

**Appendix 6 –
Preliminary Site
Investigations
(Contamination)**

March 2022

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Note:

The content included in this Appendix contains the:

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The full reports are available on request.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
2-10 Crystal Street, Petersham

Prepared for
Inner West Council

Project 200501.00
May 2021

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 2-10 Crystal Street, Petersham (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history and environs, a site walkover from publicly accessible areas, and development of a conceptual site model.

The reviewed site history sources indicate that the site had a residential and / or small scale commercial land use from at least 1930, if not earlier, continuing until the mid to late 1950s when the site was converted into a service station. Historical and current surrounding land uses include residential, commercial, and educational.

Identified potential sources of contamination at the site include imported fill, current and former site buildings / structures (including the electrical transformer box), and current and former site uses (including mechanical repairs garage and service station). Based on the contamination risk rating matrix used for the investigation, the site is considered to have a high risk of contamination.

For a more conclusive evaluation, it is recommended that a detailed site investigation for contamination (DSI), including soil sampling and groundwater / soil vapour sampling, and a hazardous building materials (HAZMAT) survey for the site buildings / structures is undertaken. The purpose of the DSI is to evaluate the potential contamination status of the site, by addressing the identified potential sources of contamination, and assess the site's suitability (from a site contamination standpoint) for a sensitive land use. The purpose of the HAZMAT survey is to identify and advise on appropriate management of hazardous building materials at the site (if present).

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed land use subject to implementation of the recommended investigations and remediation and/or management of contamination that may be identified from the investigations.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
12-14 Crystal Street, Petersham

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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 12-14 Crystal Street, Petersham (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history and environs, a site walkover from publicly accessible areas, and development of a conceptual site model.

The reviewed site history sources indicate that the site had a residential land use from at least 1923, if not earlier, continuing until *circa* 1986. Based on aerial photographs, the site layout (including the current building on site) and inferred use has not changed significantly since *circa* 1986. The residential house at 14 Crystal Street appears have been present since at least 1930. Historical and current surrounding land uses include residential, commercial, and educational.

Identified potential sources of contamination at the site include imported fill, current and former site buildings / structures, current and former site uses, neighbouring service station, and up-gradient service station and dry cleaner (some distance from the site). Based on the contamination risk rating matrix used for the investigation, the site is considered to have a medium risk of contamination.

For a more conclusive evaluation, it is recommended that a detailed site investigation for contamination (DSI), including soil sampling and groundwater / soil vapour sampling, and a hazardous building materials (HAZMAT) survey for the site buildings / structures is undertaken. The purpose of the DSI is to evaluate the potential contamination status of the site, by addressing the identified potential sources of contamination, and assess the site's suitability (from a site contamination standpoint) for a sensitive land use. The purpose of the HAZMAT survey is to identify and advise on appropriate management of hazardous building materials at the site (if present).

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed land use subject to implementation of the recommended investigations and remediation and / or management of contamination that may be identified from the investigations.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
16-18 Crystal Street, Petersham

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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 16-18 Crystal Street, Petersham (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history and environs, a site walkover, and development of a conceptual site model.

The reviewed site history sources indicate that the site had a commercial and residential land use from at least 1923, if not earlier. Based on aerial photographs, the site layout (including the current building on site) and inferred use has not changed significantly since *circa* 1961 to 1965. Historical and current surrounding land uses include residential, commercial, and educational.

Identified potential sources of contamination at the site include imported fill, current and former site buildings / structures, current site use as a motor vehicle rental shop, and neighbouring and up-gradient service stations and dry cleaner. Based on the contamination risk rating matrix used for the investigation, the site is considered to have a medium to high risk of contamination.

For a more conclusive evaluation, it is recommended that a detailed site investigation for contamination (DSI), including soil sampling and groundwater / soil vapour sampling, and a hazardous building materials (HAZMAT) survey for the site buildings / structures is undertaken. The purpose of the DSI is to evaluate the potential contamination status of the site, by addressing the identified potential sources of contamination, and assess the site's suitability (from a site contamination standpoint) for a sensitive land use. The purpose of the HAZMAT survey is to identify and advise on appropriate management of hazardous building materials at the site (if present).

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed rezoning.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
582 Parramatta Road, Croydon

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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) undertaken for the site located at 582 Parramatta Road, Croydon. It is understood that Inner West Council is preparing a planning proposal to amend the draft Inner West LEP for the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) area whereby the current land-use of the site may be changed to more sensitive land-uses.

Therefore, the objectives of the investigation were to identify, and to a limited extent, quantify the potential contamination risks at the site for the current, and potential future land-uses, based upon a review of available desktop information (including historical and contemporary data sources) and a limited inspection from publicly accessible areas.

From the available documentation it is apparent that since 1927 until 1988 the site was in use for government purposes as a part of the metropolitan water, sewerage and drainage board. From aerial photography this may have entailed general storage and an office / warehouse building. Minimal changes to the site and surrounding areas were visible in historical aerial photographs between 1930 and up until *circa* 1990.

The site and the property immediately to the north were both apparently cleared of former structures by 1994 and redeveloped into the current respective land-uses, i.e., fast-foot restaurant and the adjacent service station to the north-west. Nearby land-uses were previously, and remain, commercial along Parramatta Road, with continued usage for automotive industries (e.g., sales and repairs). Residential land-use has remained further to the east and west beyond Parramatta Road.

The potential contamination sources are identified as hazardous building materials in previous and existing structures, previous uncontrolled fill, previous site use and the potential for on-site migration of contaminants from the nearby service station, located immediately north-west, approximately up-gradient of the site. Based upon a risk assessment process, on-site migration of contaminants was identified as the key potential contamination risk and it is currently considered that the site has a high potential for contamination to be present.

Overall based upon the relative risk rating derived for the site it is recommended that an intrusive investigation is undertaken to better characterise the potential risks for the current and any proposed future land-uses. Such an investigation is anticipated to comprise assessment of soil, groundwater and soil vapour in order to fully characterise any potential complete contamination exposure pathways for the site users and / or off site.

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed land use subject to implementation of the recommended investigations and remediation and/or management of contamination that may be identified from the investigations.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
584 Parramatta Road, Croydon

Prepared for
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Document History

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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) undertaken for the site located at 584 Parramatta Road, Croydon. It is understood that Inner West Council is preparing a planning proposal to amend the draft Inner West LEP for the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) area whereby the current land-use of the site may be changed to more sensitive land-uses.

Therefore, the objectives of the investigation were to identify, and to a limited extent, quantify the potential contamination risks at the site for the current, and potential future land-uses, based upon a review of available desktop information (including historical and contemporary data sources) and a limited inspection from publicly accessible areas.

From the available documentation it is apparent that between 1926 and 1988 the site was in use for government purposes as a part of the AGL company, followed by the Commonwealth Government and the Australian Telecommunications Commission. Given the changes in the government agencies, and evidence from aerial photography this may have entailed general storage and an office / smaller storage building. Minimal changes to the site and surrounding areas were visible in historical aerial photographs since 1930 up until *circa* 1990. No usage of the site by the AGL company for gasworks, a gasometer or other related infrastructure is evident based on the historical searches.

The site and the property immediately to the south east were both apparently cleared of former structures by 1994 and redeveloped into the current respective land-uses, i.e., service station and the fast-food restaurant located to the south-east.

The nearest surface water body, Iron Cove Creek was apparently canalised by 1930. Nearby land-uses were previously, and remain predominantly commercial along Parramatta Road, including continued usage for automotive industries (e.g., sales and repairs). Residential land-use has remained further to the east and west beyond Parramatta Road.

The potential contamination sources are identified as hazardous building materials in previous and existing structures, previous uncontrolled fill, previous and current site use as a service station, and the potential for on-site migration of contaminants from other nearby sites. Based upon a risk assessment process, on-site use as a service station was identified as the key potential contamination risk and it is currently considered that the site has a high potential for contamination to be present.

Overall based upon the relative risk rating derived for the site it is recommended that an intrusive investigation is undertaken to better characterise the potential risks for the current and any proposed future land-uses. Such an investigation is anticipated to comprise assessment of soil, groundwater and soil vapour in order to fully characterise any potential complete contamination exposure pathways for the site users and / or off-site.

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed land use subject to implementation of the recommended investigations and remediation and/or management of contamination that may be identified from the investigations.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
590 Parramatta Road and 10 West Street, Croydon

Prepared for
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Document History

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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 590 Parramatta Road and 10 West Street, Croydon (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history, a site walkover and development of a conceptual site model.

Based on the available history information the site appears to have been developed for a residential and commercial use since at least 1930, with the north-eastern lot of the site being used as a sub-station since between at least 1937 and 2017. The south-western lot of the site was utilised for residential purposes from at least 1930 to 1974, wherein it was acquired by Sydney Council, with structures demolished and combined with the north-eastern sub-station. The surrounding land use appears to have been commercial and residential since at least 1930, with an increasingly commercial and higher density residential land use since the 1970's.

The search of properties with EPA notices and licenses identified several properties within a 1 km search buffer of the site. These included BP Ashfield Service Station which borders the site to the south-east and Caltex Five Dock Service Station 500 m north-east of site.

Potential sources of contamination identified from the site history information review herein and the site walkover include contaminated fill, previous land usage, hazardous building materials from the current and former site buildings and nearby historical commercial and land uses.

On the basis of the results of the PSI, the following is recommended:

- **Intrusive Contamination Investigation** - A contamination investigation with intrusive soil, soil vapour and groundwater sampling to evaluate the contamination of the site, and assess the site's suitability (from a contamination standpoint) for a sensitive land use; and
- **Hazardous Building Materials Survey** - A hazardous building materials (HBM) survey should be undertaken for the existing buildings on site, prior to demolition. Hazardous building materials must be appropriately managed prior to demolition or refurbishment. Once completed (if warranted), an occupational hygienist must confirm that all hazardous materials have been removed (including a clearance of the site surface post completion of demolition).

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of these investigations, it is considered that the site can be made suitable for the proposed rezoning.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
596-598 Parramatta Road, Croydon

Prepared for
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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 596-598 Parramatta Road, Croydon (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history and environs, a site walkover, and development of a conceptual site model.

At the time of preparing this report the site was occupied by a large warehouse building. The reviewed site history sources indicate that the site was developed for a commercial and / or residential land use since at least 1930, if not earlier, and has likely been used for commercial purposes since between 1973 and 1981. The building which currently occupies the site was likely reconstructed between 1998 and 2011. Historical and current surrounding land uses include commercial, industrial and low to high density residential.

Identified potential sources of contamination at the site include imported fill, hazardous building materials from the former site building, current and former commercial / industrial site uses, and a nearby service station and commercial / industrial land uses. Based on the risk rating matrix used for the investigation, the site is considered to have a medium-high risk of contamination.

For a more conclusive evaluation, it is recommended that a detailed site investigation for contamination (DSI) is undertaken. The purpose of the DSI is to evaluate the potential contamination status of the site, by addressing the identified potential sources of contamination, and assess the site's suitability (from a site contamination standpoint) for a sensitive land use.

A hazardous building materials survey of the current building within the site is also recommended to assess the presence of otherwise of hazardous building materials.

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed rezoning.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
600 Parramatta Road, Croydon

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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 600 Parramatta Road, Croydon (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history and environs, a site walkover, and development of a conceptual site model.

At the time of preparing this report the site was occupied by a retail building with a furniture shop.

Based on the available history information the site appears to have been developed for a combined retail / residential use since at least 1930. The nearby surrounding land use appears to be relatively similar in nature, apart from public roads.

Due to access constraints, a detailed inspection of the site and interior of the existing building was not possible during the walkover. This is considered to be a data gap in the investigation; however an assumption can be made that hazardous building materials are present (given the age of the building).

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include imported fill, and hazardous building materials from the current and (potentially) former site buildings.

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 8, corresponding to a medium risk.

Based on the results of this PSI, it is recommended that an intrusive investigation of soils within the site be undertaken to assess the presence and characteristics of the fill, and therefore assess the site's suitability (from a contamination standpoint) for a sensitive land use. In addition, the investigation should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary.

A hazardous building materials survey of the current building within the site is also recommended to assess the presence of otherwise of hazardous building materials.

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed rezoning.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
604-610 Parramatta Road, Croydon

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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 604-610 Parramatta Road, Croydon (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history and environs, a site walkover, and development of a conceptual site model.

At the time of preparing this report the site was occupied by a retail building with vacant shops and a tyre repair business. Based on the available history information the site appears to have been developed for a combined retail / residential use since at least 1930. The nearby surrounding land use appears to be relatively similar in nature, apart from public roads.

Due to access constraints, a detailed inspection of the site and interior of the existing building was not possible during the walkover. This is considered to be a data gap in the investigation, however an assumption can be made that hazardous building materials are present (given observed asbestos containing materials and the age of the buildings).

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include imported fill, and hazardous building materials from the current and (potentially) former site buildings.

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 8, corresponding to a medium risk.

Based on the results of this PSI, it is recommended that an intrusive investigation of soils within the site be undertaken to assess the presence and characteristics of the fill, and therefore assess the site's suitability (from a contamination standpoint) for a sensitive land use. In addition, the investigation should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary.

A hazardous building materials survey of the current building within the site is also recommended to assess the presence of otherwise of hazardous building materials.

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and/or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed rezoning.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
612-614 Parramatta Road, Croydon NSW 2132

Prepared for
Inner West Council

Project 200501.00
June 2021

Integrated Practical Solutions





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Document History

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		10 June 2021
Reviewer		10 June 2021



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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) undertaken for the site located at 612-614 Parramatta Road, Croydon. It is understood that Inner West Council is preparing a planning proposal to amend the draft Inner West LEP for the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) area whereby the current land-use of the site may be changed to more sensitive land-uses.

Therefore, the objectives of the investigation were to identify, and to a limited extent, quantify the potential contamination risks at the site for the current, and potential future land-uses, based upon a review of available desktop information (including historical and contemporary data sources) and a limited inspection from publicly accessible areas.

At the time of preparing this report the site was occupied by a retail building with residential first floor levels. Based on the available history information the site appears to have been developed for a combined retail / residential use since at least 1930. The nearby surrounding land use appears to be relatively similar in nature, apart from public roads and the car dealership to the south-west.

Due to access constraints, a detailed inspection of the site and interior of the existing building was not possible during the walkover. This is considered to be a data gap in the investigation, however an assumption can be made that hazardous building materials are present.

SafeWork NSW records pertinent to potential contamination issues at the site were not obtainable at the time of reporting. This is considered to be a data gap in the investigation, however based on the apparent history it is unlikely that dangerous goods requiring notification were stored at the site. A SafeWork NSW records search should form part of further investigations as recommended below.

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include imported fill, and hazardous building materials from the current and (potentially) former site buildings.

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 6, corresponding to a low risk.

Based on the results of this PSI, it is recommended that an intrusive investigation of soils within the site be undertaken to assess the presence and characteristics of the fill, and therefore assess the site's suitability (from a contamination standpoint) for a sensitive land use. In addition, the investigation should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary. A hazardous building materials survey of the current building within the site is also recommended to assess the presence of otherwise of hazardous building materials.

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed rezoning.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
616-618 Parramatta Road, Croydon

Prepared for
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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author	<i>Wen-Fei Yuan</i>	08 June 2021
Reviewer	<i>P. Gorman</i>	08 June 2021



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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 616-618 Parramatta Road, Croydon (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history and environs, a site walkover from publicly accessible areas, and development of a conceptual site model.

At the time of preparing this report the site was occupied by two sales offices / shops and associated amenities at the front and garages at the rear. The reviewed site history sources indicate that the site was occupied by retail shops / sales offices since prior to 1930. The garages at the rear were likely constructed between 1998 and 2002. The surrounding land use appears to have been commercial and residential since at least 1930, with an increase in commercial and residential land uses since the 1960s.

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include: contaminated fill, hazardous building materials from the current and former site buildings, current and former commercial site uses, and nearby commercial land uses.

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 9, corresponding to a medium risk.

On the basis of the results of this PSI, the following is recommended:

- **Limited Contamination Investigation** - A limited contamination investigation with intrusive soil and groundwater sampling to evaluate the potential contamination status of the site including potential migration of contaminated groundwater from nearby commercial sites and assess the site's suitability (from a contamination standpoint) for a sensitive land use. In addition, the investigation should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary; and
- **Hazardous Building Materials Survey** - A hazardous building materials (HBM) survey should be undertaken for the existing building on site, prior to demolition. Hazardous building materials must be appropriately managed prior to demolition or refurbishment. Once completed (if warranted), an occupational hygienist must confirm that all hazardous materials have been removed (including a clearance of the site surface post completion of demolition).

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed rezoning.



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Report on
Preliminary Site Investigation (Contamination)

Inner West Phase 2A LEP
620-624 Parramatta Road and 210 Croydon Road,
Croydon

Prepared for
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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
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Reviewer	<i>P. Gorman</i>	08 June 2021



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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) at 620-624 Parramatta Road and 210 Croydon Road, Croydon (the site). The PSI was undertaken to assist a planning proposal for rezoning of sites that may introduce sensitive land uses including residential, educational, recreational, childcare or a hospital.

The investigation included a desktop review of site history and environs, a site walkover, and development of a conceptual site model.

At the time of preparing this report the site was occupied a car yard. The reviewed site history sources indicate that the site was occupied by a car yard from at least the 1960s. The buildings which currently occupy the site were likely constructed between 1970s and 1990s. The surrounding land use appears to have been commercial and residential since at least 1930, with an increase in commercial and residential land uses since the 1960's.

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include: contaminated fill, hazardous building materials from the current and former site buildings, current and historical storage of dangerous goods on site, current and former commercial site uses, and nearby commercial land uses.

Based on the review of results of this PSI, and in accordance with the process outlined in Appendix G, the site has been assigned a contamination risk rating of 12, corresponding to a medium risk.

On the basis of the results of this PSI, the following is recommended:

- **Detailed Site Investigation** - A detailed site investigation (DSI) for contamination with intrusive soil and groundwater (and possibly soil vapour) sampling to evaluate the potential contamination status of the site and assess the site's suitability (from a contamination standpoint) for a sensitive land use. In addition, the DSI should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary; and
- **Hazardous Building Materials Survey** - A hazardous building materials (HBM) survey should be undertaken for the existing building on site, prior to demolition. Hazardous building materials must be appropriately managed prior to demolition or refurbishment. Once completed (if warranted), an occupational hygienist must confirm that all hazardous materials have been removed (including a clearance of the site surface post completion of demolition).

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed rezoning.