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26 June 2008

Nigel Macdonald
 Director
 National Project Consultants
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E: nigel.macdonald@npc.com.au

Dear Nigel,

**Re: Potts Hill Reservoir Facility, Contamination Summary for
 Planning Application for Eastern Precincts & Bagdad Street**

1.0 Introduction

ENSR Australia Pty Ltd (ENSR) was engaged by National Project Consultants (NPC) on behalf of Landcom to complete Supplementary Contamination Assessments (SCAs) of portions of the Potts Hill Reservoir Facility (the Facility). The portions of the Facility investigated by ENSR include Zones 1, 3, 4, 5 and 6.

This letter presents a brief summary of contamination assessment works undertaken at relevant Zones at the Facility, and remediation works that may be required. ENSR understands that the relevant zones for the Project Application are:

- The Eastern Precincts, identified as Zone 5 and Zone 6;
- Zone 4, fronting Brunner Road; and
- A single lot identified as the Bagdad Street property.

The Potts Hill Reservoir facility is owned by Sydney Water Corporation (SWC). NPC has been appointed by Landcom as project manager for the Potts Hill Redevelopment project. NPC on behalf of Landcom has engaged a NSW EPA accredited (Land Contamination) Auditor, Mr Graeme Nyland of Environ Pty Ltd, to provide Audit services associated with the redevelopment project.

ENSR understands that the Zones will be developed by Landcom for commercial/industrial land use, except Bagdad Street, which will be developed for residential with garden accessible soil land-use.

2.0 Background Information

A Phase I Environmental Site Assessment (ESA) of the facility was completed by SWC's Environment & Innovation Division in July 2003. Subsequent to the Phase I ESA, intrusive investigations and sample analysis programs (or Phase II ESAs), were completed by URS Corporation Pty Ltd (URS) and Coffey Environments Pty Ltd (Coffey). The Auditor has reviewed the data obtained from these investigations.

ENSR's Supplementary Contamination Assessments have subsequently been undertaken to gain a better understanding of the extent of some identified soil contamination, and also to enable the formulation of Remediation Action Plans (RAPs) that may be required to ensure suitability of the relevant Zones for the proposed land-uses.

The contamination investigations have been undertaken with reference to relevant NSW Department of Climate Change (DECC) and Environment Protection Authority (EPA) published guidelines. RAPs, where and if required, will be completed in accordance with the requirements of DECC/EPA guidelines and State Environmental Planning Policy (SEPP) 55.

The Auditor will review ENSR's investigation reports and any subsequent RAPs. ENSR notes that residual soil contamination (if any) may potentially be suitable to remain at the relevant Zones, as long as it is managed according to an Environmental Management Plan (EMP). The EMP, if required, would also require Auditor review and approval.

3.0 Contamination Overview

The URS and Coffey investigations comprised the collection of fill and soil samples for subsequent laboratory analysis to evaluate concentrations of contaminants of potential concern (COPC). The URS investigations included an analysis regime, for various COPC, including petroleum hydrocarbons (i.e. TPH and BTEX compounds), organo-chlorine and organo-phosphorus pesticides, polychlorinated biphenyls, asbestos, herbicides, 'solvents', polycyclic aromatic hydrocarbons (PAH) and a suite of eight heavy metals. On the basis of the URS results, the Coffey and ENSR investigations were undertaken on a more targeted basis.

In summary, the investigations have identified the following:

- **Bagdad Street:** the site is covered in variable fill material to an approximate average depth of 0.3 m. Some asbestos contamination was identified within the fill material. The identified contamination can be excavated and disposed to landfill, and the Site can be made suitable for the proposed residential land-use. Remediation would be undertaken in accordance with a RAP;
- **Zone 4:** no soil contamination identified at concentrations above current commercial/industrial land-use assessment criteria currently endorsed by DECC. Any contamination identified during re-development could be managed appropriately according to the EMP;
- **Zones 5 and 6:** these areas are extensively filled with materials excavated from the reservoirs. Some areas of metal and PAH contamination were identified in the fill material. The contamination would either be retained in-situ (capped by future

26 June 2008

buildings and roads etc) and managed according to the EMP, or remediated (i.e. selectively excavated and disposed to landfill) according to the RAPs. Remediation could be undertaken as part of the site re-development process.

4.0 Conclusions

Based on the available soil contamination data, ENSR considers that the relevant Zones are either suitable or can be rendered suitable for the proposed re-development.

The NSW EPA accredited Auditor appointed to the project will provide an independent review and final 'sign-off' on the land-use suitability.

Yours sincerely,

ENSR Australia Pty Ltd (ENSR)



Alex Latham
Associate Environmental Scientist



Paul McCabe
Principal Environmental Scientist