

17 November 2020

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General Manager
Auriton Development Pty Ltd for
D & G Brothers Management Group Pty Ltd

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SUBJECT: Town Planning Letter - 409 Clayton Road, Clayton, VIC

1.0 Introduction

AECOM Australia Pty Ltd (AECOM) has been engaged by D&G Brothers Management Group Pty Ltd (D&G Brothers) to prepare this letter as part of D&G Brothers plan to develop the former Caltex Clayton Service Station (the site) for residential use.

The site is located at 409 Clayton Road, Clayton, VIC 3168 and is currently being decommissioned and remediated by AECOM on behalf of Ampol Australia Petroleum Pty Ltd (formerly Caltex Australia Petroleum Pty Ltd) for commercial / industrial slab on grade development (no basement).

2.0 Site Information

The site is approximately 2,100 m² in area and was a former service station. The sales building was located along the northern boundary of the site, with the canopy extending out from the sales building through the centre of the site in a T shape.

Four sets of bowzers were located beneath the canopy with five access lanes. Underground storage tank (USTs) were located to the south and west of the canopy in the central, southern and western portion of the site. A liquefied petroleum gas (LPG) above ground storage tank (AST) was located along the western boundary in the southern portion of the site.

To the north of the site were several carparks containing Move Yourself trailers etc. and a bin storage area in the northwest corner of the site. Garden beds were located in the southwestern and southeastern corners of the site. A mature tree was present in the garden bed in the southwestern corner of the site.

3.0 Remediation Scope

The site is currently being decommissioned and remediated to a commercial/industrial remediation standard. The remediation scope includes the following activities:

- Demolition and removal of all above ground infrastructure.
- Excavation and removal of all fuel infrastructure.
- Excavation validation of all excavated areas to commercial/industrial standard.
- Excavation, classification and off-site disposal of fill materials and soils.
- Backfilling of all excavations with imported clean fill material.
- Groundwater monitoring and sampling works.

4.0 Program of Works

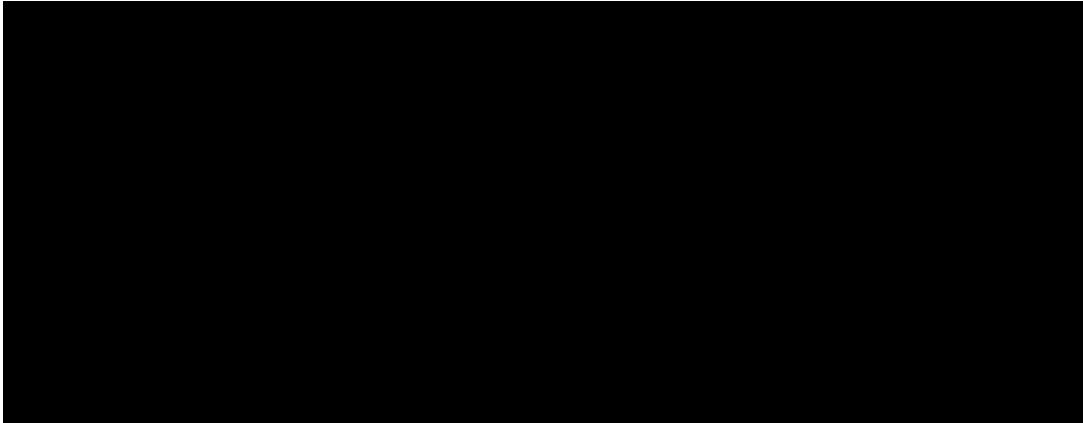
The program of works are as follows:

- Demolition, excavation and backfilling works – July to December 2020
- Groundwater monitoring works – July and December 2020
- Environmental reporting – January to February 2021
- Auditor determined Clean up to Extent Practicable (CUTEP) as part of the 53X audit – March to April 2021

5.0 Future Works

Following the completion of the 53X audit for Ampol and hand back of the site to D&G Brothers, D&G Brothers will complete a second 53X audit to a residential standard.

Additional tasks may also need to be undertaken to progress the site towards a residential development and allow completion of the second audit. Tasks may include additional investigation, remediation, risk assessment etc. (if required) and liaison with the Auditor (and potentially EPA).



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