

JBS&G 43329-60848

29 January 2015

ARTS NSW
C/-: John Dawson
Project Director
Project Management – NSW
Savills Australia
Via email: jdawson@savills.com.au

Response to NSW EPA Review of EIS for Proposed Walsh Bay Arts Precinct

Dear Mr Dawson,

Further to your request, this letter has been prepared by JBS&G Australia Pty Ltd (JBS&G) to provide comment on the NSW Environmental Protection Authority (EPA) review of the Environmental Impact Statement (EIS) for the proposed Walsh Bay Arts Precinct. Appendix 11 of the EIS comprised 'Phase 1 Environmental Site Assessment, Proposed Walsh Bay Arts Precinct Redevelopment, Walsh Bay Wharves Dawes Point NSW Revision 2' June 2014 (JBS&G 2014).

The comments provided herein by JBS&G have been limited to the items listed under the '2.1 Site Investigation and Remediation' heading only.

The recommendations of Section 2.1 of the NSW EPA review states that '...consideration should be given to requiring the proponent :

1. To investigate the nature and extent of contamination of marine sediments in the vicinity of the piers and proposed development; and
2. To engage a site auditor accredited by the NSW Environment Protection Authority under the Contaminated Land Management Act 1997-
 - a. to prepare a Site Audit Statement, certifying that the site suitable for the proposed use; and
 - b. to determine the appropriateness of the proposed Construction EMP;

In response to these Section 2.1 recommendations JBS&G consider that :

- JBS&G (2014) has concluded that the site is suitable for the proposed commercial/industrial use and associated arts/ cultural uses. Based on the proposed development plan includes the occasional public domain use of the site for arts events. With respect to land based portion of the site, and as stated in JBS&G (2014), available data indicates that fill material under the site, if present, is not likely to be grossly impacted.
- With respect to the harbour based portion of the site, due to incomplete exposure pathways arising from a 6 m water column, potentially impacted sediments cannot, and will not affect the suitability of the site for the proposed use. However, as stated in JBS&G (2014), appropriate management and monitoring of sediments must occur during piling activities, which should include, but not be limited to the following:
 - installation of sediment and erosions controls on land (silt fences, hay bales etc.) and sea (silt fences, booms) prior to the commencement of any works. Sediment and erosion controls should be consistent with the requirements of 'Managing Urban Stormwater; Soils and Construction – Volume 1 – 4th Edition' Landcom NSW Government 2004 (Landcom 2004);

- minimising the potential for disturbance of acid sulfate soils during proposed pile replacement works and installation of new piles;
- prevention of the generation of dust and odours within and external to the construction site;
- prevention of discharges from the construction site directly into the Harbour;
- monitoring to ensure that uncontrolled releases to the environment are not occurring and exposure to the construction site workforce are acceptable; and
- the development of contingencies in the event that the monitoring results indicate that the redevelopment activities may result in adverse impacts to human health or the environment.

Should you have any queries or require further clarification, please feel free to contact the undersigned on 02 8245 0300 or by email sdorairaj@jbsg.com.au.

Yours sincerely:



Sumi Dorairaj
Environmental Consultant
JBS&G Australia Pty Ltd