

**Landcom  
Level 24  
60 Station Street  
PARRAMATTA NSW 2150**

**Project 94562.04  
24 November 2022  
R.002.Rev0  
RWG**

Attention: Steven Boukatos

Email: SBoukatos@landcom.nsw.gov.au

**Contamination Summary Letter  
Proposed Residential Subdivision  
Part Lot 184, Gurner Avenue, Austral**

Douglas Partners Pty Ltd (DP) was commissioned by Landcom on behalf of the NSW Office of Strategic Lands to complete environmental services for the proposed residential subdivision at Part Lot 184 in DP1237400, Gurner Avenue, Austral (the site).

This letter provides a contamination summary of the site based on review of the following reports:

- JBS&G *Preliminary Site Investigation, 75 Gurner Avenue, Austral, NSW*, report reference 5446054460-112740, Rev 0 dated 17 January 2018 (the JBS&G PSI);
- DP *Report on Preliminary Site Investigation for Contamination, Proposed Residential Subdivision, Lots 99 and 100 D.P. 1243071, Gurner Avenue, Austral, NSW*, Project 94562.01 dated November 2019 (the DP PSI); and
- DP *Report on Detailed Site Investigation for Contamination, Proposed Residential Subdivision, Lot Part 184 Gurner Avenue, Austral*, Project 94562.02 dated 7 February 2022 (the DSI).

The DSI, which incorporates a summary of the JBS&G and DP PSI identified that the site has a low potential for contamination, with the exception of five areas of environmental concern (AEC) which incorporate limited areas of the site. The location of AEC within the site are shown on Drawing 4 of the DSI which is attached to this letter. The DSI recommended further targeted investigation and/or remediation and validation of AEC based on the findings of the targeted investigation.

Based on our review of the DSI and having considered the Hazard and Resilience Plan, DP considers that the site is typical from a contaminated land perspective, of peri urban development sites within the Liverpool City Council LGA and although the works are not yet complete, when completed the site can be made suitable for the subject use through the implementation of a remediation action plan (RAP).

DP has been commissioned by Landcom to prepare a RAP for the site. The RAP will include the following:

- Protocols to minimise potential impacts to surrounding neighbours and the environment;
- A sampling and analysis quality plan to guide targeted investigations of identified AEC; and
- A preferred remediation strategy to render AEC suitable for the proposed use.

Please contact the undersigned if you have any questions on this matter. This letter should be read in conjunction with the limitations provided in the DSI.

Yours faithfully

**Douglas Partners Pty Ltd**

**Rod Gray**  
Senior Associate

Attachments: Drawing 4 of the DSI

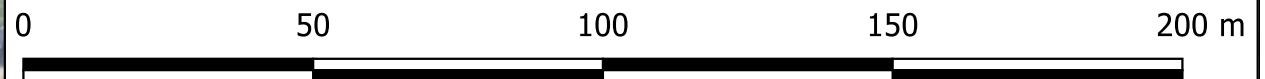






**Legend**

Site boundary

AECs



 <b>Douglas Partners</b> <i>Geotechnics   Environment   Groundwater</i>	CLIENT: Landcom		TITLE: AECs Detailed Site Investigation for Contamination Gurner Avenue, Austral	 MGA	PROJ. #: 94562.02
	OFFICE: Macarthur	DRAWN BY: EME			DRAWING No: 4
	SCALE: As shown	DATE: 4 February 2022			REVISION: 0