

10. CONCLUSIONS AND RECOMMENDATIONS

It is understood that the proposed development will involve bulk excavation for the installation of a two level basement car park. It is therefore recommended that further sampling be conducted for contamination assessment and waste classification purposes. Ideally this would be conducted following the removal of the demolition of the existing buildings on-site and prior to the removal and disposal of soil and filling materials to allow access to all of the site. A minimum of an additional 12 test locations and some targeted locations are recommended to comply with the EPA *Sampling Design Guidelines* for a site of this size.

It should be noted that a Hazardous Building Materials Inspection was not conducted as a part of this assessment and it is recommended that this should be completed prior to demolition of the existing building. Common materials found may include asbestos in a wide variety of materials, lead based paint and PCB's in old fluorescent lights.

It is further recommended that all UST's, bowser points, delivery lines and their contents be removed and the resulting excavations be validated.

The site appears to be able to be rendered suitable for the proposed mixed commercial and residential development subject to adequate remediation/ removal of asbestos containing materials, removal of the contaminated material in the concrete lined pit, development of an Acid Sulphate Management Plan and appropriate UST removal and pit validation and any additional sampling showing similar results to those obtained in this study

11. LIMITATIONS OF THIS REPORT

The scope of the site assessment activities and consulting services undertaken by DP were limited to those detailed in our proposal dated 2 May 2005 and accepted Greycliff CPL Pty Ltd.

DP's assessment is necessarily based upon the result of a limited site investigation and the restricted program of surface and subsurface sampling, screening and laboratory testing which was set out in the proposal. DP cannot provide unqualified warranties nor assumes any liability for site conditions not observed, or accessible, during the time of the investigations.

Despite all reasonable care and diligence, the ground conditions encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to DP's investigations and assessment.

This report, its associated documentation and the information herein have been prepared solely for the use of Greycliff CPL Pty Ltd. Any reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to DP.

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