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SITE CONTAMINATION REVIEW: SIR MOSES MONTEFIORE JEWISH HOME

CETEC were engaged by McLachlan Lister to conduct a review of documentation regarding land contamination at the Sir Moses Montefiore Jewish Home (the site). This report is for use as part of the Part 3A Concept Plan and Stage 1 project submission only. The scope of this review is to determine if the site is fit for its intended purpose and if any further investigation and remediation of land contamination is required.

The following documentation provided by McLachlan Lister (the client) relating to land contamination was reviewed, along with a site visit and consultation with the client. This forms the basis of all conclusions and recommendations in this report.

Report Title	Prepared By	Date
Final RAP Remedial Action Plan Lot 202 King Street, Randwick	URS Australia Pty Ltd	November 26, 2002
Final Report Revision 0 Remediation Validation Part 1 Area Lot 202 King Street Randwick (Volume 1 and 2)	URS Australia Pty Ltd	September 18, 2003
Report Remediation Validation Part 2 Area Lot 202 King Street Randwick	URS Australia Pty Ltd	June 5, 2006
Final Report Environmental Management Plan Part 2 Lot 202 King Street Randwick	URS Australia Pty Ltd	21 September 2006
Site Audit Part 2, 100-120 King Street, Randwick NSW	C.M. Jewell Associates Pty Ltd	and October 2006

Overview of Documentation:

Numerous environmental site assessments conducted previously have shown the site to contain contamination with hydrocarbons, lead and PAH likely as a result of past land uses.

The site has undergone numerous environmental site assessments and remediation prior to its development as an aged care facility and child care centre, which are the sites current uses.

For the purpose of the environmental site assessments and remediation conducted by URS the site has been divided into two parts.

Part 1 of the site was remediated in 2003 to comply with NEPM Health Investigation Limits (HILs) for a combination of residential buildings with minimal opportunities for soil access (NEPM D Guideline Levels), and recreational open space areas (NEPM E Guideline Levels). The impacted soils that did not meet NEPM E Guideline Levels were placed in containment cells under the current building footprint to minimise soil access. These containment cells contain Hydrocarbon, Lead and PAH impacted soils.

Part 2 of the site was remediated in 2006 to comply with NEPM Health Investigation Limits (HILs) for a combination of residential buildings with minimal opportunities for soil access (NEPM D Guideline Levels), and recreational open space areas (NEPM E Guideline Levels). Lead impacted soils that did not meet either NEPM D or E Guideline Levels were placed in two containment cells and capped with 100mm non-reinforced concrete. Although the reports state that these cells were to be covered by hard landscaping (i.e. paving) it was noted on a site walk that the cell on the eastern boundary of the site (Dangar St) was covered by a grass and the cell on the southern boundary of the site (King St) was partially covered by grass and partially covered by paving. The concrete caps were not observed during the site walk.

SEPP 55 Requirements Summary:

The following site *investigation process* documentation, as required by the planning authority for assessment of the Site, can be summarised as follows:

Stage 1 — Preliminary Investigation

Historical contaminating activities at the Site have been previously identified, documented and audited.

Further Environmental Site Assessment is not required prior to proposed Part 3A Concept Plan and Stage 1 project submission. Available Environmental Site Assessment reports for Part 1 and Part 2 of the site indicate that the site is likely to be suitable for its intended purposes.

Stage 2 — Detailed Investigation

A detailed investigation has been previously conducted, and indicated that the land is contaminated with Hydrocarbon, Lead and PAH. Remediation of the contamination was conducted at the site to meet NEPM D and E Guideline Levels. Soils at the site that do not meet these guideline levels are contained in numerous concrete capped contaminant containment cells.

Since the proposed land use at the site is to remain the same no further detailed investigation is required at the Concept Plan Approval Stage.

Detailed investigation into the impact of new buildings and landscaping on known contamination both during construction and when in use shall be conducted once construction certificate plans have been issued for inclusion in the Environmental Management Plan (EMP) and Remedial Action Plan (RAP). This detailed investigation should take into account depth and location of footings or other excavations, proposed construction methods (i.e. location of heavy plant), proposed building layout and landscape design.

Environmental Management Plan for the proposed development works.

This should at a minimum include:

- 1) Re-evaluation of disturbed and surrounding soils to confirm mobility and leachability for classification.
- 2) OHS control measures to prevent exposure to contaminants
- 3) Environmental control measures to prevent contaminant spread
- 4) Documentation of the quantities excavated and movement on site of impacted soils
- 5) Documentation of disposal of impacted soils
- 6) Report, approvals and permits requirements
- 7) Contingency and emergency response plans

Stage 3 — Remedial Action Plan

RAPs were conducted prior to remediation works in 2003 and 2006 at the Site.

Development of detailed RAP is required for proposed works at the site once construction certificate plans have been issued, due to the likely event that several containment cells in the south-east corner of the site will be disturbed during construction and the possibility that some known contamination may not be covered by buildings or hard landscaping as required by the current environmental management plan. Although the precise nature of required remediation cannot be known at this stage it is likely to be relatively minor and not impact on the proposed development timetable. It is likely that any contaminated soil encountered during the construction process or areas requiring remediation will be managed in one of two ways:

1. Removed and disposed off-site as per Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (2004) or,
2. Logged, by a competent environmental consultant, segregated and returned to an existing containment cell and managed as per an updated Environmental Management Plan requirements.

Stage 4 — Validation and Monitoring

Adequate validation and monitoring was conducted as part of 2003 and 2006 works to demonstrate that the objectives stated in the RAP and conditions of the development consent were met.

Further validation, monitoring and a notice of completion is required following the completion of any remediation works on site.

Conclusion:

Based on available documentation as provided by the client, CETEC conclude that the site is suitable for its intended purposes subject to further investigation and remediation works at the development process stages as follows:

- 1) Concept Plan Approval – No further investigation required.
- 2) Construction Certificate Stage - Detailed investigation into the impact of construction works, new buildings and landscaping on known contamination for the development of a site specific Environmental Management Plan and Remedial Action Plan.
- 3) Work on site – Remediation if required followed by validation, monitoring and a notice of completion.



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