



Appendix S **Contaminated Land** **Investigation**

3 September 2024

Michael Geale
Greenland Development Pty Ltd
PO Box 13286
George Street, Brisbane, Qld 4003

Attention: Michael Geale – Senior Development Consultant

Dear Michael,

Re: Advice regarding previous contaminated land investigations with respect to amended development layout, proposed Elysian development, Marana Street, Bilambil Heights, NSW

Further to your request, Gilbert & Sutherland provide the following advice with regard to the previous contaminated land assessments undertaken to date on the proposed Elysian development site (former Terranora Country Club site) in terms of their relevance to the proposed development layout.

As you are aware, numerous contamination assessments have been undertaken on the previous Terranora Lakes Country Club site. These are detailed as follows and are summarised in the document 'Contamination Assessment Summary Rise Concept Plan – MP08-0234 application, Bilambil Heights, New South Wales', prepared by Gilbert & Sutherland in April 2009.

- WBM Oceanics (March 1997) Terranora Country Club – Site Contamination Assessment
- Gilbert & Sutherland (January 2002) Site Contamination Assessment of the existing 11th, 12th and 18th greens, for the proposed Terranora Resort Project, Bilambil Heights
- Gilbert & Sutherland (August 2005) Stage 1 – Preliminary Site Investigation, Marana Street, Bilambil Heights, New South Wales
- Gilbert & Sutherland (January 2006) Stage 2 – Site Investigation, Marana Street, Bilambil Heights, New South Wales
- Gilbert & Sutherland (February 2007) Pre-Demolition Contamination Investigation

Around Outbuildings at Pacific Heights, Bilambil Heights, New South Wales

Whilst the proposed Concept Plan as part of the Elysian development, does not include the eastern portion of the previously approved Master Plan 08-0234 currently under different ownership, we consider the findings and recommendations of the summary document 'Contamination Assessment Summary Rise Concept Plan – MP08-0234 application, Bilambil Heights, New South Wales', prepared by Gilbert & Sutherland in April 2009, remain relevant and are not impacted by the amended development layout.

We trust the above is acceptable. Please do not hesitate to contact this office if you require any further details or elaboration.

Yours sincerely,



Erin Holton
**Managing Director/Principal Environmental
Scientist & Engineer**
BEnvSc MEng(Env) (MEIANZ) CPESC



Greg Holland
Director/Principal Environmental Scientist
BSc AES Grad Dip SustLanMan

Author Greg Holland

Our Reference 12272_Elysian CP CSI Advice_CGH1F.docx

Your Reference -

By ☐ Courier ☒ Email ☐ Facsimile ☐ Post

Enclosures none