CONSULTING EARTH SCIENTISTS

Mr Bob Parker
Payce Properties Pty Ltd
Suite 101
8 Baywater Drive
Homebush Bay NSW 2217

30 April 2010

RE: Environmental Site Assessment and Acid Sulphate Soil Management Plan
TNT Courier Depot
Corner Bennelong Parkway and Hill Road
Project/document Id: CES090609-PPL P300410

Dear Robert,

Consulting Earth Scientists Pty Ltd (CES) is pleased to provide Payce Properties Pty Ltd (Payce) with this brief letter outlining the status of contamination for the site located at the corner of Bennelong Parkway and Hill Road, Homebush Bay. The legal description of the site is Lot 3 in Deposited Plan (DP) 776611 and Lot 22 in DP 1044874. This letter has been prepared at the request of Mr Robert Parker of Payce to be submitted as part of a Stage 1 Development Application (DA) to Auburn City Council. It is understood that the DA is for residential apartments with areas of open space. The Status of Contamination at the site is based on a brief review of historical aerial photographs, a detailed site inspection and on CES' past experience from undertaking contamination assessments on land located to the north of the site.

CES has undertaken a Stage 1 Environmental Site Assessment (ESA) on the site. Based on a review of historical aerial photographs, the site appeared to be mudflats exposed during low tide prior to the 1950's. Considering the site's current condition, the site has been filled to achieve present day ground levels. Based on CES' experience on land located on the eastern side of Hill Road to north of the site, the fill material typically encountered in this area of Homebush Bay may contain contaminants including heavy metals, Total Petroleum Hydrocarbons (TPH), BTEX (Benzene, Toluene, Ethylbenzene and Xylene) compounds and Polycyclic Aromatic

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Hydrocarbons (PAHs). A review of the site history may indicate other potential contaminants of concern. Investigations of fill located on land to the north of the site had indicated some sporadic fill containing contaminants in concentrations exceeding those suitable for residential use where there is minimal opportunity for access to soil.

An inspection of the site was undertaken, by Luke Jenkins of CES on 24 November 2009. From the inspection it the site is currently occupied by a TNT courier depot, which appeared to comprise offices, a warehouse and a truck parking area. Access to the site is via driveways located off Bennelong Parkway and Hill Road. Four 45,000L diesel Underground Storage Tanks (USTs) were located within a car park near the Bennelong Parkway driveway. USTs and associated infrastructure are potential sources of TPH contamination; however, the associated contaminants can typically be readily remediated. While the site remains active, the potential exists for contaminants to impact on the underlying soil and groundwater.

CES recommend that a Stage 2 ESA be undertaken at the site to assess the suitability of the site for the proposed residential development and to provide data for the formulation of a sound remediation/management programme to address contamination issues for the proposed land use. Therefore, it is recommended that a Stage 2 ESA be undertaken once the site is vacant and at a time closer to the submittal of the DA as to reduce the potential for a change in subsurface impacts.

Based on CES' experience, from investigations undertaken on land to the north of the site, the contaminants that could be encountered in fill material on the site could be readily remediated to a level appropriate for the proposed site use. After reviewing the site plans and taking note of the two land uses on the site, 'residential' and 'open space'. It is proposed to assess the separate residential and open space areas of the proposed development against their specific Site Assessment Criteria (SAC), i.e. the open space SAC for the parks and gardens within the development.

It should be noted that any site can be made suitable for its intended use if identified contamination is managed or remediated in accordance with an appropriate Environmental Management Plan (EMP) and/or Remediation Action Plan (RAP).

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CES understand that contamination, if identified on the site, will be managed and/or remediated by Payce to facilitate the proposed land use.

The Auburn City Council's Draft LEP identifies the site as a Class 2 Acid Sulphate Soils (ASS) site. As part of the proposed re-development it is understood that it may be necessary to disturb natural underlying estuarine deposits. An assessment of a neighbouring northern site found the material underlying the fill generally comprised grey to brown, saturated, soft estuarine clays. Peaty clays and discrete layers of peat were sometimes encountered overlying the estuarine clays. Bands of clay containing a large proportion of shells and shell fragments were noted in some boreholes. Mottled grey and reddy brown, very stiff clays were noted in some boreholes underlying the soft estuarine clays. An ASS Management Plan was prepared and implemented successfully on that site. Therefore, it is proposed to carry out an assessment of ASS underlying the site during the Stage 2 ESA to allow for the preparation of a site specific ASS Management Plan to be submitted with any subsequent DA's and to ensure that ASS (if encountered) will be appropriately managed and/or disposed.

If you require any further information, please contact the undersigned on (02) 8569 2200.

Yours sincerely,

Luke Jenkins
Project Environmental Scientist

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