

19 November 2013

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Platino Properties Pty Ltd
Level 2, 20 Young Street
NEUTRAL BAY NSW 2089

Attention: Mr John Codling

Dear John

Site Contamination Assessment Letter of Advice 67-73 Lords Road, Leichhardt, NSW

1 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Platino Properties Pty Ltd (Platino) to provide interim site contamination assessment advice for 67-73 Lords Road, Leichhardt, NSW (the site).

2 Background

SLR understands that:

- the site is currently occupied by a range of commercial tenants;
- a contamination assessment was undertaken on the site in 2005 and reported in:
 - EMS 2005, Preliminary Site Investigation, Proposed Industrial Development, 67-73 Lords Road, Leichhardt, dated February 2005, ref: EMS04 3723; and
- Platino is seeking to have the site rezoned to facilitate a high density residential land use scenario.

3 Discussion

Section 2.2 of DUAP / NSW EPA 1998, 'Managing Land Contamination – Planning guidelines SEPP55 - Remediation of Land' requires that rezoning requests are supported by *"information demonstrating that the land is suitable for the proposed use or can be made suitable, either by remediation or by the way the land is used"*.

SLR understands that EMS (2005) reported:

- a layer of uncontrolled filling is present across the site, ranging in depths from 0.4m below ground surface to at least 3.6m below ground surface;
- the presence of wastes and other anthropogenic materials (including demolition materials and ash) on the site;
- asbestos being detected in the filling material; and
- that two underground storage tanks may be present in the south east portion of the site.

SLR also understands that portions of the site have not yet been fully assessed due to onsite constraints (primarily the presence of operational buildings/infrastructure associated with the current commercial tenants), and that Platino would address these data gaps once additional access to the site is facilitated by the demolition and removal of the existing onsite constraints.

Based on the information presented in EMS (2005), SLR considers that potential contamination which may be identified during supplementary contamination assessment works, is likely to be comparable in nature to that previously identified in EMS (2005).

It is the opinion of SLR that there are well established and conventional remediation and/or management methodologies available to address the nature of contamination identified in EMS (2005). For the identified types of contamination, these methodologies are likely to include:

- excavation and removal for offsite disposal; and
- insitu containment.

Based on the reported history of the site, SLR considers that there are also well established and conventional remediation and/or management methodologies available to address likely new forms of contamination which might be identified during supplementary contamination assessment works.

4 Closing

Subject to:

- implementation of an appropriate supplementary contamination assessment; and
- addressing unacceptable contamination risks to human health and/or the environment through remediation and or management,

it is the opinion of SLR that there is not likely to be contamination related impediments that would prevent the land from being made suitable for rezoning to allow high density residential land use development.

Should Platino wish to discuss this further, please contact the under signed.

For and on behalf of SLR Consulting Australia Pty Ltd



CRAIG COWPER
Principal – Land Quality