

1 April 2021

School Infrastructure NSW
Attn: Rod Stanton

By email: Rod.Stanton@det.nsw.edu.au

Dear Rod,

RE: RESPONSE TO SEARS ITEM 14, SITE AUDIT, PROPOSED GREEN SQUARE INTEGRATED COMMUNITY FACILITY AND SCHOOL (ICFS) DEVELOPMENT, 3 JOYNTON AVENUE, ZETLAND NSW

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

As a NSW Environment Protection Authority (EPA) accredited Contaminated Sites Auditor, I am conducting an audit in relation to the subject site under the NSW *Contaminated Land Management Act 1997*. I was engaged by School Infrastructure NSW to commence the audit on 24 March 2020.

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Ref 318000967

The subject site is located within the former Royal South Sydney Hospital site at 3 Joynton Avenue, Zetland, NSW. The site is legally identified as Part Lot 2 in Deposited Plan 1174641 and has an area of approximately 4,983 m². The proposed Green Square Integrated Community Facility and School (ICFS) development is a joint project between School Infrastructure NSW and the Council of the City of Sydney (CoS).

During the course of the audit to date I have reviewed a range of reports relating to site contamination and I have prepared an Interim Audit Advice letter (IAA) dated 9 September 2020 reviewing the suitability and appropriateness of a Remediation Action Plan (RAP) prepared by JBS&G Pty Ltd (JBS&G) dated 3 September 2020.

JBS&G have subsequently prepared the following letter which has been provided for my review:

- 'Response to SEARs Item 14: Summary of Contamination and Remediation Matters, Proposed Green Square Integrated Community Facility and School (ICFS) Development, 3 Joynton Avenue, Zetland NSW' dated 1 April 2021 (*the JBS&G letter*).

In my opinion, the JBS&G letter provides an appropriate summary of the status of contamination and remediation matters at the site. The JBS&G letter lists in Attachment 4 the reports prepared relating to contamination at the site.

As described in the JBS&G letter, the site development is subject to multiple development consents issued by CoS and a State Significant Development Application (SSDA) SSD-10381. Item 14 'Contamination' of the Secretary's Environmental Assessment Requirements issued for the project requires the following which relates to the site audit:

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- *Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. A site audit statement will be required to demonstrate that the accompanying reports and any recommended actions are sufficient to satisfy SEPP 55.*

The works completed to date have been completed in accordance with SEPP 55. I will assess the remaining works during the course of the audit which will culminate in a site audit statement addressing the suitability of the site for the proposed use.

Please do not hesitate to contact me if you require any clarification regarding the above.

Yours faithfully
Ramboll Australia Pty Ltd



Rowena Salmon
EPA Accredited Site Auditor 1002

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