

4 February 2013

610.10676 SHF-Bank St-SLR Assurance Letter.docx

Sydney Heritage Fleet
c/o Crawford Architects,
Suite 100, Jones Bay Wharf,
Pirrama Road,
Pyrmont, NSW 2009

Attention: Mr John Crawford

Dear John,

Sydney Heritage Fleet: Bank Street Site

It is understood that Sydney Heritage Fleet has received a Test of Adequacy of their Environmental Assessment (EA) for the proposed redevelopment of the site at 3 Bank Street from NSW Department of Planning & Infrastructure in accordance with Section 75H of the EPA Act 1979.

The Test found the EA to be lacking in respect to contaminated land issues as, in the opinion of the Department, it did not fully address the requirements of State Environmental Planning Policy 55.

The proponent advised in the EA that the lack of current detailed site investigation information was due to the fact that access to the site has been denied by RMS due to their occupation of site in order to carry out essential upgrade and maintenance works on the Anzac Bridge.

The Department maintained that the level of investigation carried out to date on the site was insufficient to adequately assess the potential contamination levels to the full depth of excavation anticipated for the proposed land development. Additionally, the Test noted that the EA lacked management options to control potential marine impacts for the overwater works which it is anticipated may disturb sediments immediately offshore.

As the site is not accessible to carry out site studies (and has been since mid-2011) it has been necessary to rely on previous studies conducted for RMS prior to their occupation of the Bank Street site.

The studies relied upon and referred to in SLR's Contaminated Land Assessment Report, appended to the SHF EA in Section 4.6, are:-

- Limited Phase 2 Environmental Site Investigation; RCA Australia (June 2011)
- Soil Contamination Investigation; Noel Arnold & Associates Pty Ltd (June 2010)
- Geotechnical Investigation; RTA (pre-2003)

A review of these studies indicates that although some contamination impacts were encountered in the shallow fill materials on the upper part of the site, these were typical contaminants associated with urban sites (PAH and petroleum hydrocarbons) and do not represent an exceptional risk in terms of remediation.

If, when investigated, the underlying fill materials are found to contain less onerous impacts or similar contamination, at levels not significantly exceeding those encountered in the upper strata, then it is considered reasonable to assume that the site could be made suitable for the purposes proposed by the proponent.

It should be noted that the proponent has given specific undertakings, relating to the further contamination investigation recommended and the control measures and any necessary remediation which may be subsequently required, in their Statement of Commitments, specifically Numbers 20 - 23.

Should you have any queries or comments regarding the above please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A Marshall'.

Adam Marshall BSc (Hons) FGS

Technical Discipline Executive – Land and Water