



School Infrastructure NSW
Response to SEARs Item 14
Green Square Integrated Community Facility and
School (ICFS) Development

3 Joynton Avenue
Zetland NSW

1 April 2021

JBS&G 58719-136240 (Rev 2)

JBS&G Australia Pty Ltd

1 April 2021

Rod Stanton
School Infrastructure NSW
Via email: Rod.Stanton@det.nsw.edu.au

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

Dear Rod,

1. Introduction and Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by School Infrastructure NSW (SINSW, the client) to provide environmental consultancy services associated with the proposed Green Square Integrated Community Facility and School (ICFS) development, situated within a portion of the former Royal South Sydney Hospital (RSSH) site located at 3 Joynton Avenue, Zetland NSW (the site). The site is legally identified as Part Lot 2 in Deposited Plan (DP) 1174641 and has an area of approximately 4,983 m². The site location and layout are shown on **Attachment 2, Figures 1 and 2**, respectively.

The proposed Green Square ICFS development is a joint project between School Infrastructure NSW and the Council of the City of Sydney (CoS).

The development will comprise a four-storey building made up of various indoor and outdoor functional spaces including:

- Primary education facilities for up to 600 kindergarten to year 6 students:
 - Indoor and outdoor learning spaces
 - Administration and staff rooms
 - Library and School community hall
- Shared multi-function spaces within for school and community use:
 - 2 x multipurpose community facilities rooms to be operated solely by CoS
 - 2 x multipurpose rooms to be shared by the CoS and the primary school
- At ground level there is:
 - play spaces which will be a shared use between school and community.
 - multipurpose games court

The proposed Green Square ICFS development plans are provided as **Attachment 3**. Additionally, a 276 m² parcel located within the site and currently occupied by the existing structures (**Figure 2**), is proposed to be dedicated as part of development works to the Waranara Early Education Centre located to the southeast of the site for playground use following building demolition and site remediation.

2. Overview of the SEARs

Construction of the proposed Green Square ICFS is subject to a State Significant Development Application (SSDA) SSD-10381. This letter provides a summary of contamination and remediation matters at the site to support the SSDA in response to the Secretary's Environmental Assessment Requirements (SEARs) issued for the project, specifically item 14 'Contamination' which requires the following:

- *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.*
- *Undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works.*

3. Previous Reports

Previous contamination investigation activities undertaken at the former RSSH site identified the presence of fill material underlying the site reported to be impacted with polycyclic aromatic hydrocarbon (PAH), heavy metals, total petroleum hydrocarbons (TPH) and asbestos to varying degrees. Based on the review of existing site contamination data, a remedial action plan (RAP) was developed for the proposed Green Square ICFS development as documented in JBS&G (2020a¹). The RAP was reviewed and endorsed by an NSW Environment Protection Authority (EPA) accredited Site Auditor appointed for the project with an interim audit advice (IAA) issued by the Site Auditor (Ramboll 2020²). Relevant previous reports are listed in **Attachment 4**.

4. Proposed Remediation Works to Address the SEARs under Approved Remediation DA (D/2020/923) and SSDA (SSD-10381)

The RAP (JBS&G 2020a) and IAA (Ramboll 2020) supported a separate development application (DA) D/2020/923 submitted by SINSW to CoS seeking consent for site remediation and preparation works. CoS granted a conditional consent for the proposed remediation works as addressed by the RAP (JBS&G 2020a) and IAA (Ramboll 2020) on 23 December 2020. These documents remain current at the time of preparation of this letter.

Approval for demolition of the redundant site structures associated with historical use of the site has been separately granted by CoS under a previous consent, DA D/2011/1022/B that remains active. A Pre-Demolition Hazardous Building Material Survey (HBMS) has been prepared for the site as documented in JBS&G (2020b³), addressing the conditions of the consent(s) and project risk management requirements.

The previous site contamination investigations and RAP (JBS&G 2020) demonstrate current site contamination conditions and confirm that the site can be made suitable for the proposed Green Square ICFS in accordance with *State Environmental Planning Policy No 55—Remediation of Land*. On this basis, the works completed to date address SEARs item 14.

¹ Remedial Action Plan, Green Square Public School, 3 Joynton Avenue, Zetland NSW, Ref: 58719/129939 (Rev 1), JBS&G Australia Pty Ltd, 3 September 2020 (JBS&G 2020a).

² Re: Interim Audit Advice Letter No. 1 - Review of Remedial Action Plan, Proposed Green Square School, 3 Joynton Avenue, Zetland, NSW, Rowena Salmon of Ramboll Australia Pty Ltd, 9 September 2020 (Ramboll 2020).

³ Pre-Demolition Hazardous Building Materials Survey, Proposed Green Square Public School, 3 Joynton Avenue, Zetland NSW, Ref: 58719/130755 (Rev A), JBS&G Australia Pty Ltd, 1 July 2020 (JBSG 2020b).

The remediation and site preparation works consented under DA D/2020/923 will render the site suitable for the proposed Green Square ICFS. It is noted that the remediation strategy proposed in the RAP (JBS&G 2020a) comprises a cap and containment strategy based on physical separation, inclusive of implementation of an on-going site environmental management plan. Noting that the built form and landscaping elements as proposed in the SSDA works are to form part of the capping layer, some remediation works will therefore be required to be completed during the construction phase (SSDA) works.

It is anticipated that the final validation report, environmental site management plan and the associated final site audit statement will be issued upon completion of the works proposed under the SSDA. As such, approvals under existing DA D/2020/923 and the proposed SSDA are required to be administered concurrently to ensure that the works to make the site suitable for the proposed Green Square ICFS can be achieved.

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email sgunatunge@jbsg.com.au.

Yours sincerely:



Sahani Gunatunge
Environmental Consultant
JBS&G Australia Pty Ltd

Reviewed/Approved by:



Joanne Rosner
Senior Principal, Contaminated Land
JBS&G Australia Pty Ltd

Attachments:

- 1) Limitations
- 2) Figures
- 3) Proposed Development Plans
- 4) Previous Reports

Attachment 1 – Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

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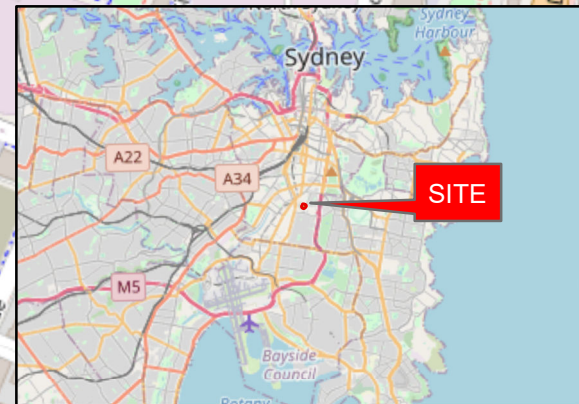
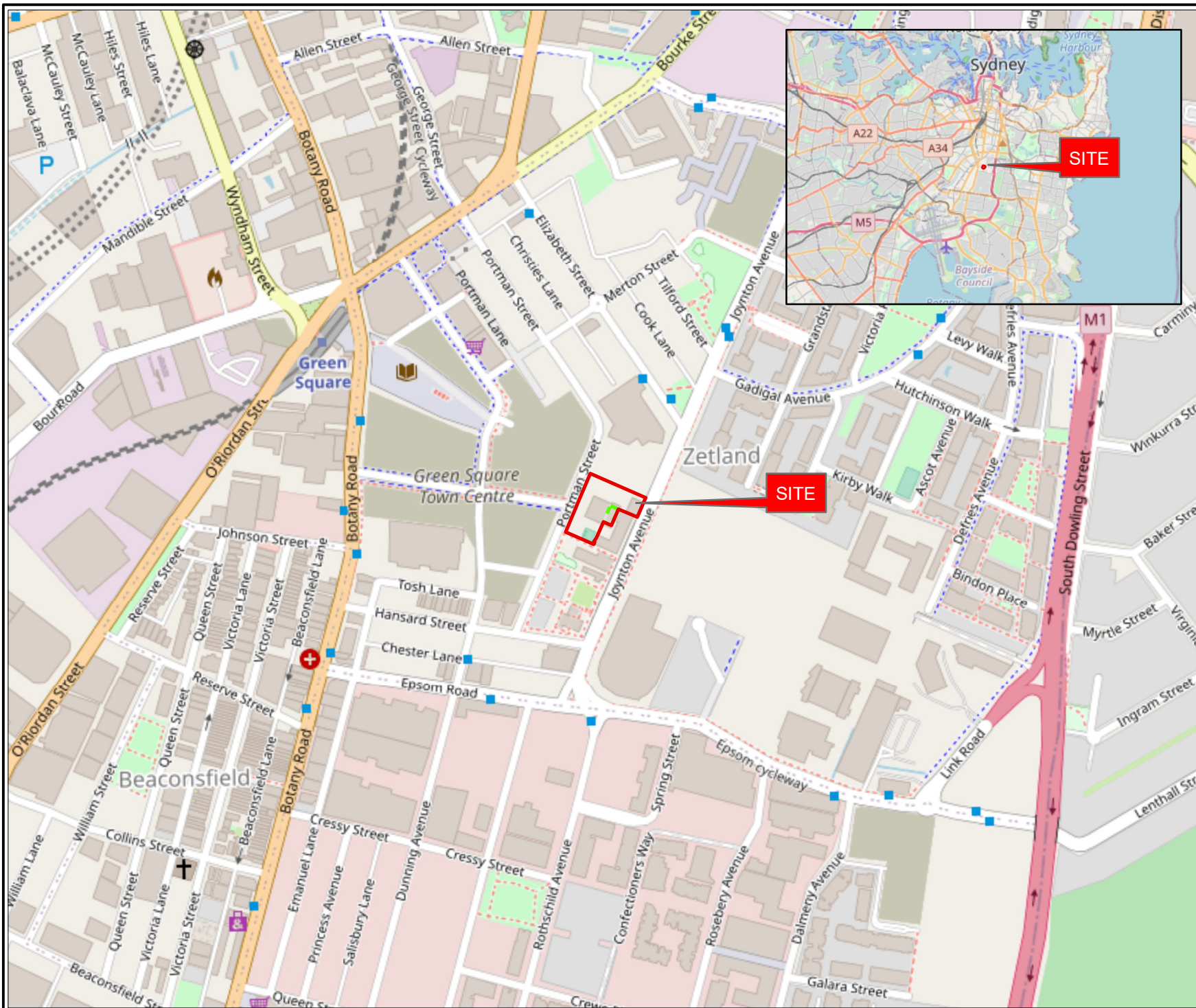
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Attachment 2 – Figures



Legend:

- Approximate Site Boundary
- Approximate Childcare Centre Playground Boundary



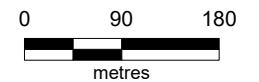
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Client: NSW Department of Education
(Schools Infrastructure)

Version: L03 Rev 0 Date 12/03/2021

Drawn By: RH Checked By: JR

Scale 1:7,000



Coord. Sys. GDA 1994 MGA Zone 56

**3 Joynton Avenue,
Zetland, NSW**

SITE LOCATION

FIGURE 1



Legend:

- ▬ Approximate Site Boundary
- - - Proposed Childcare Centre
Playground Boundary
- ▬ Cadastre (NSW LPI, 2020)



Job No: 58719

Client: NSW Department of Education
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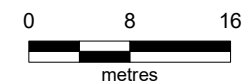
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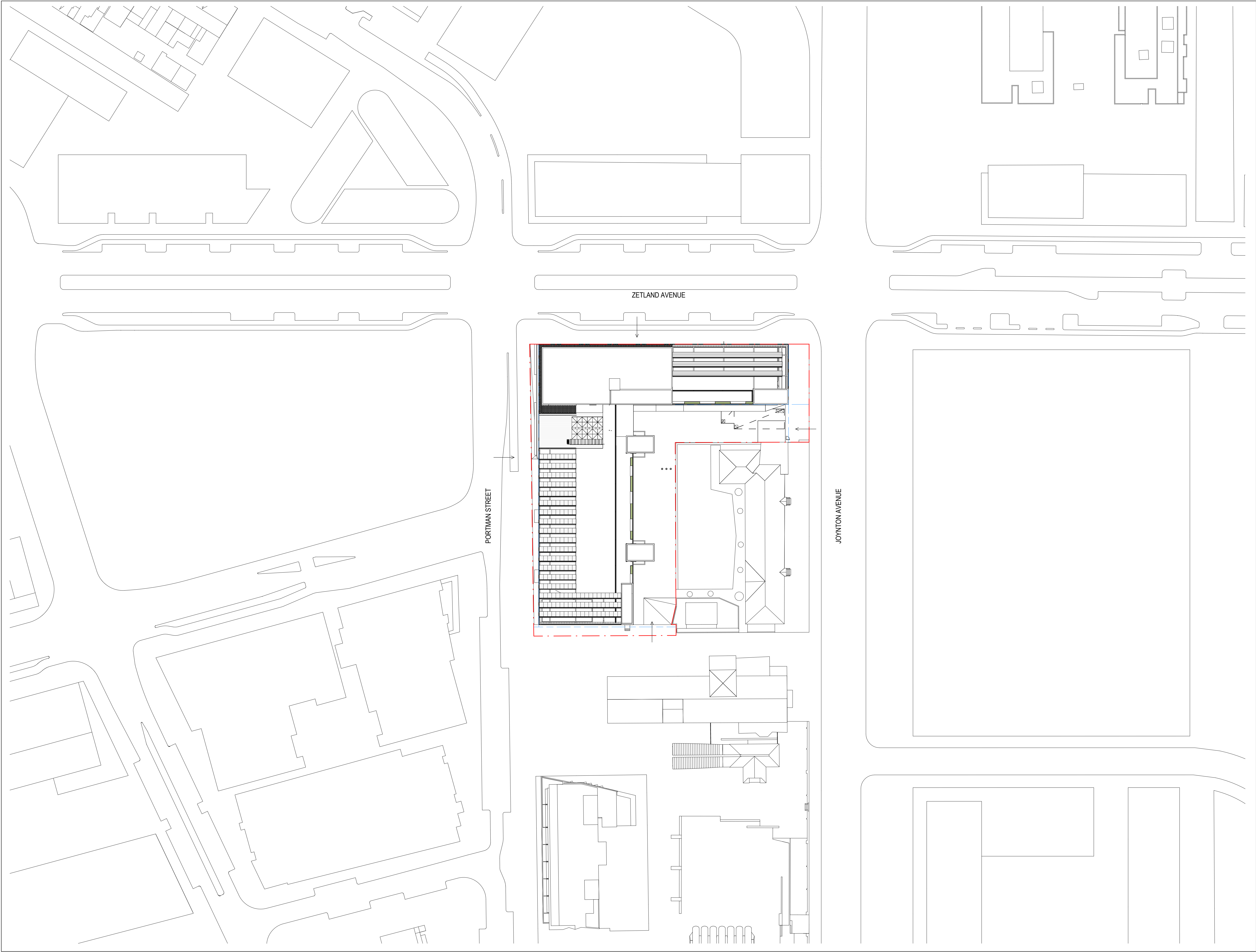
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**3 Joynton Avenue,
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CURRENT SITE LAYOUT

FIGURE 2

Attachment 3 – Proposed Development Plans



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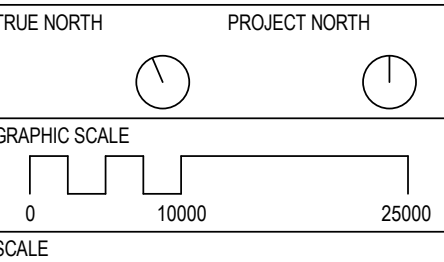
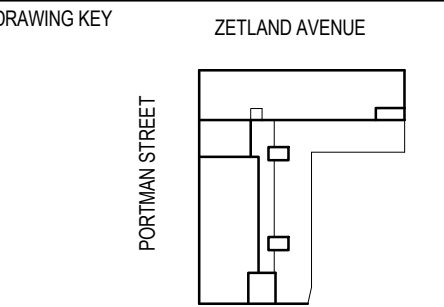
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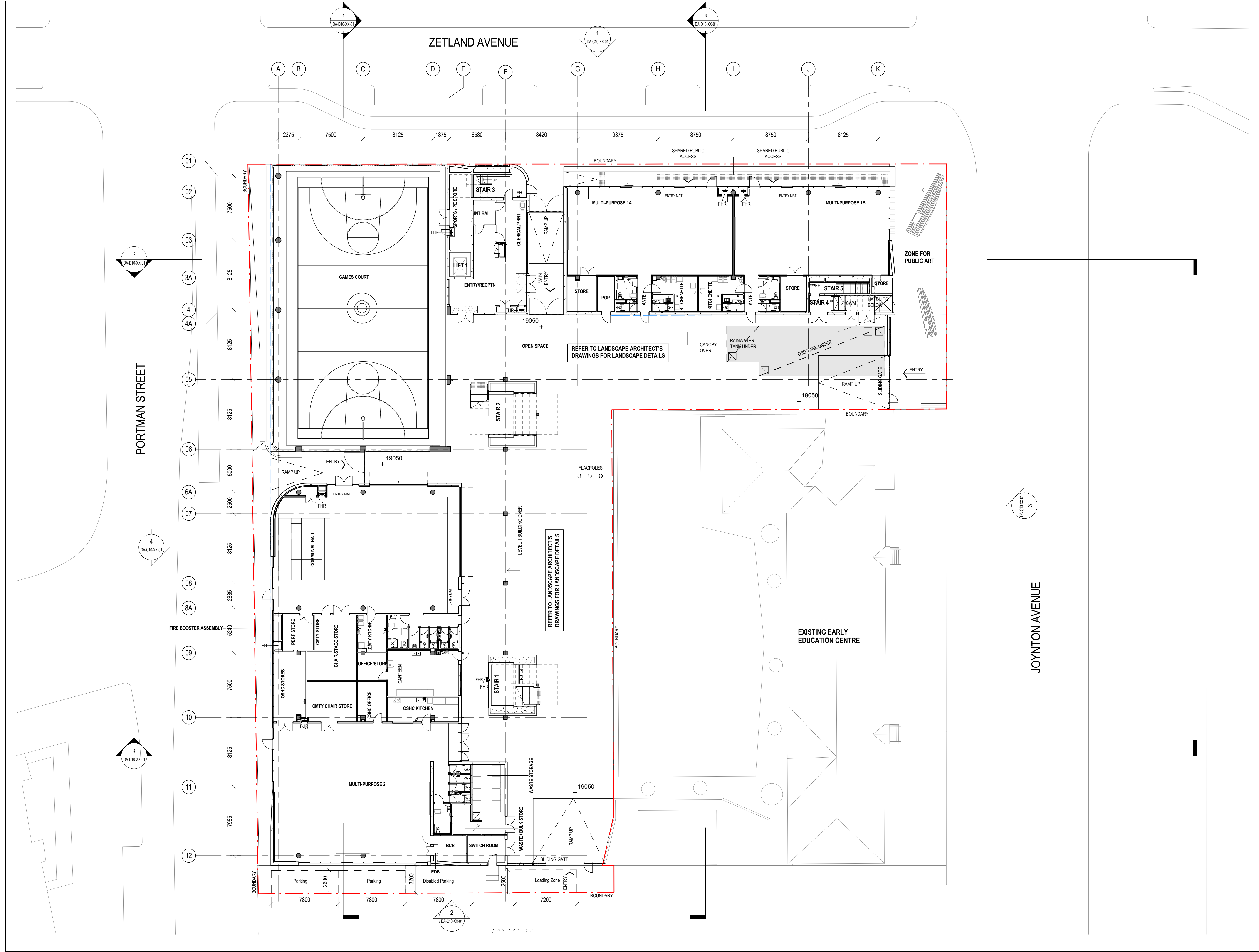


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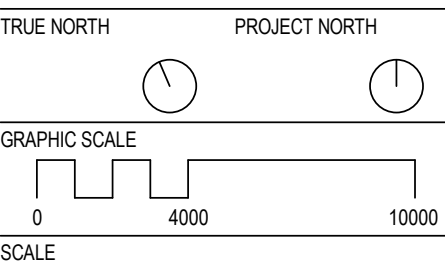
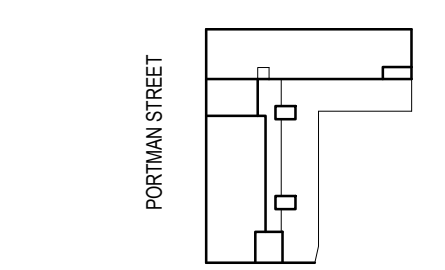
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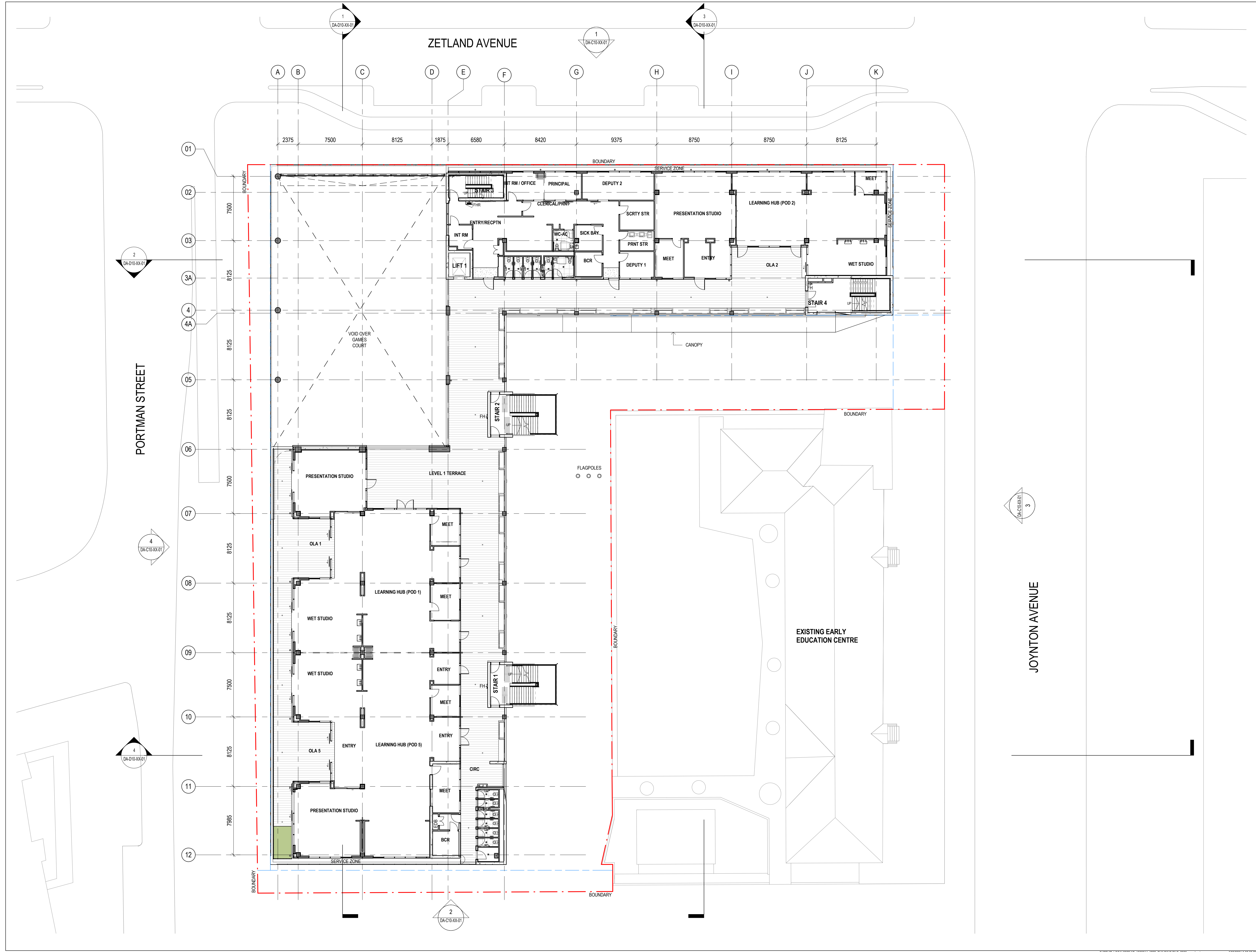


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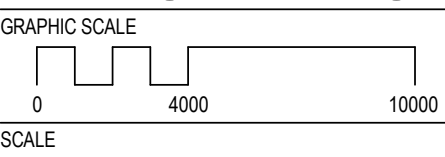
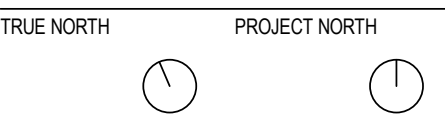
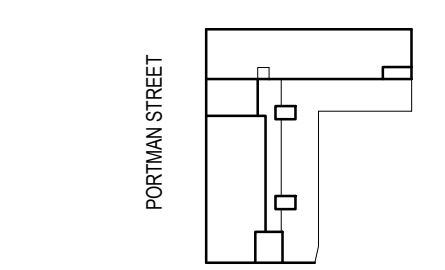
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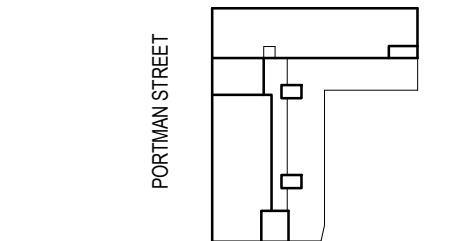
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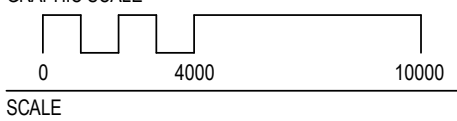
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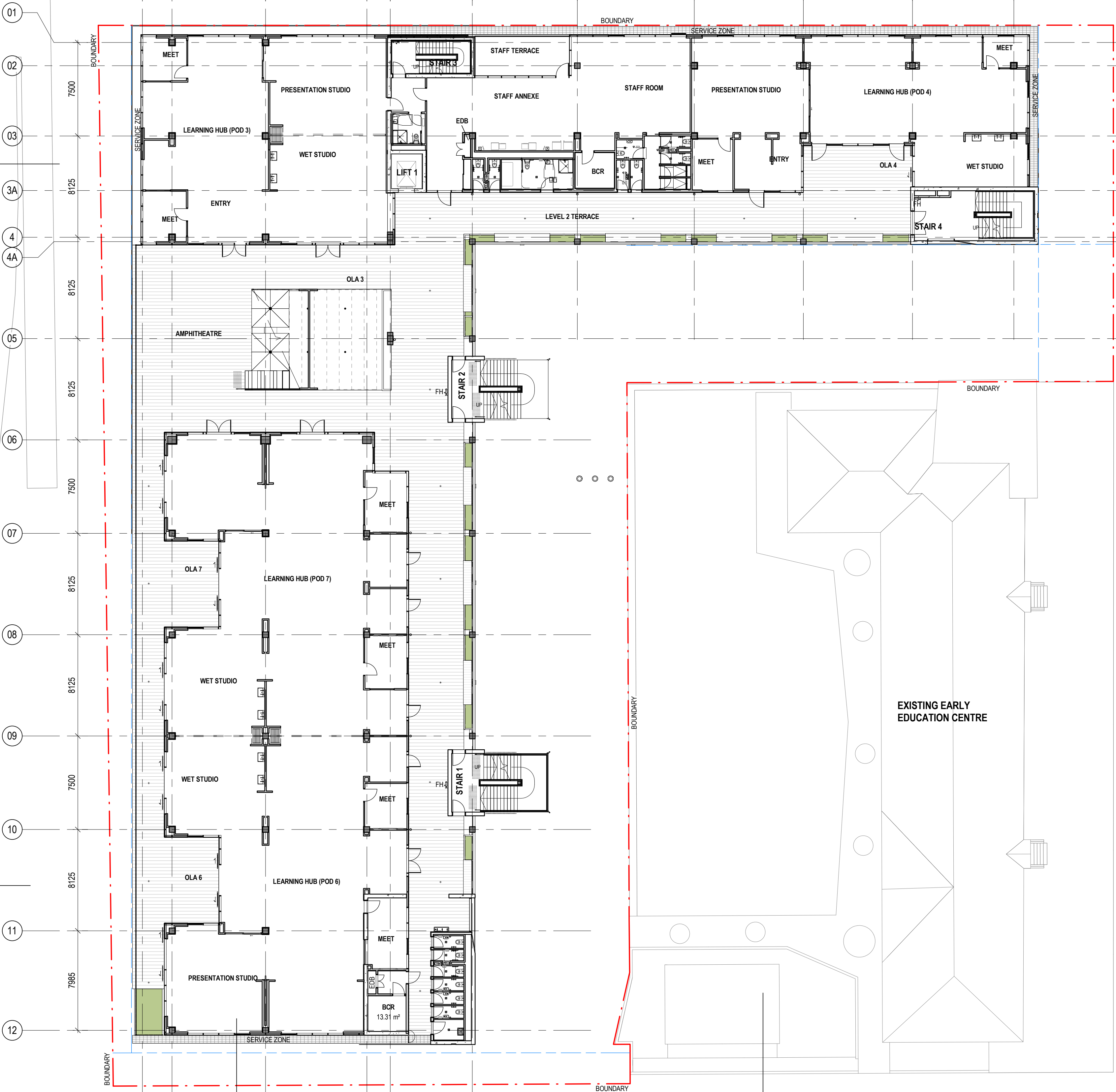
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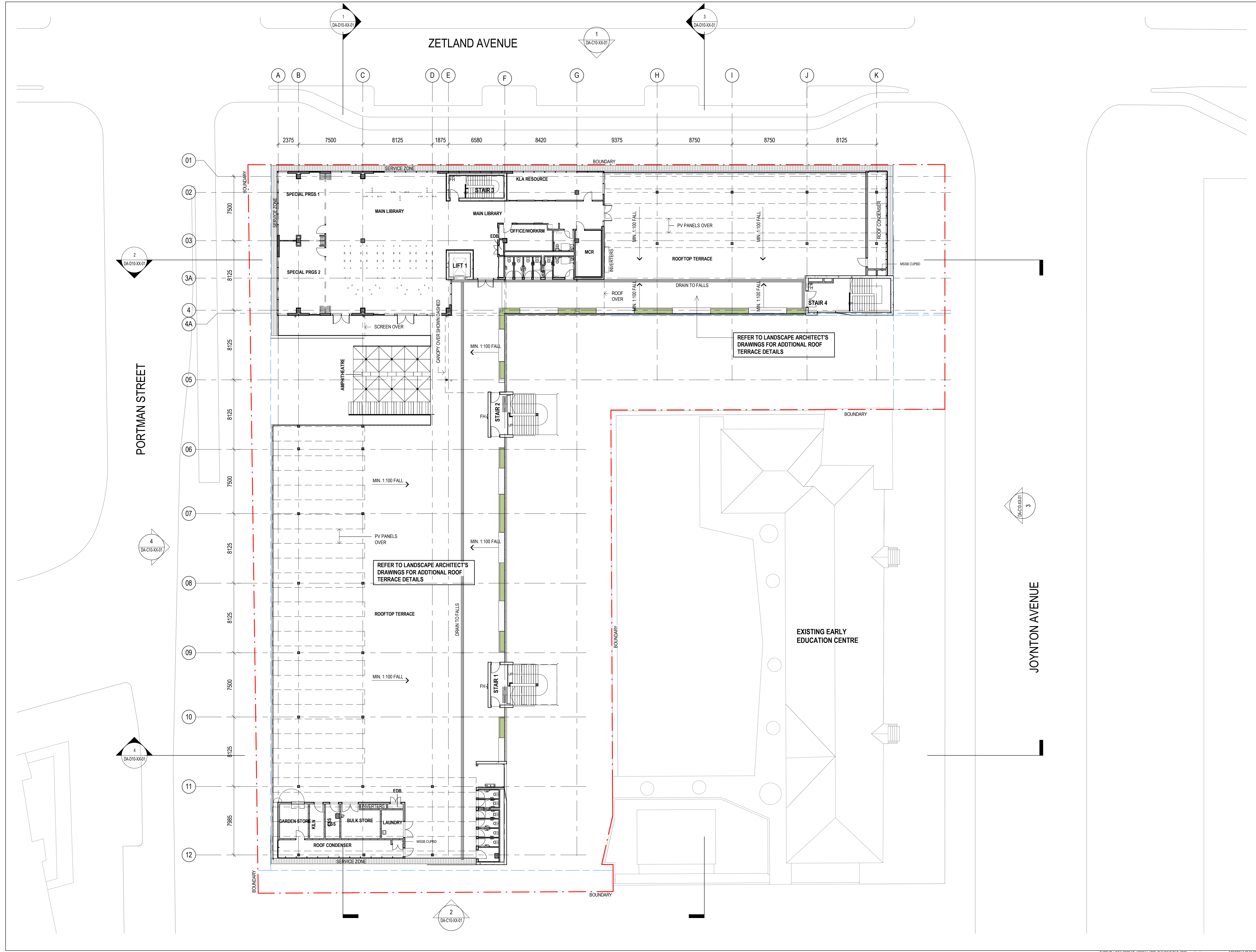
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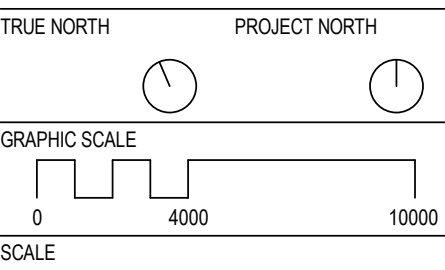
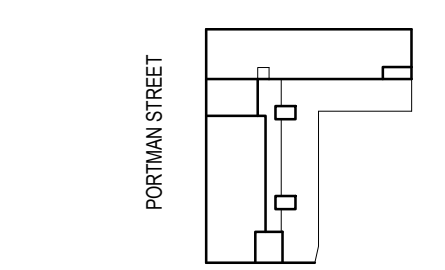
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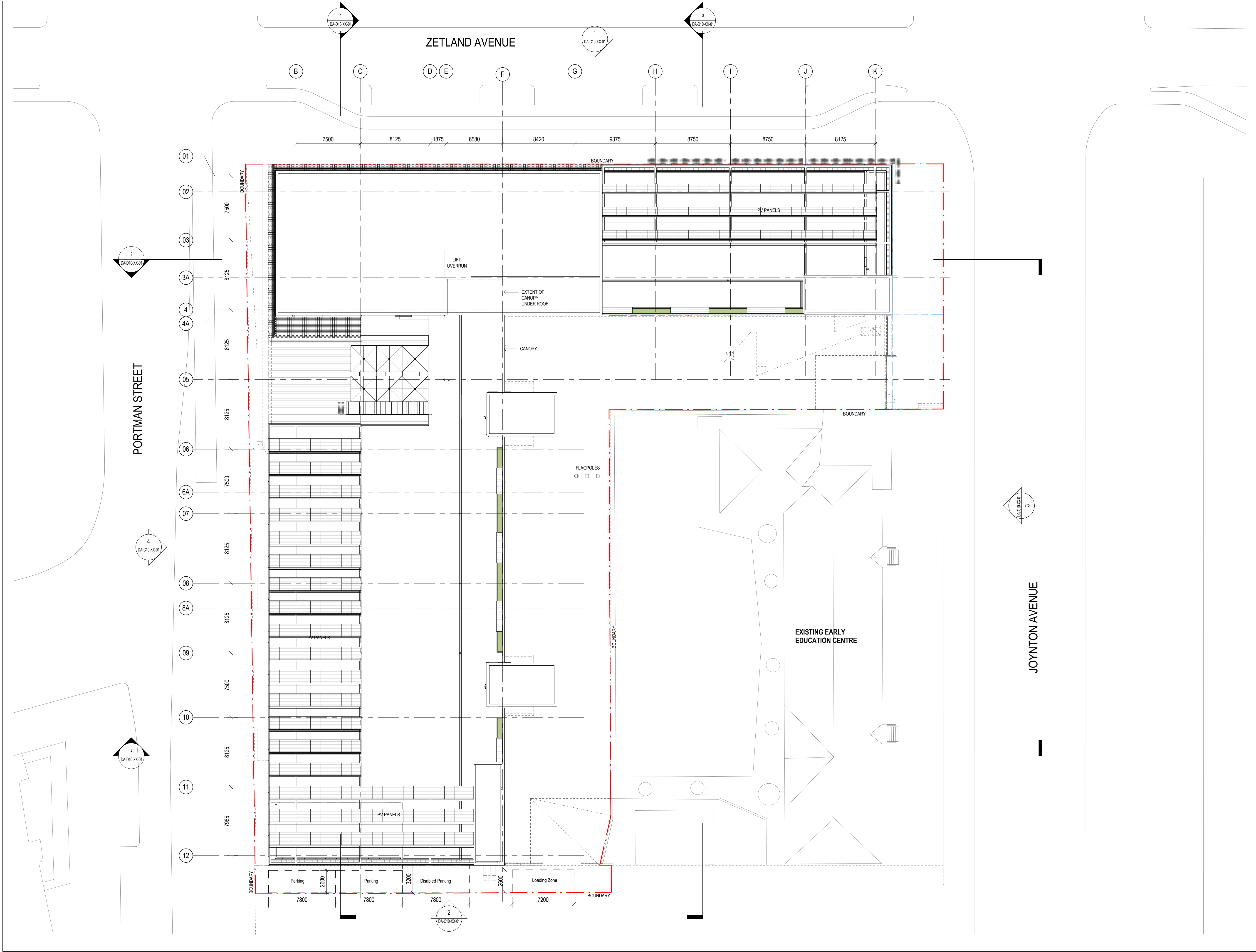
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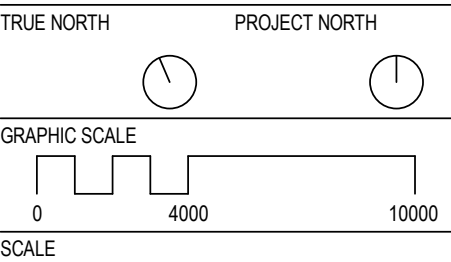
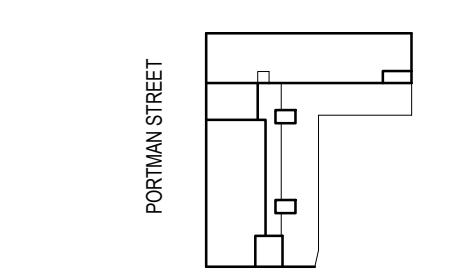
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COMMUNITY FACILITY AND SCHOOL
ZETLAND AVENUE, GREEN SQUARE 2017
BVM PROJECT NUMBER

1908014.000
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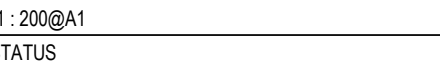
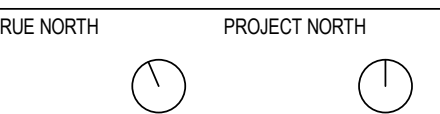
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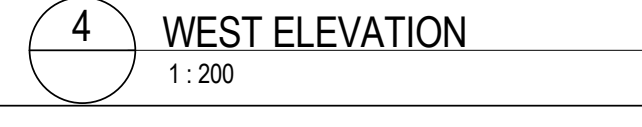
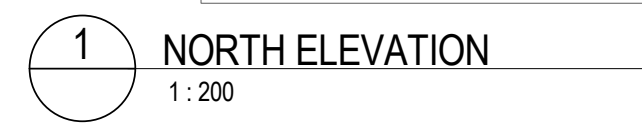
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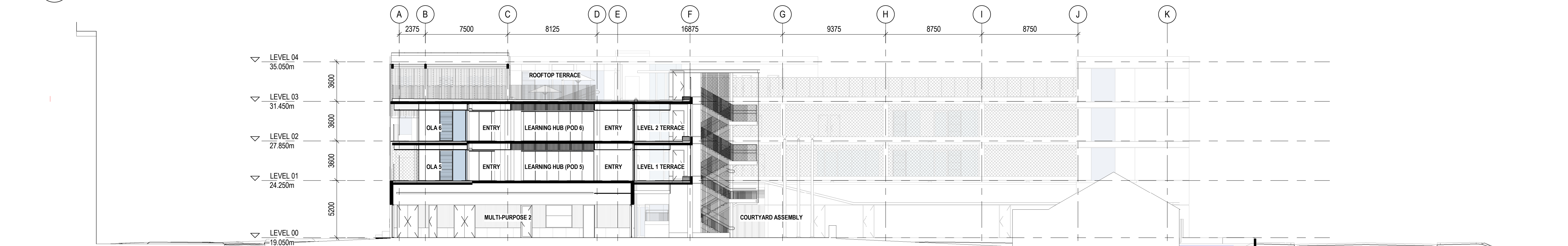
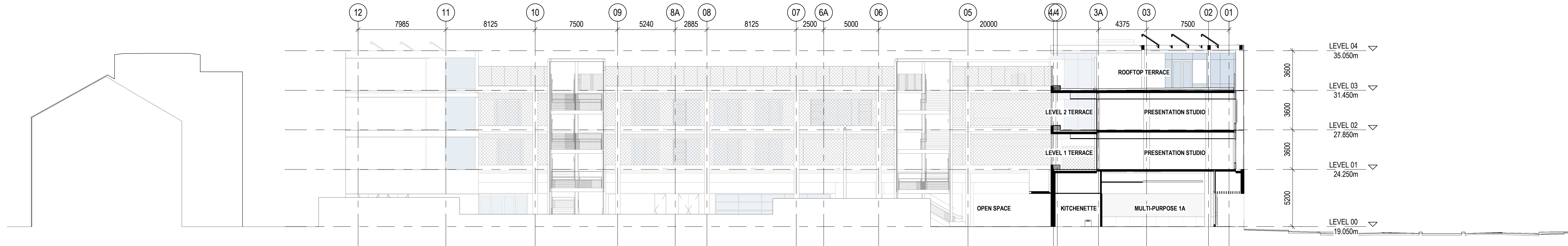
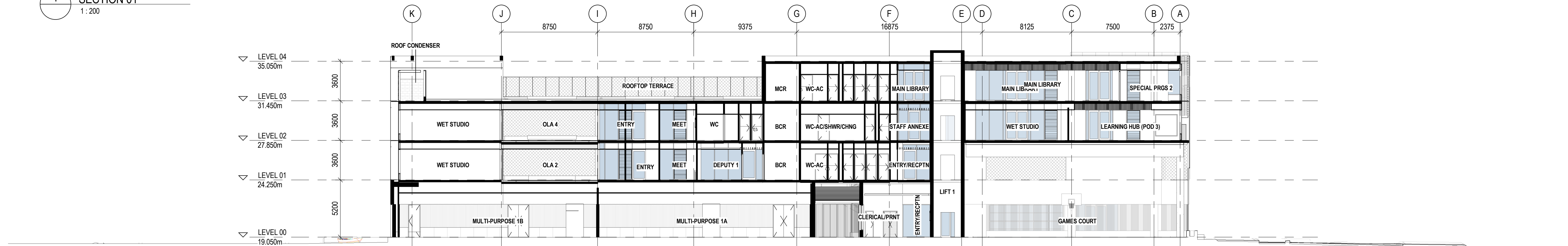
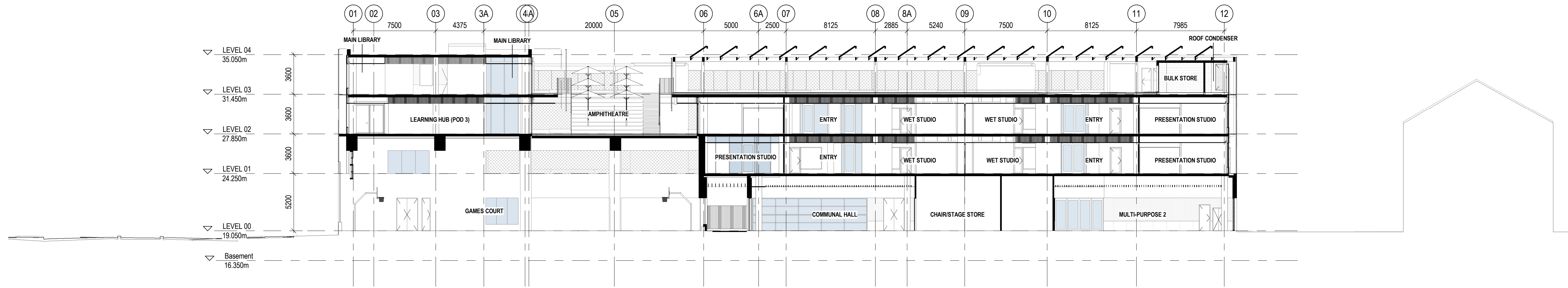


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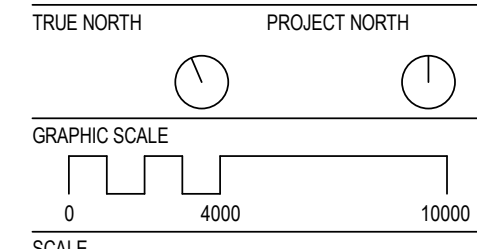
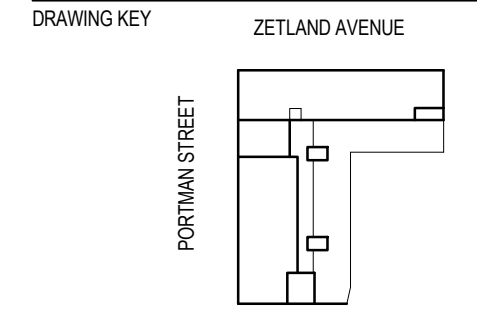
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Attachment 4 – Previous Reports

- Royal South Sydney Community Health Complex, Joynton Avenue, Zetland, Douglas Partners Pty Ltd, December 1998 reference 27769 (DP 1998)
- Preliminary Assessment, Geotechnical Constraints and Potential Site Contamination, South Sydney Hospital Site, Joynton Avenue, Zetland. Golder Associates, Ref: 0062311/007, July 2000 (Golder 2000)
- Report on Phase 2 Contamination Assessment – 3 Joynton Avenue, Zetland, Douglas Partners Pty Ltd, November 2007 (DP 2007)
- Supplementary Contamination Assessment, Former South Sydney Hospital 3 Joynton Avenue, Zetland NSW, JBS Environmental Pty Ltd, October 2012 reference 42180/15361 (JBS 2012)
- Environmental Site Assessment, for Proposed Mixed Use Development at 3 Joynton Avenue, Zetland NSW, Environmental Investigation Services, 11 December 2014 (EIS 2014)
- Green Square Childcare Centre Validation Report, 3 Joynton Avenue, Zetland 2017, JBS&G Australia Pty Ltd, 9 June 2017 reference 50739/109201 Rev 0 (JBS&G 2017a)
- Green Square Community and Cultural Precinct Validation Report, 3 Joynton Avenue, Zetland NSW 2017, JBS&G Australia Pty Ltd, 14 May 2018 reference 50739/115418 Rev 1 (JBS&G 2018a)
- Review of Existing Contamination Reports for Proposed Green Square Public School, Environmental Investigation Services, 9 March 2018 (EIS 2018a)
- Preliminary Site Investigation for Proposed Green Square Public School, Environmental Investigation Services, 9 March 2018 (EIS 2018)
- Remedial Action Plan, Green Square Public School, 3 Joynton Avenue, Zetland NSW, Ref: 58719/129939 (Rev 1), JBS&G Australia Pty Ltd, 3 September 2020 (JBS&G 2020a)
- Re: Interim Audit Advice Letter No. 1 - Review of Remedial Action Plan, Proposed Green Square School, 3 Joynton Avenue, Zetland, NSW, Rowena Salmon of Ramboll Australia Pty Ltd, 9 September 2020 (Ramboll 2020)
- Pre-Demolition Hazardous Building Materials Survey, Proposed Green Square Public School, 3 Joynton Avenue, Zetland NSW, Ref: 58719/130755 (Rev A), JBS&G Australia Pty Ltd, 1 July 2020 (JBSG 2020b)