



TRACE ENVIRONMENTAL

ABN 74 978 484 122

13 December 2017

Miled Akle  
Mprojects Pty Ltd  
Suite C2.08, Level 2  
22-36 Mountain Street  
Ultimo, NSW 2007  
Via email: miled@mprojects.com.au

**Re: Rezoning Submission  
Lots 11 & 12 DP1166540  
300 Manchester Road, Auburn, NSW**

**Project No: 12.02**

Dear Miled,

On behalf of Mprojects Pty Ltd (Mprojects), TRACE Environmental has conducted a land use suitability review in anticipation of proposed rezoning of the property referred to as Lots 11 & 12 DP1166540, located at 300 Manchester Road, Auburn, NSW (the site). TRACE Environmental understands that the site is proposed for redevelopment for mixed uses comprising medium to high density residential, childcare centres and commercial, with open space areas (including playgrounds, footpaths and roadways).

In consideration of the proposed land uses, TRACE Environmental has reviewed available environmental reports prepared for the site, comprising the following:

- *Remediation Action Plan, Lot 12 DP1166540, Manchester Road, Auburn, NSW*, prepared by E3 Consulting Australia Pty Ltd, 9 July 2012;
- *Report & Remedial Action Plan, 300 Manchester Road, Auburn, NSW*, prepared by JBS&G (VIC & SA Pty Ltd), 12 December 2013;
- *Stage 1 Preliminary Site Investigation, Lot 11 DP1166540, 300 Manchester Road, Auburn, NSW*, prepared by DLA Environmental Services Pty Ltd, 2 July 2015; and
- *Land Use Suitability Review, Lot 12 DP1166540, 300 Manchester Road, Auburn, NSW*, prepared by DLA Environmental Services Pty Ltd, 2 July 2015.

Based on a review of the above referenced environmental reports, and the requirements of *SEPP No. 55 – Remediation of Land* and the National Environment Protection (*Assessment of Site Contamination*) Amendment Measure (NEPM, 2013), it is considered that the site can be made suitable for the proposed medium-high density residential (Residential 'B') land use, comprising residential land use with minimal opportunities for soil access, including dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.

It is also considered that the site can be made suitable, after remediation, for all land uses associated with the proposed redevelopment, including childcare centres, public open space such as parks, playgrounds, footpaths, roadways etc, and commercial land uses such as retail shops and offices.

In order to achieve this, a Remedial Action Plan (RAP) will need to be prepared for the site following rezoning, outlining the requirements for remediation and validation of each stage of the proposed redevelopment, in accordance with the approved master plan.

Should you have any questions or require additional information, please contact the undersigned.

Yours sincerely,



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Ken Henderson  
Principal Environmental Scientist  
B.Sc. (Hons Geology)  
EIANZ CEnvP (CL Specialist) #795



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Andrew Kita  
Principal Engineer/Director  
B.Eng (Geol, Hons)