

JBS&G 64669 | 171933 (Rev 0)

L04- Bank Street Park Dev MOD Advice (Rev0)

8 November 2025

Kristy Hampson

Infrastructure NSW

Via email: Kristy.hampson@infrastructure.nsw.gov.au

**Design Modification Evaluation, Site Contamination and Acid Sulfate Soil Management Plan
Proposed Bank Street Park, 1A-19 Bank Street, Pyrmont NSW**

Dear Kristy,

JBS&G Australia Pty Ltd (JBS&G) was engaged by Infrastructure NSW (INSW, the client) for the provision of environmental and occupational hygiene services associated with proposed development of public open space and community facilities located at 1A-19 Bank Street, Pyrmont NSW (the site). The scope of work included the delivery of site contamination and acid sulfate soil (ASS) assessment and management plans, including a remedial action plan (RAP) to support a site significant development (SSD) application for a new waterfront public park on the shoreline and over the waters of Tjerruing Blackwattle Bay, to be known as Bank Street Park (SSD-53386706).

These documents comprised:

- *Detailed Site Investigation, Bank Street Park, 1A-19 Bank Street, Pyrmont NSW*. JBS&G Australia Pty Ltd, 26 October 2023, 64669/151,386 Rev 2, (JBS&G 2023a)
- *Remedial Action Plan, Bank Street Park, 1A-19 Bank Street, Pyrmont NSW*. JBS&G Australia Pty Ltd, 26 October 2023, 64669/153,792 Rev 1, (JBS&G 2023b)
- *Acid Sulfate Soil Management Plan, Bank Street Park, 1A-19 Bank Street, Pyrmont NSW*. JBS&G Australia Pty Ltd, 26 October 2023, 64669/153,913 Rev 1, (JBS&G 2023c)

Subsequent to issue of an initial consent for SSD-53386706, Infrastructure NSW completed further review of the design that resulted in SSD-53386706-MOD1 being approved in July 2024. Further refinement of the design is now proposed as a result of ongoing design development to provide an improved user experience and enable efficiencies in construction that will require submission of an added modification to this consent as discussed below to further refine specific elements of the proposed development.

The proposed modification comprises the following design amendments:

- Removal of the community building, to be replaced by a new amenities building, including additional public open space;
- Relocation and retention of the existing Marina administration building (that was previously to be removed);
- Provision of new outdoor dining spaces, including space for stalls or food trucks (or similar);
- Removal of the overwater boardwalk;
- Retention of the existing dragon boat ramp arrangement (where previously it was to be revised);
- Removal of paving and planter boxes adjacent to the ANZAC Bridge pylon;

- Minor amendments to the waterfront promenade as it interfaces the foreshore sandstone steps (which are maintained);
- Amended site levels across the park, reducing the extent of excavation required.
- Amended pathway arrangement, in response to removal of the boardwalk and revised site levels; and
- Associated landscape planting strategy amendments.

The proposed modification details have been reviewed in detail with regard to the conceptual site model (CSM) presented in the JBS&G DSI and RAP documents to evaluate the suitability of the existing reports to support the proposed amended development as outlined in the accompanying modification application documents. These works included consideration of the nominated sensitive receptors, exposure scenarios and the provisions within the amended design to install the cap and contain measures proposed in the RAP. Further, evaluation of the potential for disturbance of identified potential acid sulfate soils (PASS) underlying the site, inclusive of marine sediments was also completed.

The proposed design modifications are considered to be consistent with the those assumed during the preparation of the initial DSI, RAP and ASSMP, or alternatively, will result in a lower degree of potential exposure of PASS and/or contaminated material as a result of the reduction in the scope of development activities and reduction in the overall requirement for excavation below current site levels.

Based upon the above review outcomes, it is considered that the existing DSI, RAP and ASSMP documents are suitable to support the MOD application without change.

In summary, the DSI identified the occurrence of site contamination conditions that will require management/remediation to ensure the suitability of the site for the proposed public open space landuse. Subject to the successful implementation of the measures detailed in the RAP it is considered the site can be made suitable for the intended uses and that the risks posed by contamination can be managed in such a way as to be adequately protective of human health and the environment, thereby satisfying the planning requirements listed in the SEARs and *State Environmental Planning Policy (Resilience and Hazards) 2021*.

The existing ASSMP documents measures are considered appropriate to manage the environmental risks associated with ASS/PASS material as may be disturbed during and/or following the amended proposed development works as described in the MOD application.

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

Yours sincerely:



Joanne Rosner
Senior Principal
JBS&G Australia Pty Ltd

Attachments:

Attachment A Limitations

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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 report has been prepared specifically for the client for the purposes of the commission, and no warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party.

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. This report should not be amended in any way without prior approval by JBS&G, or reproduced other than in full including all attachments as originally provided to the client by JBS&G.

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 or agreed scope of work.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. 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 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.