

30 March 2017

Guy Smith
Planning Manager
Goodman Property Services (AUST) Pty Ltd

Dear Guy

Oakdale West Estate, Contamination Appraisal**1.0 Introduction**

AECOM Australia Pty Ltd (AECOM) was engaged by Goodman Property Services (Aust) Pty Ltd (Goodman) to provide a contamination appraisal of Oakdale West Estate (the Site).

The Site is identified as Lot 11 in Deposited Plan (DP) 1178389, comprises approximately 154 hectares (Ha) and is shown on Figure 1 in **Attachment A**. Goodman intends to develop approximately 89 Ha of the Site for commercial/industrial land use with the remainder to be electricity transmission easements and landscaping (refer to **Attachment A**).

2.0 Background

HLA ENSR (now part of AECOM) completed a Phase I ESA¹ of the entire Oakdale precinct for Goodman in 2007, which comprised some 420 Ha of land. The Site is located within the 2007 Phase I ESA study area.

AECOM completed a targeted Phase II Contamination Assessment of the Oakdale West Estate, based on the Phase I ESA findings. The targeted Phase II Contamination Assessment report was prepared for Austral Bricks Pty Ltd (Brickworks) and issued on 27 July 2012. AECOM did not observe any significant changes in Site conditions between 2007 and the Phase II Contamination Assessment fieldworks in 2012.

The Phase I ESA identified a low potential for the presence of soil contamination across the majority of the Site however, six areas of environmental concern (AEC) were identified. These AEC were investigated in the targeted Phase II Contamination Assessment, as summarised below:

Table 1 AEC & Targeted Assessment

AEC	Investigation	Results
In-ground concrete lined water tank with minor quantities of waste materials (e.g. steel, wire, tyres)	2 test pits adjacent to tank	No contamination identified.
Former Piggery	15 test pits across former piggery	No contamination identified.
Rubbish burial and scrape	6 test pits	No chemical contamination identified, fragments of asbestos containing material (ACM) identified.
Former buildings area	5 test pits	No contamination identified.
Envirosoil area (application of recycled sewage to improve pasture growth)	9 test pits	No contamination identified.
Old farmhouse	3 test pits and 3 surface samples	No chemical contamination identified, fragments of ACM identified.

Based on the data available, the targeted Phase II Contamination Assessment concluded that the Site could be made suitable for residential land use however, some soil remediation (i.e. remove metal and dumped waste and ACM) would be required.

¹ Phase I Environmental Site Assessment, Oakdale Concept Plan, Kemps Creek / Horsley Park, NSW (13 December 2007)

Remediation works at the old farmhouse and rubbish burial area were initiated by Brickworks in 2016 and have been largely completed. The AECOM excavation validation sampling results and field observations indicate that:

- Fragments of ACM have been removed from the surface soil at the old farmhouse, with no asbestos identified in the soil samples analysed.
- Some minor additional excavation and validation sampling at the former burial area is required to confirm the removal of ACM impacts.

3.0 Current Site Conditions

Goodman has advised that no development works have been undertaken at the Site subsequent to the Phase II Contamination Assessment. AECOM has completed inspections during the remediation sampling fieldworks in 2016 and 2017 and no developments at the Site were apparent.

Review of satellite imagery for July 2013 / 2014 / 2015 (refer to Figure 1) indicates no observable changes in Site conditions.

4.0 Conclusions

AECOM therefore concludes that:

- The majority of Oakdale West Estate is considered suitable for commercial/industrial land use.
- Two small areas of surface soils were identified to be impacted with fragments of ACM. The farmhouse has been remediated. The rubbish burial area is approximately 90% remediated.
- Based on the available data and after successful removal of the identified ACM impacts at the rubbish burial area, the Site would be suitable for commercial/industrial land use. AECOM considers that an Unexpected Finds Protocol should be developed as part of a Construction Environmental Management Plan for Site development given the targeted nature of the previous assessment.

5.0 Closure

AECOM appreciates the opportunity to assist Goodman on this project. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours faithfully



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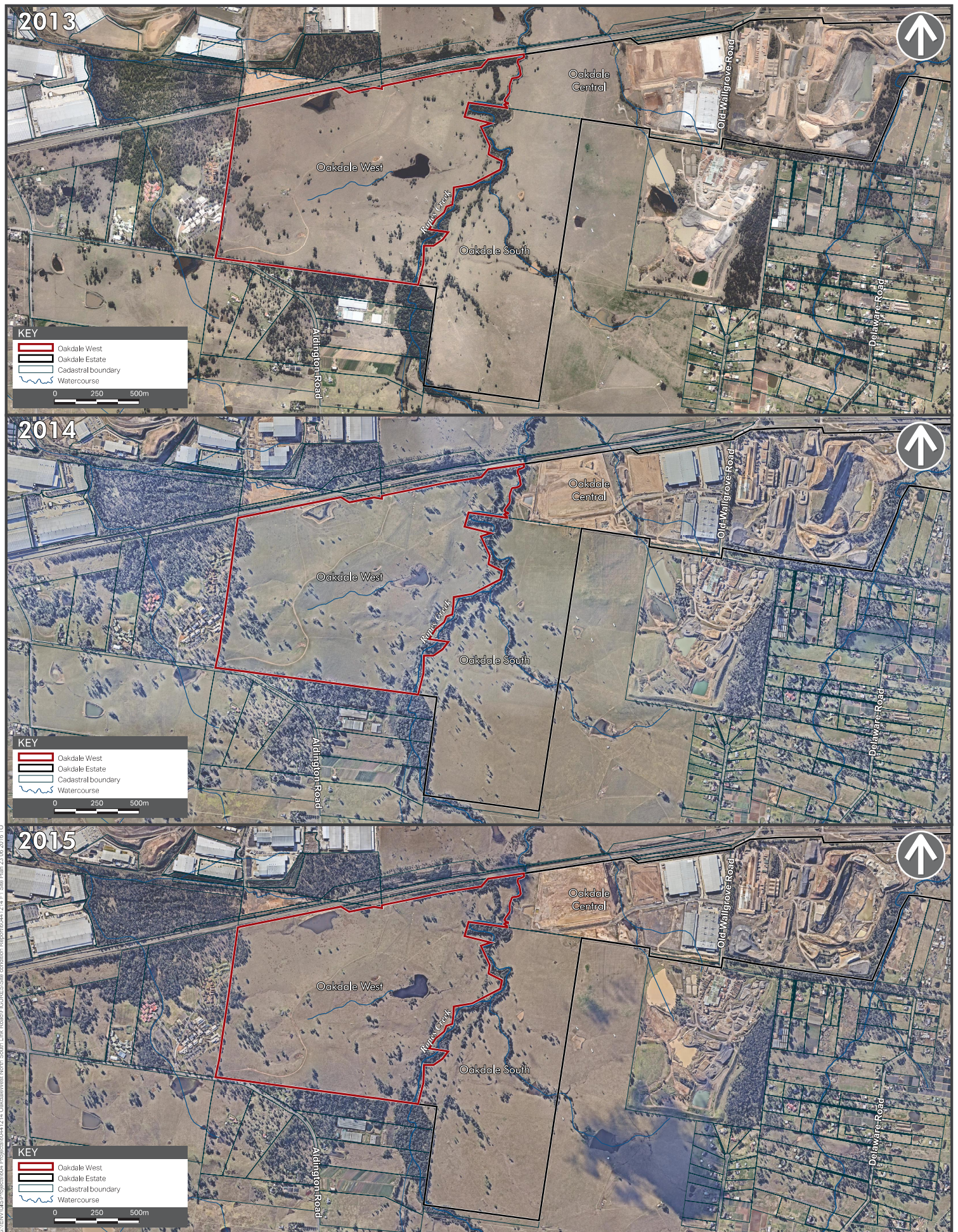


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encl: Attachment A: Site Plans
cc: Kym Dracopoulos, Goodman

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Site Area Schedule	
Total Site Area	154.12 ha
Less:	
Non Developable Land	25.20 ha
Easements	22.43 ha
Regional Roads	6.43 ha
Services Lot	1.50 ha
Estate Roads	8.92 ha
	64.48 ha
Development Areas	
Precinct 1	22.41 ha
Precinct 2	21.57 ha
Precinct 3	18.49 ha
Precinct 4	21.04 ha
Precinct 5	6.02 ha
Total Developable	89.53 ha
Total Warehouse	453,369 sqm
Total Office	23,555 sqm
Total Facility	476,924 sqm