Attachment A15

Preliminary site investigation (contamination)

84-94 Parramatta Road, Camperdown, NSW

Wentworth Capital

Preliminary Site Investigation

69242 | 167,422 (Rev C)

29 September 2025

We acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.

We pay respect to Elders past and present and in the spirit of reconciliation, we commit to working together for our shared future.



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Abbreviations

Term	Definition
ACM	Asbestos containing material
AEC	Areas of Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulfate Soils
AST	Above ground storage tank
Bgs	Below ground surface
BTEX	Benzene, Toluene, Ethylbenzene and Xylene
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DP	Deposited Plan
EPA	Environment Protection Authority
JBS&G	JBS&G Australia Pty Ltd
LEP	Local Environment Plan
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
OCPs	Organochlorine Pesticides
PAHs	Polycyclic aromantic hydrocarbons
PCBs	Polychlorinated biphenyls
PFAS	Per- and polyfluoroalkyl substances
PSI	Preliminary Site Investigation
SEPP	State Environmental Planning Policy
SWL	Standing Water Level
TRH	Total Recoverable Hydrocarbons
UST	Underground storage tank
WQO	Water quality objectives

Executive Summary

JBS&G Australia Pty Ltd (JBS&G) has prepared this Preliminary Site Investigation (PSI) to be submitted to the City of Sydney on behalf of University of Sydney / Wentworth Capital (the client) in support of a Planning Proposal for an amendment to the Sydney Local Environmental Plan 2012 for the introduction a new site specific Floor Space Ratio (FSR) and Height of Buildings development standard for the purpose of a built life sciences research facility and ancillary uses at 88-94 Parramatta Road, Camperdown (the site). The site location is shown on **Figure 1**.

This PSI report was prepared in accordance with Clause 4.6.2 of State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021, to confirm if the site is or can be made suitable for the proposed use. Based on the findings of this investigation and subject to the limitations in **Section 7**, the following conclusions are made:

- Based on the desktop findings, the site appears to have been historically used for various commercial / industrial enterprises from as early as the 1920s, with businesses primarily consisting of car dealerships, motor body repair shops, and wholesale manufacturers of various goods and equipment such as fluorescent lighting, scientific instruments, and machinery. A portion of the site acquired by the University of Sydney in 2001 and 2006, currently operates as a medical research centre, with a small portion of the site also currently operating as a hotel and gym.
- Based on an assessment of the history, environmental setting and site inspection, potentially contaminating activities were identified to include fill used for site levelling prior to and during construction of the current commercial buildings at the site, former industrial land-uses (motor garages etc), potential above ground storage tanks (ASTs) and the former service station and dry cleaner located upgradient and in close proximity to the site;
- The assessment did not identify the potential for gross or widespread contamination;
- With reference to Clause 4.6.1 of SEPP Resilience and Hazards, the findings of this report are that there is the potential for some contamination to be present at the site. However, the potential contamination is unlikely to be such that it cannot be cleaned-up or managed by the application of commonly used methods. Consequently, the potential contamination identified at the site is considered not to represent a significant barrier to the future development of the site;
- Based on the findings of this report, further intrusive investigations as part of a Detailed Site Investigation (DSI) are anticipated to be required as supporting documentation for any future Development Applications (DAs), to quantify any contamination associated with the areas of environmental concern identified herein; and
- In the event that contamination is identified at the site, it is anticipated that the site can be made suitable for the proposed land uses through standard industry approaches as guided through the preparation of a Remediation Action Plan (RAP).

1. Introduction

1.1 Background

JBS&G Australia Pty Ltd (JBS&G) has prepared this Preliminary Site Investigation (PSI) to be submitted to the City of Sydney on behalf of University of Sydney / Wentworth Capital (the client) in support of a Planning Proposal for an amendment to the *Sydney Local Environmental Plan 2012* for the introduction a new site specific Floor Space Ratio (FSR) and Height of Buildings development standard for the purpose of a built life sciences research facility and ancillary uses at 88-94 Parramatta Road, Camperdown (the site). The site location is shown on **Figure 1**.

This Planning Proposal seeks approval for the amendment of Floor Space Ratio (FSR) and Height of Buildings in the Sydney Local Environmental Plan 2012. Specifically, approval is sought for the following:

88-94 Parramatta Road

- A new maximum building height of part 80 metres, part 30 metres.
- A new site specific provision for 88-94 Parramatta Road that enables 6.5:1 of additional uplift for non-residential uses.
- A site-specific clause limiting the maximum amount of residential floor space that can be provided on the site.
- Retention of the existing warehouse at 88-90 Parramatta Road.
- Amendments to the Sydney Development Control Plan 2012 (Sydney DCP 2012) to address site specific outcomes.

84 Parramatta Road

- A new mapped maximum height of 30 metres.
- A new mapped maximum floor space ratio for the Veriu site (84 Parramatta Road) of 4.8:1, retaining the mixed use zone on the site.
- Amendments to the Sydney Development Control Plan 2012 (Sydney DCP 2012) to address site specific outcomes.

Full details of the proposed amendments are outlined in the Planning Proposal Report prepared by Ethos Urban. This PSI report was prepared to address State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021, to confirm if the site is or can be made suitable for the proposed use.

1.2 Objectives

The objectives of the investigation are to assess the potential for historical contaminating activities at the site and provide a preliminary assessment of the suitability of the site for the proposed use, or to make recommendations to enable such assessments to be made in the future.

1.3 Scope of Works

This PSI was undertaken in accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA) including National Environment Protection Council (NEPC 2013[1]) *National Environment*

[1] *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended 2013), National Environment Protection Council, 2013 (NEPC 2013).

Protection (Assessment of Site Contamination) Measure 1999, as amended 2013 (NEPC 2013 ASC NEPM), and other relevant Australian guidelines and standards.

The desktop assessment comprised a review of:

- The environmental setting of the site and surrounding area, including geology, hydrogeology, topography and hydrology;
- Records of environmental incidents or former environmental licenses and contaminated land notices as held by the EPA;
- State and national heritage records;
- Review of Council Section 10.7 (2&5) certificate;
- Historical aerial photographs obtained from the Department of Lands;
- Current and historical land title records;
- Dangerous Goods Records held by WorkSafe;
- Review of the Loose Fill Asbestos Insulation Register;
- Potential acid sulfate soil (PASS) information;
- NSW Government PFAS Investigation Program information;
- Licensed groundwater bores present within a 1.5 km radius of the site available on the online NSW Natural Resources Atlas;
- Detailed inspection of site and surrounding areas focussing on the identification of indicators of potential contamination;
- Development and documentation of a preliminary conceptual site model (CSM) based on the reviewed information; and
- Preparation of this PSI report in general accordance with relevant EPA made or endorsed guidelines.

2. Site Description

2.1 Site Identification

The location and current layout of the site is shown in **Figures 1** and **2** respectively. The site details are summarised in **Table 2.1**.

Table 2.1: Summary of Site Details

Lot/Deposited Plan (DP)	Lot A DP 402925, Lot 1 DP 965792, Lot 1 DP 178634, and Lot 1 DP 1216911
Site Address	84-94 Parramatta Road, Camperdown, NSW 2050
Site Area	6195 m^2
Local Government Authority (LGA)	Council of the City of Sydney
Approximate Coordinates (GDA 94 Map Grid of Australia (MGA) 55)	Eastings: 331690.78 Northings: 6249059.84
Site Zoning	MU1, mixed use commercial and residential.
Current Land Uses	84 Parramatta Road – hotel and fitness centre 88-90 Parramatta Road – vacant 92-94 Parramatta Road – a medical research centre including commercial office space and laboratories
Proposed Land Uses	Educational facility, including laboratories, educational spaces and amenities.

2.2 Site Description

The site is located at 84-94 Parramatta Road, Camperdown within the City of Sydney Local Government Area (LGA). The site is situated on the traditional land of the Gadigal people.

The land is owned by the University of Sydney and is located on the opposite side of Parramatta Road from the main University of Sydney Camperdown/Darlington campus. The site fronts Parramatta Road along its southern boundary and is bounded by a mixture of residential and commercial uses to the north, east, and west of the site. The site is located just 4km south-west of the Sydney CBD, and 2.5km west of Central Station, and is currently largely used by the University of Sydney for university purposes.

The site's locational context is shown in **Figure 1**.

A limited site inspection of publicly accessible land surrounding the site, was completed on 16 June 2025 by a suitably qualified and experienced JBS&G Environmental Consultant to assess the site condition and identify indicators of potential contamination and/or contaminating activities. The observed conditions surrounding each parcel of land within the site is summarised in the Sections below.

2.2.1 84 Parramatta Road, Camperdown

This portion of the site is currently used as a hotel and fitness centre. The property was not accessible to JBS&G at the time of inspection, hence only a limited inspection from the perimeter of the property was conducted.

The property was observed to be a recent build, with a brick façade. The property comprised one main building of around 5 levels with a central courtyard area, comprising some small garden beds. Access to undercover parking was observed off Sparkes Street, but it was unclear if the carpark comprised any basement levels.

2.2.2 88-90 Parramatta Road, Camperdown

This portion of the site was observed to be vacant. The property was not accessible to JBS&G at the time of inspection, hence only a limited inspection from the perimeter of the property was conducted.

The property was observed to comprise a multi-level building with a brick façade. The building appeared to have been unoccupied for some time, with boarded up windows and appearing in somewhat derelict condition.

2.2.3 92-94 Parramatta Road, Camperdown

The portion of the site was observed to be currently used as a medical research facility. The property was not accessible to JBS&G at the time of inspection, hence only a limited inspection from the perimeter of the property was conducted.

Entrance to the site was through a covered gated archway off Parramatta Road, which appeared to lead to a paved open courtyard area. The property was observed to comprise of painted brick and comprised multiple levels plus a basement carpark. The building is known to comprise of a medical research centre, containing laboratories, offices and meeting rooms.

Driveway access to basement parking was observed off Sparkes Street. A potential diesel refuelling point was observed on the wall next to the driveway, which is expected to connect with a potential AST / UST within the site, potentially servicing a backup generator.

2.3 Surrounding Land Use

The current land uses of adjacent properties or properties across adjacent roadways are summarised below:

- North – Various commercial and medium-density residential apartment buildings are located to the north of site;
- East – Larkin Street, followed by commercial and residential land use is present to the east of site;
- South – Parramatta Road, followed by BP petrol station, childcare centre, catholic church, college and St Johns Oval and other Sydney University facilities further southeast; and
- West – High-density residential properties, motorcycle dealer, and café, followed by Lyons Street and various commercial and residential properties, including a gym, hotel, mechanic and Lyons Road Park further west.

2.4 Topography

A review of regional topographic data provided on Spatial Information Exchange (SIX Maps[2]) indicates that the site elevation ranges from 19-26 m Australian Height Datum (AHD) and slopes to the north-east.

2.5 Geology and Soil

A review of the site geology provided on the NSW Department of Primary Industries and Regional Development (NSW DPIRD 2025[3]) as included in **Appendix A**, indicated that the site is underlain Ashfield Shale of the Wianamatta group. This material is characterised by laminate, dark grey siltstone and Bringelly Shale which consists of shale, with occasional calcareous claystone, laminite and coal.

[2] Six Maps, https://maps.six.nsw.gov.au/ accessed 7 May 2025
[3] NSW Department of Primary Industries and Regional Development, *NSW Seamless Geology project*, https://www.resources.nsw.gov.au/geological-survey/projects/nsw-seamless-geology-project, accessed 17 May 2025

Review of the Soil Landscapes of Central and Eastern NSW provided by the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW 2024[4]) as included in **Appendix A**, indicated that the site is present within the Blacktown soil landscape. Blacktown Soil Landscape is characterized by shallow to moderately deep (less than 100 cm) Red and Brown Podzolic Soils on crest, upper slopes and well-drained areas. Yellow Podzolic Soils is presented on lower slopes and in areas of poor drainage on the depth of 150-300 cm. These soils are noted to have moderately reactive highly plastic subsoil, with low soil fertility and poor soil drainage.

Review of the Atlas of Australian Soil compiled by the Commonwealth Scientific and Industrial Research Organisation (CSIRO[5]) as included in **Appendix A**, indicate the site is underlain by the soil order of Kurosol, in which chief soils are hard acidic red soils with hard neutral and acidic yellow mottled soils on lower slopes and in valleys as similarly described in the Blacktown soil landscape. Associated are small areas of various soils including on some ridges and on some slopes, in saddles and some mid-slope positions and some low-lying swampy areas of soils and soil with peaty surfaces.

2.6 Hydrology

The nearest surface water receptor is Orphan School Creek approximately 300 m to the northwest of the site which flows into the Johnstone Creek, located approximately 600 m to the west and northwest of the site. The Johnstone Creek flows into Rozelle Bay, located approximately 1.6 km to the north of the site.

The site is covered by buildings and concrete hardstand with the exception of Lot A in DP 402925 and Lot 1 in DP 1216911 which both have small internal courtyards with garden spaces. Infiltration of precipitation at the site is expected to be low, given the site is primarily sealed and has existing buildings. Most of surface water generated during periods of rainfall will be captured by the site's stormwater infrastructure and discharged to the municipality stormwater network.

2.7 Hydrogeology

Based on the natural topography of the site, as summarised in **Section 2.4**, groundwater is inferred to flow in a north-east direction.

A search for registered groundwater bore information was undertaken of the National Groundwater Information System from the Bureau of Meteorology, Water NSW (NGIS, BOM 2024[7]) and is included in **Appendix A**. There were no registered groundwater bores onsite.

There are six groundwater bores identified within a 0.5 km radius of the site, and a further 23 groundwater bores within a 1.5 km radius of the site. There are no known beneficial uses of groundwater within or in proximity of the site. The relevant information is summarised in **Table 2.2** below.

Table 2.2: Registered Groundwater Bore Search Summary

Bore ID	Use	Standing Water Level (m bgs)	Depth (m)	Distance from site (m) / Direction	Lithology
GW109231 (2008)	Monitoring	N/A	3.20	38 m / East	N/A
GW109230 (2008)	Monitoring	N/A	1.80	50 m / East	N/A
GW111408	Monitoring	2.07	4.40	328 m / East	0.00m-0.22m: Concrete slab

[4] Department of Climate Change, Energy, the Environment and Water, 2024, *Soil Landscapes of Central and Eastern NSW - v3.0.1*, Department of Climate Change, Energy, the Environment and Water, Sydney.
[5] CSIRO; & National Resource Information Centre, BRS (1991): Atlas of Australian Soils (digital). v3. CSIRO. Data Collection. https://doi.org/10.25919/5f1632a855c17
[7] *National Groundwater Information System*, Bureau of Meteorology (BOM 2024) Water NSW

(2011)					0.22m-0.50m: Gravel roadbase 0.5m-1.1m: Fill, Silty clay 1.1m-4.4m: Silty clay
GW116424	Monitoring	N/A	5.00	426 m / East	N/A
GW116421	Monitoring	N/A	5.80	428 m / East	N/A
GW116422	Monitoring	N/A	5.30	429 m / East	N/A

2.8 Acid Sulfate Soils

A review of the Atlas of Australian Acid Sulfate Soils (CSIRO 2011[8]) as included in **Appendix A**, identified the site to have an extremely low probability of occurrence of Acis Sulphate Soil (ASS). The Environmental Planning Instrument - Acid Sulphate Soils from the NSW Department of Planning, Housing and Infrastructure (NSW DPHI 2025[9]) indicates the site is classified Class 5. ASS are not typically found in Class 5 areas, but the site is located 129 m from adjacent Class 3 land, where works more than 1 metre below natural ground surface present an environmental risk and works by which the watertable is likely to be lowered more than 1 metre below natural ground surface, present an environmental risk.

Review of geology maps, soil maps, and topography indicate that it is unlikely that acid sulfate soils would be present on the site. Based on the elevation of the site and the reported geology, no further consideration of requirements for the assessment or management of ASS is warranted.

2.9 Naturally Occurring Asbestos

A review of NSW DPIRD map Naturally Occurring Asbestos (DPIRD 2015[10]) as included in **Appendix A**, indicated that the site and the immediate surrounds are not situated in an area of naturally occurring asbestos.

2.10 Salinity

A review of the Australian Dryland Salinity Assessment by the Australian Bureau of Agricultural and Resource Economics and Science (ABARES[11]) as included in **Appendix A**, identified there were no record of dryland salinity potential at the site.

2.11 Meteorology

A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Sydney (Observatory Hill)), located approximately 3.7 km to the northeast of the site, indicates the site is located within the following meteorological setting:

- Mean minimum temperatures vary from 8.1°C in July to 18.9°C in February;
- Mean maximum temperatures vary from 16.4°C in July to 26.0°C in January;
- The mean annual rainfall is approximately 1211.1 mm, with rainfall greater than 1 mm occurring on an average of 99.5 days per year; and

[8] Fitzpatrick, Rob; Powell, Bernie; & Marvanek, Steve (2011): Atlas of Australian Acid Sulfate Soils. v3. CSIRO. Data Collection. https://doi.org/10.4225/08/512E79A0BC589

[9] State Government of NSW and NSW Department of Planning, Housing and Infrastructure 2025, *Environmental Planning Instrument - Acid Sulfate Soils*, accessed 16 April 2025

[10] State Government of NSW and Department of Primary Industries and Regional Development (DPIRD) 2015, Naturally Occurring Asbestos, supplied 26 April 2024

[11] Australian Bureau of Agricultural and Resource Economics and Science (2013) Australian Dryland Salinity Assessment Spatial Data (1:2,500,000) – NLWRA 2001, supplied 3 June 2024

- Monthly average rainfall varies from 68.1 mm in September to 133.1 mm in June with the wettest periods occurring on average in January to June.

3. Site History

3.1 Aerial Photograph Review

Historical aerial photographs provided sourced from Google, NSW Spatial Services, and Geoscience Australia were reviewed for this assessment Relevant information from the aerial imagery review is summarised in **Table 3.1**.

Table 3.1: Historical Aerial Photograph Review

1930	The low quality of the aerial photograph precluded a detailed review of the site features and surrounds. However, the site surrounding areas appear to be developed, with serval warehouse like structures on the site and to the east and west of the site, with some residential properties further afield. North of the site appeared vacant, and south of the site, on the other side of Parramatta Road, there was a park with a few buildings on it.
1943	The site had multiple buildings which appeared consistent with commercial or industrial buildings. The surrounding areas in the west, east and south appeared to be similar to the 1930 aerial photograph. A large new warehouse was constructed north of the site. Part of the land in the north of the site remained vacant.
1951	The site remained relatively unchanged from the previous 1943 aerial photograph. A large warehouse was reconstructed in the north of the site on Barr Street. The rest of surrounding areas appeared to be similar to the 1943 aerial photograph.
1955/56	The site remained relatively unchanged from the previous 1951 aerial photograph. Some residential buildings were demolished, and new industrial/commercial buildings were constructed in their places to the northeast of the site on Larkin Street. Some trees were removed from the park southeast of the site. The rest of surrounding areas appeared to be similar to the 1951 aerial photograph.
1961	The site remained relatively unchanged from the previous 1955/56 aerial photograph. Continued development was observed in the surrounding areas northwest of the site on Barr Street as a large new warehouse building was constructed, the area was previously occupied by commercial/industrial structures. Further afield northwest of the site on Lyons Road, a multi-level residential apartment building was constructed. On the other side of Larkin Street, east of the site, shed structures with parking lots were constructed.
1965	The site remained relatively unchanged from the previous 1961 aerial photograph with possible minor changes which cannot be seen due to the photograph's quality. Continued development was observed in the surrounding areas. On the other side of Lyons Road, west of the site, a few buildings were demolished, and the area was vacant when the photograph was taken. On the other side of Larkin Street, east of the site, some structures were also demolished. South of the site, on Missenden Road, a large warehouse has been constructed, and new building was constructed on the corner of Missenden and Parramatta Road.
1970	The site remained relatively unchanged from the previous 1965 aerial photograph. A new building was constructed on the corner of Parramatta and Lyons Roads, west of the site. Several structures were redeveloped east of the site along Parramatta Road. The vacant piece of land, north of the site, appeared to be used as a carpark for trucks.
1978	The site remained relatively unchanged from the previous 1970 aerial photograph Surrounding the site, structures to the west of the site were demolished and the warehouse to the northwest of the site was extended to the south bordering the site. A new building was constructed further afield, southwest of the site on Missenden Road, and several smaller buildings are warehouses along Larkin Street were demolished.
1982	The site remained relatively unchanged from the previous 1978 aerial photograph.

	A small, shed like structure was constructed in the west of the carpark lot north of the site. On the other side of Larkin Street, northeast of the site, shed structures and small commercial/industrial buildings were demolished and a new warehouse was constructed. In the north of this warehouse the land seemed to be covered by asphalt and used as a carpark.
1986	The site remained relatively unchanged from the previous 1982 aerial photograph. A new building was constructed west of the site. All other surrounding areas remained relatively unchanged from the previous aerial photograph.
1991	Former structures on the northern portion of the site were demolished and a new multi-level building with an open-space area in the middle was constructed. Two buildings on the southwest portion of the site on Parramatta Road were also demolished and replaced by a new building. The surrounding area appeared to be similar to the 1986 aerial photograph.
1994	An additional small shed was constructed north of the site in the carpark area. The site and remaining surrounding area remained relatively unchanged from the previous 1991 aerial photograph.
2005	Two buildings on the eastern portion of the site were demolished and new buildings and a carpark were constructed. The rest of the site appeared to be similar to the 1994 aerial photograph. Warehouses and buildings on Larkin Street and Pyrmont Bridge Road north and northeast of the site were being demolished, and a multi-level apartment building was constructed northeast of the site. Several buildings were demolished and redeveloped along Parramatta Road to the east and west of the site of the site and on the corner of Missenden Road.
2014	The site remained relatively unchanged from the previous 2005 aerial photograph. Several more buildings and warehouses were demolished along Larkins Street, in the north and northeast of the site, and new buildings were constructed, which generally consisted high-density residential apartment buildings.
2025	A new building with an open-space courtyard area in the middle was constructed in the south-east portion of the site, which was previously a mechanic/carpark. Warehouses, commercial/industrial buildings and carparks along Barr Street and Larkin Street, in the west and north of the site, as well as some older buildings along Paramatta Road to the east of the site, were all demolished and replaced by medium to high-density residential properties.

3.2 EPA Searches

Search of the NSW EPA database records for the site and immediate surroundings are provided in **Appendix A**. The search consisted of the following public registers:

- NSW EPA Protection of the Environment Act public register of licence, applications and notices (maintained under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)). The results are detailed following:
    - No prevention, clean-up or prohibitions notices and no transfer, variation, suspension, surrender or revocation of an environment protection licence (EPL) has been issued under the POEO Act for the site. The following was identified with regards to the area surrounding of the site:
        - A PEOE licence was issued to Acciona Infrastructure Projects Australia Pty Ltd for the WestConnex motorway between M4 east at Haberfield and the new M5 at St Peters in Marrickville (approx. 327 m west of the site) for road construction in 2018. The PEOE licence has undergone several variations in 2019 and 2022 and is still in force.
        - A POEO licence was issued to The University of Sydney at their Camperdown and Darlinghurst campuses (approximately 26 m south of the site) for hazardous, industrial or Group A waste generation or storage in 2004 which is no longer in force but still regulated by the EPA.
        - POEO licences were issued to Sydney South West Area Health Service for both the Royal Prince Alfred Hospital on Missenden Road, Camperdown (approximately 243 m to the

south of the site) and the Department of Forensic Medicine at 50 Parramatta Road, Glebe (approximately 244 m east of the site) for hazardous, industrial or Group A waste generation or storage in 2000 which are no longer in force but still regulated by the EPA.

  - A POEO licence was issued to The Preterm Foundation located at 300 Bridge Road, Camperdown, (approx. 118 m to the north of the site) for Hazardous, Industrial or Group A Waste Generation or Storage in 2000 and was surrendered.
  - A POEO licence was issued to Luhrmann Environment Management Pty Ltd, Robert Orchard and Sydney Weed & Pest Management Pty Ltd for application of herbicides throughout various waterways throughout NSW (including Johnstone Creek and Orphan School Creek, approximately 172 m west of the site) throughout 2000, and have all since been surrendered.
  - A POEO licence was issued to Summit Motors Pty Limited located at 36 Parramatta Road, Glebe, (approx. 289 m to the east of the site) for Hazardous, Industrial or Group A Waste Generation or Storage in 2000 and was surrendered.
  - It is considered unlikely that the properties listed above present a contamination risk to the site given their distance from the site.

- NSW EPA contaminated land public register of record of notices (under Section 58 of the Contaminated Land Management Act 1997 (CLM Act)).
  - No notices have been issued under the CLM Act for the site or the immediate surrounds.
- NSW contaminated sites notified to the EPA (under Section 60 of the CLM Act).
  - The site was not on the list of NSW contaminated sites notified to the EPA. In the vicinity of the site the following have been notified:
    - The Spruce located at 12-14 Marsden Street, Camperdown, (approx. 170 m to the southwest of the site) is classified as other industry and regulation under CLM Act not considered to be required.
    - Former Gee Graphics located at 27 Church Street, Camperdown, (approx. 264 m to the southwest of the site) is classified as other industry and regulation under CLM Act not considered to be required.
    - 7-Eleven (former Mobil) Annandale Service Station located at 198 Parramatta Road (approx. 526 m west of the site) is classified as a service station and regulation under CLM Act not considered to be required.
  - It is considered unlikely that the properties listed above present a contamination risk to the site given their distance from the site.
- Per- and polyfluoroalkyl substances (PFAS) Investigation Program.
  - The site is not listed by EPA on the NSW Government PFAS Investigation program. The closest PFAS investigation area identified by the EPA is Alexandria Fire and Rescue (245 Devonshire Road, Kemps Creek NSW) located approximately 2.8 km southeast of site. Given its distance from the site, it is unlikely that PFAS related impacts pose a risk to the site.

3.3 Heritage Registers

A search of the Commonwealth and National Heritage databases (**Appendix A**) did not identify any items of Commonwealth or National heritage listed items at the site or in the immediate surroundings.

The Lotsearch report identified several state heritage items within 500 m of the site, as summarised below:

- Several locations within the University of Sydney including the University Colleges and Victoria Park. University of Sydney is located 26 m south east of the site;
- Several locations within the Royal Prince Albert Hospital including the Victoria and Albert Pavilions, and Administration Block (approximately 380 m and 475 m south east of site); and
- Sewage Pumping Station 3 located at Booth Street in Annandale (approximately 396 m northwest of the site).

A search of Local Heritage from NSW DPHI (**Appendix A**) also identified several items of local heritage as listed under the local Sydney Local Environmental Plan 2012, which included sites such as Sydney University, St Johns College, various historical terrace houses, and Hereford and Forest Lodge, all within 100 m of the site.

3.4 Hazardous Chemicals Search

A Hazardous Chemicals search of the stored chemical information database of SafeWork NSW for the site (excluding 84 Parramatta Road) was requested on 21 September 2021. The SafeWork NSW response is provided as **Appendix B**. SafeWork did not locate any records of dangerous goods or hazardous chemicals pertaining to the site.

3.5 Section 10.7 Planning Certificate Search

A copy of the Section 10.7 Planning Certificates (2) and (5) for a property representative of the site, 92-94 Parramatta Road (Lot A DP 402925 and Lot 1 DP 965792), was previously obtained from the Council of City of Sydney and is included in **Appendix C** and is summarised below:

- The site was previously zoned Zone B4 Mixed Use which was changed to MU1 Mixed Use in the State Environmental Planning Policy Amendment (Land Use Zones) 2023, and the site is now currently zoned as MU1 Mixed Use (Sydney Local Environmental Plan 2012).
- The land has not been identified as significantly contaminated land within the meaning of the Contaminated Land Management Act 1997 (CLM Act 1997).
- The land has not been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under Heritage Act 1997 or that is subject to an interim heritage order under the Heritage Act 1977.
- The land has not been identified as being within a wilderness area (identified under the Wilderness Act 1987).
- The land has not been identified as land that is within an environmentally sensitive area or by an environmental planning instrument as being within a buffer area, a river front area, an ecologically sensitive area, environmentally sensitive land or a protected area.
- The land has not been identified as being within a heritage conservation area or a draft heritage conservation area.
- The land has not been identified as being land that is reserved for a public purpose in an environmental planning instrument.
- The land has not been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.
- The land has not been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.
- The land has not been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard.

- The land has not been identified as being land in a foreshore area.
- The land has not been identified as unsewered land within a drinking water catchment.
- The land has not been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.
- The land is not proclaimed to be a Mine Subsidence District.
- The land is not affected by any road widening/realignment under the Roads Act 1993.
- The land is not affected by a policy adopted by the Council or other public authority that that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.
- The property is within the flood planning area and is situated between the flood planning area and probable maximum flood.
- No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority.
- The land has not been certified as biodiversity certified land.
- The land has not been identified as Bush fire prone land.
- The land is not subject to any orders under Trees Act 2006.
- The land is not subject to any matters under the CLM Act 1997.

3.6 Council Development Application Records

A search of available Development Applications (DA) submitted to City of Sydney Council for the site and adjoining properties was completed (**Appendix E**). Based on a review of the available DA submissions, it appears most submissions were generally related to internal building fit-outs and refurbishments (commonly for restaurant and cafes). The DAs of relevance to the site that provide further information on potential site contamination are discussed below.

A DA (D/2014/69) was approved in 2014 for the construction of a new building at 84-86 Parramatta Road, Camperdown, east of the site, with which a Detailed Site Investigation Report (DSI) was included as a part of the application. The DSI was conducted by SMEC Testing Services (STS 2013[12]), a copy of the report was publicly available and was able to be reviewed herein.

The DSI investigation included a review of historical land title information, historical aerial photographs, local council records, review of local geology and hydrogeology, as well as a site inspection and a limited soil sampling program comprising six borehole sample locations (**Appendix F**).

The site history review found that the site appears to have been used for commercial / industrial purposed since at least the 1930s, including that of a motor vehicle workshop which operated at the site from 1992 to 2010. The review was unable to identify the specific historical uses at the site beyond that of commercial / industrial uses. A Dangerous goods search was conducted and found no records of the storage of dangerous goods at the site. A search of EPA contaminated land public register did not find any notices pertaining to the site. The site was also found to not be listed on EPAs list of notified sites. Potential contamination sources were noted to include any contaminants associated with historical industrial land use, and any contaminants associated with fill material of unknown origin.

[12] *Detailed Site Investigation, 84-86 Parramatta Road, Camperdown NSW*, prepared by SMEC Testing Services Pty. Ltd December 2013

The site was noted to be located on the boundary of two geological units, these being the Middle Triassic Age 'Ashfield Shale' and 'Hawkesbury Sandstone'. The Ashfield Shale comprises black to dark-grey shale and laminate, whilst the Hawkesbury Sandstone comprises medium to coarse-grained quartz sandstone with minor shake and laminite lenses. The natural soils encountered during the investigation were observed to comprise grey and brown silty clays. Sandstone and shale bedrock was observed at depths of at least 2.3 m below the ground surface.

Observations from the limited intrusive soil investigation noted fill depths ranged from 0.4 m bgs to 1.5 m bgs, with fill material generally comprising silty clay fill with some trace inclusions of gravels, brick and glass. Ten samples, as well as one intra-laboratory and one inter-laboratory field duplicate sample for quality control assessment, were analysed for a limited range of COPC including heavy metals, monocyclic aromatic compounds (MAH), total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), organophosphorus pesticides (OPPs), polychlorinated biphenyls (PCBs) and asbestos. All reported concentrations were below the adopted site criteria. Hence it was concluded that based on the results of the DSI investigation, the site was considered to be suitable for high-density residential and commercial land use.

A DA (D/2005/300) was also approved in 2005 regarding the installation of a diesel generator in the basement of the Medical Foundation Building for the University of Sydney, located at 92-94 Parramatta Road Camperdown, indicating that there is likely a diesel AST within the basement of the property.

3.7 Historical Land Title Records

Relevant details from a historical review of the land titles for the site are listed in **Table 3.2**. A copy of title search results is provided in **Appendix D**.

Table 3.2: Summary of Historical Title Records

Lot A DP402925		
Date of Acquisition and term held	**Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
07.05.1923 (1923 to 1927)	Arthur Reginald Inglis (Blood Stock Salesman) Robert Clive Inglis (Blood Stock Salesman)	Volume 3448 Folio 250 & Volume 3449 Folio 1
08.03.1927 (1927 to 1950)	Andrew Sneddon Pty Limited (Formerly styled Andrew Sneddon Limited)	Volume 3448 Folio 250 & Volume 3449 Folio 1 Now Volume 3979 Folio 236
12.01.1950 (1950 to 1958)	White Trucks Proprietary Limited	Volume 3979 Folio 236
20.03.1958 (1958 to 1963)	Bruce Bruno Panucci (Interstate Carrier)	Volume 3979 Folio 236 Now Volume 7464 Folio 182
13.12.1963 (1963 to 1982)	John A. Gilbert holdings Limited	Volume 7464 Folio 182
03.09.1982 (1982 to 1988)	Padumu Pty Limited	Volume 7464 Folio 182
29.10.1988 (1988 to 1991)	Calsound Pty. Limited	Volume 7464 Folio 182
16.09.1991 (1991 to 2001)	Texi Pty Limited	Volume 7464 Folio 182 Now

		A/402925
23.10.2001 (2001 to Date)	# The University of Sydney	A/402925

Lot 1 DP 965792		
Date of Acquisition and term held	**Date of Acquisition and term held**	**Reference to Title at Acquisition and sale**
12.02.1920 (1920 to 1982)	Tooth & Co Limited	Volume 3018 Folio 222 Now Volume 14135 Folio 225
17.02.1982 (1982 to 1988)	Padumu Pty. Limited	Volume 14135 Folio 225
29.10.1988 (1988 to 1991)	Calsound Pty. Limited	Volume 14135 Folio 225
16.09.1991 (1991 to 2001)	Texi Pty Limited	Volume 14135 Folio 225 Now 1/965792
23.10.2001 (2001 to Date)	# The University of Sydney	1/965792

Lot 1 DP 178634		
Date of Acquisition and term held	**Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
07.05.1923 (1923 to 1925)	Arthur Reginald Inglis (Blood Stock Salesman) Robert Clive Inglis (Blood Stock Salesman)	Volume 3448 Folio 250 & Volume 3449 Folio 1
11.12.1925 (1925 to 1940)	Arthur Ernest Newland (Motor Merchant)	Volume 3448 Folio 250 & Volume 3449 Folio 1 Now Volume 3810 Folio 249
18.06 1940 (1940 to 1957)	Herbert Richard Nichols (Contractor)	Volume 3810 Folio 249
31.05.1957 (1957 to 1958)	Geoffrey William Thornton (Solicitor) William Bruce Andrews (Managing Clerk) (Section 94 Application not investigated)	Volume 3810 Folio 249
02.12.1958 (1958 to 1960)	Gladys Sophia Brunsden (Married Woman) Emily Agnes Mitchell (Married Woman) Annie Julia Freeman (Married Woman) Frederick Robert Nichols (Railway Employee) William Herbert Nichols (Manager) Herbert Richard Nicols (Contractor)	Volume 3810 Folio 249 Now Volume 7617 Folios 219 to 224
08.02.1960 (1960 to 1983)	Eterna Pty. Limited	Volume 7617 Folios 219 to 224 Now

		Volume 7964 Folio 83
18.01.1983 (1983 to 1995)	Nephard Pty Limited	Volume 7964 Folio 83 Now 1/178634
18.05.1995 (1995 to 2006)	Golden Silver Trading Pty Limited	1/178634
24.03.2006 (2006 to Date)	# The University of Sydney	1/178634

Lot 1 DP 1216911 – Part 1		
Date of Acquisition and term held	**Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
04.11.1909 (1909 to 1919)	Eliza Davison (Widow)	Volume 2012 Folio 207
26.03.1919 (1919 to 1925)	Laura Henrietta Davison (Spinster) Eliza Jane Schols (Married Woman) (Transmission Application not investigated)	Volume 2012 Folio 207
16.12.1925 (1925 to 1939)	Charles Frederick Kelaher (Electrician)	Volume 2012 Folio 207
30.08.1939 (1939 to 1945)	Gladys Irene Buckley (Spinster)	Volume 2012 Folio 207
30.01.1945 (1945 to 1972)	Frang Kujawski (Instrument Maker)	Volume 2012 Folio 207
18.02.1972 (1972 to 1983)	Stenning Holdings Pty. Limited Thomas John Sinclair (Company Director) Barbara Elizabeth Sinclair (Married Woman)	Volume 2012 Folio 207 Now Volume 12209 Folio 99
16.11.1983 (1983 to 1983)	Martin Keith Feil William James Bosley Edmund Keith Smith	Volume 12209 Folio 99
16.11.1983 (1983 to 1984)	M.K. Feil and Associates Pty. Ltd	Volume 12209 Folio 99
03.09.1984 (1984 to 1986)	Rural Commerce Pty. Limited	Volume 12209 Folio 99
03.11.1986 (1986 to 2000)	Emona Enterprises Pty Limited	Volume 12209 Folio 99 Now 1/66031
28.06.2000 (2000 to 2011)	Alfred Breznik Jelenia Breznik	1/66031
17.03.2011 (2011 to 2014)	Joshtyra Investments Pty Limited	1/66031

Lot 1 DP 1216911 – Part 2

Date of Acquisition and term held	Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
16.03.1927 (1927 to 1938)	William Joseph Coogan (President of the Particular Council of St. Vincent de Paul Society) Father Patrick Joseph Baugh John Joseph Carroll (Solicitor) (Re the Estate of Michael Cullen)	Book 1465 No.71 (Book 1501 No. 656)
05.04.1938 (1938 to 1939)	Patrick James Shesgreen (Company Manager) Eileen Manion (Married Woman)	Volume 4922 Folios 112 & 113
03.07.1939 (1939 to 1939)	Patrick James Shesgreen (Company Manager)	Volume 4922 Folios 112 & 113
03.07.1939 (1939 to 1967)	John Thomas Barry (Motor Body Repairer)	Volume 4922 Folios 112 & 113 Now Volume 5060 Folio 67
17.07.1967 (1967 to 1967)	Mary Madeline Barry (Widow) Brian William Barry (Company Director) Mary Rose McHugh (Married Woman) (Section 94 Application not investigated)	Volume 5060 Folio 67
17.07.1967 (1967 to 1973)	Mary Madeline Barry (Widow)	Volume 5060 Folio 67
20.06.1973 (1973 to 1992)	Runyan Pty Limited	Volume 5060 Folio 67 Now 1/83227
23.10.1992 (1992 to 2010)	Central Autohaus Pty Limited	1/83227
16.11.2010 (2010 to 2014)	Joshtyra Investments Pty Limited	1/83227

Whole of Lot 1 DP 1216911		
Date of Acquisition and term held	**Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
04.02.2014 (2014 to Date)	# J & A Sassine (Nominees) Pty Limited # G & R Sassine (Nominees) Pty Limited	1/66031 & 1/83227 Now 1/1216911

# denotes current registered proprietor

A review of historical title information (summarised in **Table 3.2**), and reference to historical business directories (Section 3.8) indicated the following:

- Lot A DP402925 was previously owned by private citizens from 1923 until 1927 when it was subsequently owned by various commercial/industrial enterprises, including motor body builders/repairers and carriers and cartage contractors, until the site was acquired by The University of Sydney in 2001;

- Lot 1 DP 965792 was owned by various commercial/industrial enterprises from 1920 until it was acquired by The University of Sydney in 2001;
- Lot 1 DP 178634 was owned by private citizens from 1923 until around 1925 when it was subsequently owned by various commercial/industrial enterprises, including motor dealerships, motor body builders/repairers, manufacturers of various goods such as sewing machines, radio parts, electrical appliances, kitchen equipment, medical equipment, clothing, and footwear, as well various wholesalers of textiles and machinery. The property was acquired by The University of Sydney in 2006;
- Part 1 of Lot 1 DP 1216911 (previously Lot 1 DP66031) was owned by private citizens from 1909 until 1945 when it was subsequently owned by various commercial/industrial enterprises, including various manufacturers of goods such as scientific and medical equipment, fluorescent lighting and signs, until it was acquired by J & A Sassine (Nominees) Pty Ltd and G & R Sassine (Nominees) Pty Ltd in 2014; and
- Part 2 of Lot 1 DP 1216911 (previously Lot 1 DP83227) was owned by private citizens from 19 until 1972 when it was subsequently owned by various commercial/industrial enterprises over the years, including car dealerships, and motor body repairers, until it was acquired by J & A Sassine (Nominees) Pty Ltd and G & R Sassine (Nominees) Pty Ltd in 2014.

3.8 Review of Historical Business Directories

The Lotsearch Report (**Appendix A**) provided a summary of potentially contaminating businesses in operation at the site or in the surrounding areas, which has been extracted from universal business directories from several years including 1950, 1961, 1965, 1970, 1975, 1978, 1982, 1986 and 1991.

The following potentially contaminating industries which have historically operated at the site are summarised in **Table 3.3**.

Table 3.3: Historical Business Directory Records on site between 1950 and 1991

Company	Business Activity	Address	Years in Record
Barry's Motors	Motor body painter, repairer, spare part retailer, and used car/truck dealer	84 Parramatta Road, Camperdown	1950, 1961, 1965, 1970, 1975, 1978, 1982
Universal Boat Trailers Pty. Ltd	Sale/hire/service of boats and boat trailers	84 Parramatta Road, Camperdown	1978
Balyliner Marine Corporation of Australia Pty. Ltd			
H.K Motors	Motor garage / engineers	84 Parramatta Road, Camperdown	1982
Central Autohaus Pty. Ltd.	Motor body builders	84 Parramatta Road, Camperdown	1986 and 1991
Williams & Spaulding Pty. Ltd.			
Kelaher, C. F.	Electrical instrument manufacturer	86 (formerly 32) Parramatta Road, Camperdown	1950
Kujawski, F.	Manufacturer of scientific instruments, X-rays and electromedical apparatus		
Neon Fluorescent Company	Specialist manufacturers of fluorescent lighting, electrical signs, and glass laboratory apparatus.	86 (formerly 32) Parramatta Road, Camperdown	1950, 1961, 1965 and 1970
Stenning Sinclair Pty. Ltd	Manufacturers and distributors of equipment for surgical and scientific uses	86 Parramatta Road, Camperdown	1975 to 1978

Atanak Co.	Sporting goods wholesalers (golf bags)	86 Parramatta Road, Camperdown	1982
York Motors Pty. Ltd. (Howard Tractors)	Agricultural machinery manufacturers and dealers	88 (formerly 38) Parramatta Road, Camperdown	1950
Nichols, H. J	Used motor car and truck dealership	88 (formerly 36-40) Parramatta Road, Camperdown	1950
Amplion (Australia) Pty. Ltd.	Manufacturers of radios, speakers, internal combustion engines, electrical supplies and appliances, electric clocks, electric lighting, battery charging and testing equipment, rectifiers and lawn mowers.	88 (formerly 36) Parramatta Road, Camperdown	1950 and 1961
Singer Sewing Machine Co.	Manufacture/repair/distribution of sewing machines and laundry machinery	88 Parramatta Road, Camperdown	1961, 1965, 1970 and 1975
Eterna Pty. Ltd.	Manufacture/wholesale/import of clothing (underwear)	88-90 Parramatta Road, Camperdown	1961
Eastern Industries Pty. Ltd	Manufacture/wholesale of clothing (underwear, sportswear, knitwear)	88 Parramatta Road, Camperdown	1961 and 1965
Catering Aids Pty. Ltd.	Manufacture/wholesale of supplies/equipment for hotels, hospitals, kitchens and cafes	88 Parramatta Road, Camperdown	1978, 1982 and 1986
Lyn Maid Corporation Pty. Ltd.	Manufacture/wholesale of clothing	88 Parramatta Road, Camperdown	1982 and 1991
Showman Pty. Ltd.	Television program producer	88 Parramatta Road, Camperdown	1986
White Trucks Pty. Ltd. (Motor Body Assemblers Pty. Ltd.)	Motor body builders and assemblers	92-94 (formerly 42) Parramatta Road, Camperdown	1950, 1961
Olding, G. H. & Sons Pty. Ltd.	Carriers and cartage contractors	92-94 (formerly 42) Parramatta Road, Camperdown	1961

Lotsearch report also provided a summary of potentially contaminating industries that have historically operated at the site and within areas surrounding the site in the years 1948 to 1993. Contaminating industries listed included service stations, motor garages and dry cleaners.

Contaminating industries have historically operated within 100 m of the site are summarised in **Table 3.4** below.

Table 3.4: Drycleaners, motor garages and service stations from 1948 and 1993

Company	Business Activity	Address	Years in Record	Distance From Site
Waynes 1 Stop Mufflers/Workshop	Motor garage/service station	23 Larkin St, Camperdown	1988 to 1990	0 m – North East

T.K. Foster Motors Pty. Ltd	Motor garage/service station	23 Larkin St, Camperdown	1983 to 1986	0 m – North East
Wawns Service Station	Service Station	13 Pyrmont Bridge Rd Camperdown	1959 to 1976	0 m – North West
International Harvester Co. Of Aust. Pty. Ltd.,	Motor garage/engineer	5-11 Pyrmont Bridge Rd Camperdown	1958	0 m – North West
Turner J. R. & Co. Pty. Ltd.	Motor garage/engineer	16-18 Parramatta Rd Camperdown	1948 to 1962	25 m – East
Red, White and Blue Service Station	Service Station	15 Parramatta Rd, Camperdown	1948 to 1950	26 m – South West
Singleton G. C. & Co. Pty. Ltd.	Dry Cleaner	16 Larkin Street, Camperdown	1966 to 1972	29 m – North East
Camperdown Auto Port,	Motor garage/engineer	66 Parramatta Road, Camperdown	1985 to 1993	
Ezzy K.	Motor garage/engineer	47 and 66 Parramatta Road, Camperdown	1948 to 1959	80 m – East 100 m – South West
Olding, G. H.	Motor garage/engineer	47 Parramatta Road, Camperdown	1948 to 1952	94 m – South West
Action Auto Electrical Co. Pty. Ltd.	Motor garage/engineer	18 Purkis Street Camperdown	1972 to 1986	100 m - West

In summary, there is a history of potentially contaminating industries operating on the site and in the surrounding areas. Due to the inferred northeastern direction of groundwater flow, industries historically operating to the south west of the site are of the greatest concern, notably the historical service station location at 15 Parramatta Road (where a BP service station is still apparent) which lies upgradient of site 26 m away and presents a potential offsite source of contamination.

3.9 Integrity Assessment and Summary of Site History

The information obtained from the historical sources reviewed has been found to be in general agreement. It is therefore considered that the information provided in this historical assessment has an acceptable level of accuracy.

The site appears to have been historically used for various commercial / industrial enterprises from as early as the 1920s, with businesses primarily consisting of car dealerships, motor body repair shops, and wholesale manufacturers of various goods and equipment such as fluorescent lighting, scientific instruments, and machinery. A portion of the site acquired by the University of Sydney in 2001 and 2006, which currently operates as primarily a medical research centre, and part of the site is currently operating as a hotel and gym.

4. Preliminary Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of the site and how contaminants move from the source through the environment to potential human or environmental receptors. A preliminary CSM has been developed based on the desktop assessment and site inspection. It presents a preliminary understanding of potential contamination sources, pathways, and receptors, consistent with NEPC (2013) ASC NEPM.

4.1 Potential Areas of Environmental Concern

Based on the historical review and observations made during the JBS&G inspection of the site, potential contamination sources or areas of environmental concern (AECs) and associated key contaminants of potential concern (COPC) are presented in Error! Reference source not found. below.

Table 4.1: Areas of Environmental Concern and Contaminants of Potential Concern

Area of Environmental Concern (AEC)	Contaminants of Potential Concern (COPC)
Fill materials used to create current site levels	Heavy metals, total recoverable hydrocarbons (TRH), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), polychlorinated biphenyls (PCBs) and asbestos
Historical demolition of previous structures	Lead, asbestos
Historical use of the site for industrial purposes that has potentially included manufacturing of scientific instruments, fluorescent lighting, textiles, and shoes, as well as motor vehicle maintenance and repairs	Heavy metals, TRH, BTEX, PAHs, VOCs
Above ground storage tanks (ASTs) within the site.	Heavy metals, TRH, BTEX, PAHs, VOCs
Offsite sources (e.g. current and former industry surrounding the site including an active service station 26m south of the site and former dry cleaners 29m north east of the site)	Heavy metals, TRH, BTEX, PAH, per- and polyfluoroalkyl substances (PFAS) and VOCs

4.2 Potentially Contaminated Media

Each of the AECs and corresponding COPCs identified in **Section 4.1** have the potential to impact soil, groundwater and/or soil gas (where volatile constituents are identified) underlying the site.

Where fill materials are present to depth, or in areas surrounding potential USTs, there is a likelihood that environmental impact may be present at depth. Anthropogenic materials are commonly present in impacted fill materials and can be used as an indication of the depth of disturbance. Where soils impacted with chemical-based contaminants are identified, there is a likelihood the impact may have migrated laterally and vertically to underlying natural soils.

With the exception of asbestos, each of the COPCs identified for the site, in **Table 4.1,** have the potential to migrate from shallow soils into groundwater.

4.3 Potential for Migration from Site

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);

- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology and hydrogeology.

The COPCs identified as part of the site history review and site inspection are generally in solid (e.g. asbestos, PAHs and metals), liquid (e.g. TRH, BTEX, VOCs, PFAS, OCPs and PCBs) or gaseous (e.g. VOCs, BTEX, Volatile TRH and semi-volatile PAHs) form. It is noted that the COPCs identified to primarily occur in liquid form can also presumably exist in solid form as adsorbed to the soil matrix.

The ground surfaces overlying the site are primarily comprised of sealed pavements and building footprints with limited unsealed or vegetated ground thereby limiting the total extent of surface water infiltration into the subsurface. The migration of in-situ impacted soil via windblown dust is considered to be unlikely provided the hardstands are maintained across the majority of the site.

The potential solubility of chemical contaminants in soil, in addition to rate of surface water intrusion, perched water seepage and groundwater movement across the site, will influence the potential for migration of soil and groundwater contamination within and from the site. Should groundwater be identified to be impacted with on-site sources of contamination in proximity to the inferred downgradient boundary of the site, then potential off-site migration of contaminants in groundwater will require consideration.

The potential for off-site migration of vapours will only be relevant where these constituents are identified at concentrations greater than relevant health-based screening and investigation levels. These constituents can migrate laterally from the site through volatilisation and diffusive/advective processes as well as through preferential pathways (refer to **Section 4.5**). Should elevated levels of vapours be identified, then the potential off-site migration of these constituents will require further consideration.

The potential migration of contaminants from off-site sources to the site is possible via groundwater and/or soil vapour.

4.4 Potential Human and Ecological Receptors and Exposure Pathways

Table 4.2 summarises potential on-site human receptors and associated exposure pathways for the site, based on the range of exposure scenarios that may occur under the different potential land-uses of the site.

Table 4.2: Summary of Potential On-site Human Exposures

Receptor	Location	Media	Potential Exposure Pathways
General Site User	Indoor and outdoor areas	Soils	Inhalation (vapours)
	Indoor and outdoor areas	Groundwater	Inhalation (vapours) Oral (infiltrating seepage water within basement if present) Dermal (infiltrating seepage water within basement if present)
Construction worker or intrusive maintenance worker (short duration)	Construction areas/ Excavations	Soil	Inhalation (vapours and particulates) Oral Dermal
		Groundwater	Inhalation (vapours) Oral (infiltrating seepage water within basement if present)

			Dermal (infiltrating seepage water within basement if present)

Currently the site is primarily covered by hardstand pavements and building footprints. On this basis, there are limited on-site ecological receptors that could be exposed to environmental impacts underlying the site which is proposed to be maintained as part of the site redevelopment. Possible off-site ecological receptors are limited to potential impacts associated with groundwater and surface runoff water (if present) migrating through the local stormwater network towards Johnstons Creek and Orphan School Creek and eventually discharge into Rozelle Bay. Off-site ecological receptors are therefore limited to the organisms living within the estuarine system of Rozelle Bay and can be identified from the water quality objectives (WQO) from the Sydney Harbour catchment and include 'aquatic ecosystems'. In addition, recreational users of Rozelle Bay comprise an off-site human receptor.

4.5 Preferential Pathways

For the purpose of this assessment, preferential pathways have been identified as natural and/or man-made pathways that result in the preferential migration of COPC as either liquids or gases.

Man-made preferential pathways are present throughout the site, generally associated with service easements and areas of previously disturbed fill material which may have a higher permeability than underlying natural soils. Natural preferential pathways include fractures within bedrock. Where environmental impact (particularly in liquid or gaseous form) is observed within proximity to these identified preferential pathways, further consideration to the potential migration of these impacts will be required.

5. Conclusions

Based on the findings of this investigation and subject to the limitations in **Section 7**, the following conclusions are made:

- Based on the desktop findings, the site appears to have been historically used for various commercial / industrial enterprises from as early as the 1920s, with businesses primarily consisting of car dealerships, motor body repair shops, and wholesale manufacturers of various goods and equipment such as fluorescent lighting, scientific instruments, and machinery. A portion of the site acquired by the University of Sydney in 2001 and 2006, currently operates as a medical research centre, with a small portion of the site also currently operating as a hotel and gym.
- Based on an assessment of the history, environmental setting and site inspection, potentially contaminating activities were identified to include fill used for site levelling prior to and during construction of the current commercial buildings at the site, former industrial land-uses (motor garages etc), potential above ground storage tanks (ASTs) and the former service station and dry cleaner located upgradient and in close proximity to the site;
- The assessment did not identify the potential for gross or widespread contamination;
- With reference to Clause 4.6.1 of SEPP Resilience and Hazards, the findings of this report are that there is the potential for some contamination to be present at the site. However, the potential contamination is unlikely to be such that it cannot be cleaned-up or managed by the application of commonly used methods. Consequently, the potential contamination identified at the site is considered not to represent a significant barrier to the future development of the site;
- Based on the findings of this report, further intrusive investigations as part of a Detailed Site Investigation (DSI) are anticipated to be required as supporting documentation for any future Development Applications (DAs), to quantify any contamination associated with the areas of environmental concern identified herein; and
- In the event that contamination is identified at the site, it is anticipated that the site can be made suitable for the proposed land uses through standard industry approaches as guided through the preparation of a Remediation Action Plan (RAP).

6. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties. The report has been prepared specifically for the client for the purposes of the commission, and no warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be amended in any way without prior approval by JBS&G, or reproduced other than in full including all attachments as originally provided to the client by JBS&G.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements or agreed scope of work.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

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