

**Client**

Magus PM c/- Maxida  
International Alexandria  
Property Australia Pty Ltd

**Location**

One Sydney Park Development,  
Euston Road, Alexandria NSW

**Project Value**

\$550k

## Data Gap Investigation and Risk Assessment

EP Risk was engaged to undertake a Data Gap Investigation (DGI) for the proposed One Sydney Park mixed commercial and residential development in Alexandria, NSW located adjacent to Sydney Park, which is a former landfill.

Several previous environmental investigations have been undertaken for the Site since the 1990s, following the decommissioning of the gas storage works. The previous environmental investigations identified the southern portion of the Site was historically used for gas storage and supply while the northern portion of the Site was used for metal manufacture between circa 1936 to circa 1996.

**Services Provided**

EP Risk undertook the DGI and detailed site investigation program of soil, groundwater, soil vapour, landfill gas and Tier-2 Human Health Risk Assessment (HHRA) in accordance with federal and NSW EPA guidelines, relevant state and national legislation and industry best practice to address identified data gaps and characterise the nature and extent of contamination, assess the risk to on-site and off-site receptors with respect to the proposed development and satisfy the Site Auditor requirements.

**Project Outcome**

The Assessment undertaken successfully closed out the identified data gaps and informed an appropriate remedial strategy for the proposed development to assist the client in achieving Site Audit Statement for Development Application (DA) submission to Council.

The works were undertaken within a tight timeframe and significant value was added by reducing the scope of investigation and remediation requirements through liaison with the Site Auditor and expediting the fieldwork program to meet the hard deadline to achieve DA submission on schedule.