Australian Street, Trade, Professional, and Municipal Directory was conducted from 1913 (in approximately 10 year intervals) up to the last edition published in 1973. The past occupancy of the site and neighbouring properties is presented as a table in Appendix H. From the list of occupants, it appears that the site originally comprised market gardens until the mid 1960s.

NAA notes that it is difficult to correlate the exact occupancy of the site prior to the late 1940s as the aerial photographs suggest that the site did not contain any buildings and was therefore unoccupied prior to this date.

5. Conclusions

NAA have undertaken a Phase 1 Environmental Site Assessment (ESA) of 404-450 Findon Road, Kidman Park, SA (the site). The findings of Phase I ESA have reduced the uncertainty associated potential contamination that may exist at the site as a result of past activities and/or the environmental setting of the site.

5.1 Historical Findings

The findings of the site history indicate that the site and surrounding areas were used for market gardening purposes from the early 1900s until the mid 1960s. The site appears to have been developed in the 1960s with the construction of some of the present day light commercial/ industrial buildings.

Metcash Trading Limited (under its former name) commenced operations on the site in the mid to late 1960's utilising the site as an industrial complex for warehousing of goods prior to distribution to various supermarkets across South Australia. The site operations have included

warehousing and distribution of supermarket goods, washing of trucks, truck maintenance (including refuelling) and forklift maintenance.

5.2 Summary of Potential Contaminants

Table 2 below provides a summary of the potential contaminants that may be associated with the land uses detailed above.

Table 2 - Summary of Potential Contaminants

Issue	Description	Likely Chemicals of Interest
Former historical use (market gardens)	Residual soil contamination associated with human health, environmental effects including soil quality and surface water effects.	Metals (Arsenic), OCP, OPP and herbicides.
Building ruins/imported fill	It is possible that potentially contaminated fill was imported to site historically for site levelling during the building/demolition of buildings.	Metals, PAH and potentially asbestos containing materials.
Underground storage tanks (formerly contained petroleum (diesel and leaded)) and associated underground infrastructure	It is possible that the petroleum formerly contained in the underground storage tanks and associated underground infrastructure may have leaked potentially contaminating the surrounding soil and groundwater. The former tank farms are located in the central and south western portions of the site.	TPH, BTEX, PAH and potentially metals (lead).
Sump and interceptor pit associated with the truck wash	It is possible that liquid which drains into the sump within the truck wash bay and feeds into the interceptor trap located outside of the truck wash may contain potentially harmful chemicals. If the waste water treatment is not correctly undertaken, the chemicals may flush into the stormwater system.	TPH, oils, PAH and solvents.
Fire pump house containing diesel day storage tanks	The rooms were bunded with concrete floors and the risk of potential spills or leaks from these tanks impacting upon the soils under the slab is considered low.	TPH
Electrical transformer	Electrical transformers formerly contained polychlorinated biphenyls (PCBs).	PCBs
Forklift and (former) truck maintenance areas	A forklift maintenance area and former truck maintenance area are located on-site. It is noted that there are no former or current service pits or waste oil pits in these areas.	TPH, BTEX, PAH, metals, acids
Uncontrolled imported fill	It is possible that potentially contaminated fill (possibly including dredged material) was used to build up the site from the former floodplains prior to market garden use.	Metals, TPH and PAHs.

Note:

PAH = Polycyclic aromatic hydrocarbons

TPH = total petroleum hydrocarbons

OCP = organochlorine pesticides

Metals = As, Cd, Total Cr, Cu, Pb, Hg, Mo, Ni, Se, Ag, Zn

BTEX = benzene, toluene, ethylene and xylene

OPP = organophosphorous pesticides

6. Recommendations

It is considered that there is a potential for soil and/or groundwater contamination at the site, principally associated with the underground fuel storage tanks and fill imported onto the site for site build up, levelling and as a base course under buildings.

It is recommended that prior to future redevelopment works, an environmental site assessment is undertaken to determine actual contaminant concentrations in the soil and/or groundwater underlying the site and enable a contamination risk assessment to be conducted.

7. Limitations

Your attention is drawn to the document – 'Statement of Limitations', which is included at the front of this report. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be. The document is not intended to reduce the level of responsibility accepted by NAA, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.

This report was prepared in October 2011 and is based on conditions encountered and information reviewed at the time of preparation. NAA disclaims responsibility for any changes that may have occurred after this time.

Information in a report about zoning or related land use or environmental controls does not imply that the land is suitable for any particular use or that approval could be obtained from relevant regulatory bodies to use or develop the land with or without conditions.

No assessment has been made about the potential impact that impending legislative or regulatory changes may have on the potential development. Advice should be sought from your planning or legal consultant to review the implications of planning and regulatory constraints.