

12 August 2025
Ref: EP0751Ltr1V1

ATTN: Wade Bartlett
Molonglo Group Pty Ltd
Building 7/1 Dairy Road
Canberra ACT 2609

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RE Environmental Review and Advice.
**Project: 655-661 Sydney Road and 50-52 Breese Street
Brunswick.**

Dear Sir/Madam,

1. Introduction

Geotesta was engaged by Wade Bartlett of Molonglo Group to review and provide advice on the environmental condition of the above site. Two reports were provided as part of the review and included:

- AGS Environmental Services Pty Ltd, Preliminary Site Investigation (PSI) 655-661 Sydney Road and 50-52 Breese Street, Brunswick, AGS200051-R01, 13 March 2020.
- GeoAust Geotechnical Engineers Pty Ltd, Stage 1 Geotechnical Investigations Report, Proposed Townhouse Development, 655-661 Sydney Road and 50-52 Breese Street, Brunswick, Job No 6644-4-R 30 October 2024.

2. Background

The site is currently occupied by The Brunswick Market and is approximately 3,072m² in size, irregular in shape, and is located on the western side of Sydney Road between Florence and William Streets. From an Environmental perspective, the site is partially covered by an Environmental Audit Overlay (EAO) as indicated on Figure 2 below.

The site is outlined in Figure 1 below.

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Figure 1 Site

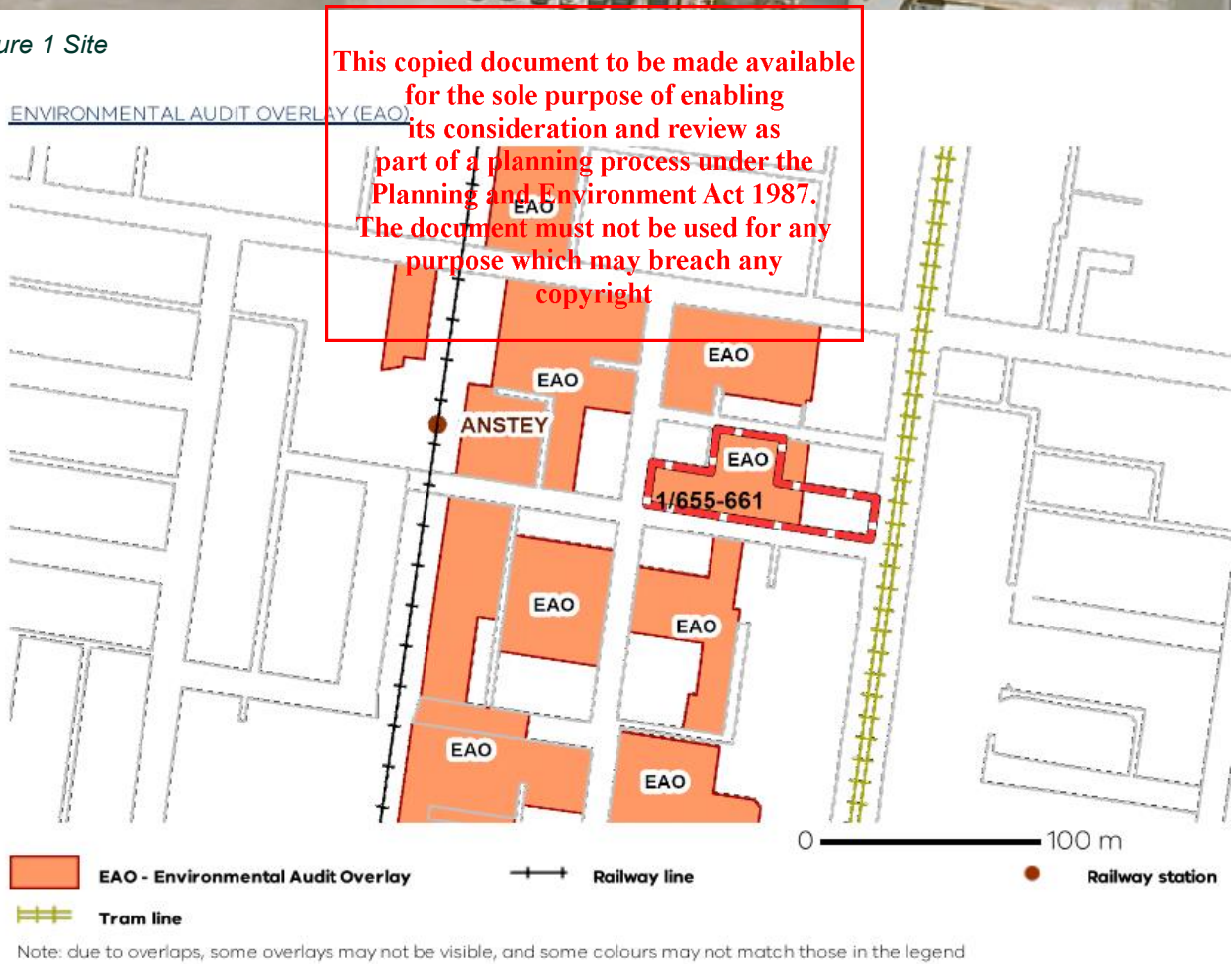


Figure 2 Environmental Audit Overlay

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The PSI conducted didn't include a soil sampling and analysis program. The following is an extract from the AGS PSI Report

The site history review found that the site was initially occupied by four residential dwellings across the northern boundary of the site, with two dwellings facing William Street and two facing Breese Street. The southern half of the site was initially vacant land, although some community tennis courts occupied this parcel.

The southern half of the site and the two dwellings fronting William Street were purchased by Alfred Wall, who operated a hardware wholesaler from the warehouse he constructed across the southern half of the site. In the mid-1970s, the Brunswick Market took over the site and constructed the rooftop car park and demolished the two dwellings fronting William Street. In the mid-1980s, the two dwellings fronting Breese Street were also demolished to make way for additional car parking.

The surrounding area was predominantly residential dwellings from the early 1900s up to the 1970s whereupon the area underwent a change to a more light industrial and commercial land use. This generally involved the construction of smaller scale warehouse type buildings between Sydney Road and the Upfield train line. Since the early 2000s, these properties have been redeveloped into high density residential buildings.

Potential sources of contamination have been identified as being two potential triple interceptor traps located along the northern wall of the main market building, the purposes of which are unknown. Otherwise any soil contamination beneath the site is likely to be typical of uncontrolled imported filling utilised for site levelling purposes. This filling generally reports elevated concentrations of heavy metals (lead, zinc, nickel), TRH and PAH due to the presence of such material as ash, cinder and gas works waste in these soils.

Numerous soil, groundwater and soil gas investigations have been undertaken in response to a number of environmental audits undertaken in the vicinity of the site. These investigations reported the presence of an historical regionally diffuse chlorinated hydrocarbon (CHC) groundwater contamination plume. It's likely that this plume originated somewhere north east of the site, however no definitive sources have been identified.

3. Discussion

Based on our review of the PSI, there doesn't appear to be any distinguishing activities in the EAO area and the non-EAO area of the site. It is not clear why the EAO is on part of the land only.

The contamination status of the soil on the site is unknown and only assumed to be contaminated based on the history and other investigations in the area. The contamination status of the soil on the site and the risk potential contamination poses can only be determined through a soil sampling and analysis program.

The depth to groundwater beneath the site is estimated to be 5 to 10m below ground level and is potential impacted from off site sources. Given the proposed development doesn't involve the construction of a basement or deep excavation, the likelihood of direct contact with groundwater is considered negligible. However, consideration needs to be given to potential soil vapours deriving from contaminated groundwater impacting the proposed development.

4. Recommendations

Based on the review of the PSI report conducted by AGS, we recommend that a Detailed Site Investigation (DSI) be conducted on the site to assess the environmental condition of the site.

The DSI should include:

- Development of a sampling and analysis quality plan (SAQP).
- A detailed review of Audits in the immediate area to determine the potential groundwater quality.
- A soil sampling and analysis program across the site with a focus on identified potential contaminants of concern.
- A soil vapour investigation across the site to determine if there is a potential soil vapour issue that may impact the development.

The finding of the DSI should then be assessed according to the Department Environment, Land, Water and Environment, Planning Practice Note PPN30 "Potentially Contaminated Land":

Should you have any queries regarding this letter, please do not hesitate to contact the undersigned on 0448 250 507 or email po@geotesta.com.au.



Patrick O'Neill
Principal Environmental Scientist

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