



19 March 2021

EG Funds Management Pty Ltd
Governor Phillip Tower, Level 21
1 Farrer Place
Sydney NSW 2000

Environmental Review
Proposed Mixed-use Redevelopment
361-365 North Roads Road, North Rocks NSW

Project No: 26.06

TRACE Environmental was engaged by EG Funds Management Pty Ltd to provide environmental consulting services for the property located at 361-365 North Rocks Road, North Rocks, NSW, Lot 3001 DP1115866 ('the site').

The site is proposed for redevelopment, which will comprise a mixed-use development including residential (townhouses and low-rise apartments) and open space areas including an oval. Proposed uses also include seniors housing and an aged care facility, a potential community hub and neighbourhood library, and limited commercial retail. It is understood that the site redevelopment will be undertaken in stages, and the Development Application (DA) process for the works will likely include submission of an initial DA for the first stage of development, followed by submission of additional DAs for the subsequent development stages.

As part of the redevelopment process, it is understood that the site will require rezoning to enable increased densities for the proposed development (i.e. as required for townhouses and low-rise apartments). In consideration of the of the proposed rezoning requirements, and in accordance with the requirements of the SEPP55 planning guidelines¹, potential land contamination issues that could affect the proposed development will require consideration.

¹ NSW Department of Urban Affairs and Planning (1998), *Managing Land Contamination: Planning Guidelines: SEPP 55 Remediation of Land*, 1998.

TRACE Environmental previously investigated the site as outlined in the TRACE Environmental *Limited Detailed Site Investigation* report². The investigation was conducted to assess potential site contamination associated with current and historical land uses that may affect the suitability of the site for the proposed development. Some localised soil impacts were identified that could present a contamination risk for the proposed development. However, the reported impacts were not extensive, and can be remediated as part of the overall staged development process. As such, in consideration of the findings of the TRACE Environmental investigation and the proposed redevelopment process, it is considered that the site *can be made suitable* for the proposed development following successful implementation of appropriate remedial strategies.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

For and on behalf of
TRACE Environmental



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² TRACE Environmental *Limited Detailed Site Investigation*, 361-365 North Rocks Road, North Rocks, NSW, prepared for EG Funds Management Pty Ltd, 16 October 2018.