



HEGGIES

19 October 2007

10-6184sax01-ltr

St Vincents and Mater Health Sydney

c/o Savills (Australia) Pty Ltd
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Attention: Mr Lawson Katiza

Dear Mr Katiza

Progress of Contaminated Site Assessment 30 Rocklands Road, Wollstonecraft, NSW 2065 Lot 1 DP802791

1 PREAMBLE

Heggies Pty Ltd (Heggies) was commissioned by Savills (Australia) Pty Ltd on behalf of St Vincents and Mater Heath Sydney (the client) to conduct a Stage 1 Preliminary Contaminated Site Assessment at 30 Rocklands Road, Wollstonecraft, NSW 2065. This commission followed the confirmation of engagement by the client (Proposal No.: 10-6144 authorised by the client on 2 October 2007).

The current assessment objective is to provide a preliminary understanding of potential site contamination, based on:

- Review of site history materials; and
- Site inspection.

This letter reports on the progress of each of the above mentioned assessment components.

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2 PROGRESS REPORT

2.1 Review of Site History Materials

The site history materials to be reviewed are summarised as below:

- Advanced Legal Search Pty Ltd – historical land title search;
- North Sydney Council – Section 149 (2) and (5) Planning Certificate;
- North Sydney Council – Council Property Document;
- WorkCover NSW – Stored Chemical Information Database;
- NSW Department of Lands – Aerial Photographs;
- New Environment – Hazardous Materials Survey; and
- Douglas Partners – Report on Geotechnical Report

Of the above seven (7) materials, two (2) materials have thus far been reviewed which include the hazardous materials survey by New Environment in 2006 and the geotechnical report by Douglas Partners in 2007. Heggies is currently waiting for other site history materials to be made available.

In accordance with the hazardous materials survey by New Environment, asbestos was found to have been used as a building material in various places. Lead was found to be contained in dust at elevated levels. Polychlorinated biphenyls were assumed to be present in older fluorescent light fittings.

Douglas Partners (2007) issued a geotechnical investigation report to the client. A review of this report indicates that an intrusive investigation was performed at 3 geotechnical boreholes. Two boreholes were converted into piezometers. Groundwater samples were collected from these piezometers for analysis for pH, chloride and sulfate. Comments were made on the disposal of excavated soils and groundwater.

2.2 Site Inspection

A site inspection was performed at the site on 8 October 2007. Much of the site area was occupied by the following building structures:

- Multi-storey brick building named Justinian House (referred to as the main building);
- Physiotherapy service section on the west side of the main building;
- In-ground swimming adjacent to the physiotherapy service section; and
- Single storey brick building at the rear of the main building.

The building structures listed above are understood to be demolished. An Energy Australia Substation (No. 3195) was located at the south-west corner of the site. This substation is understood to be excluded from this demolition.



The ground surface external to the building structures, including the front and rear car park areas and the driveway, was generally covered with concrete with no apparent direct access to soils. It was not clear if soils underneath the concrete slab contain soil contaminants and/or cause phytotoxicological stresses. Fill materials containing foreign objects (e.g. construction rubble) were observed in garden and courtyard sections.

In general, no apparent signs of soil or groundwater contamination such as phytotoxicological stress and unusual stains were observed during the site inspection.

3 CLOSURE

The letter is intended to report on the progress of the assessment. As such, information presented herein should be taken as interim advice only.

Should there be any queries regarding this report, please contact the undersigned by phone on 02-9427-8100.

Yours sincerely,



**Takashi Itakura PhD (Sydney) MIEAust CPEng CPSS (Grade 3)
Principal, Land Contamination**



4 LIMITATIONS

The following information will assist in understanding the uncertainties relating to the interpretation of the data obtained during this investigation and the recommendations presented in the report, and help with assessment and interpretation of the report.

All work conducted and reports produced by Heggies are prepared for a particular client's objective and are based on a specific scope, conditions and limitations, as agreed upon between Heggies and the client. Information and/or report(s) prepared by Heggies may therefore not be suitable for any use other than the intended objective.

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Services are conducted in a conscientious and professional manner. The nature of the task, however, and the likely disproportion between any damage or loss which might arise from the work and any report prepared as a result and the cost of our services is such that Heggies cannot guarantee that all issues of concern/contamination have been identified.

Thus while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services provided to St Vincents and Mater Health Sydney, Savills (Australia) Pty Ltd or any other parties.

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