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**c/- Cayas Architects**  
**Suite 2, 19-25 Musk Avenue, Kelvin Grove**  
**Wilston QLD 4051**

86556.05  
26 November 2021  
86556.05.R.001.Rev0  
DIH

Attention: Samson Bowles

Email: samson@cayasarchitects.com.au

**Contamination Review of Proposed Stage 2 Works**  
**Parkway Hotel, 39 Frenchs Forest Road East, Frenchs Forest**

Douglas Partners Pty Ltd (DP) undertook a contamination investigation at the above site in 2018 as reported in *'Report on Preliminary Site (Contamination) Investigation, Parkway Hotel Redevelopment, 39 Frenchs Forest Road East, Frenchs Forest'*, DP ref: 86556.01.R.001.Rev0 dated 26 September 2018 (DP, 2018). The proposed development at the time included a seven-storey hotel with a one level basement, a single level retail store, alterations and additions to the existing tavern and new at-grade car parks.

The project has been developed in stages, with Stage 1 consisting of the retail store and car parks on the northern part of the site which has now been completed.

It is understood that updates to the Stage 2 development have been proposed, such as amendments to the façade, and these are currently being assessed by Council. These changes, however, are not considered to impact the development from a contamination perspective, with the Stage 2 works proposed still consisting of the hotel, basement and car parks on the southern part of the site.

DP has reviewed the proposed architectural and civil drawings prepared by Cayas and Henry&Hymas, respectively, for the Stage 2 DA Submission as provided by Cayas via email on 24 November 2021.

In addition, DP undertook a brief walkover of the Stage 2 area on 25 November 2021 which indicated this southern area of the site was in a similar condition to that encountered at the time of DP (2018), viz. asphalt car park area with some limited landscaping primarily around the perimeter of the area. There were no signs of gross contamination observed during the walkover.

Moreover, it is noted that the following key guidelines used in DP (2018) are still current:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)*;
- NSW EPA *Sampling Design Guidelines 1995*; and
- NSW EPA *Waste Classification Guidelines 2014*.

Given the above, DP considers that DP (2018) is still currently valid for the Stage 2 development works.

Please contact the undersigned if you have any questions on this matter.

Yours faithfully

**Douglas Partners Pty Ltd**



**David Holden**  
Associate

Reviewed by



**Paul Gorman**  
Principal