

Ryan Thomas
Lendlease
University of Sydney – Capital Works Project, Building
Level 2, IXL Garage, 2-10 Golden Grove St, Darlington NSW 2008

Our reference: GEOTLCOV25283AE-AC

16 June 2016

Attention: Ryan Thomas

Dear Ryan

**RE: FASS Building Development – Application Number SSD7081
Summary of Land Contamination Conditions**

We understand that on behalf of University of Sydney (UoS), Lendlease is seeking Development Approval for the proposed Faculty of Arts and Social Science (FASS) building on Science Road in the Camperdown Campus of UoS. Planning NSW has issued the Secretary's Environmental Assessment Requirements (SEARs) on 18 June 2015 in which requirement 12 applies to contamination and requires the proponent to demonstrate that the site is suitable for the proposed use in accordance with the Planning NSW (formerly DUAP) document "*Managing Land Contamination: Planning Guidelines – SEPP55 Remediation of Land*".

The Development

The proposed FASS development will cover an area of approximately 0.16Ha.

The development will comprise the construction of a new six level building. The building footprint will cover much of the designated development site. The remaining areas of the site will include paved courtyard and soft landscaping along the northern and western boundaries, where the existing trees will be retained. The development works will also involve:

- excavation of the western end of the site by about 3.5m and eastern end of the site by about 8.5m to achieve the proposed Level 1 ground surface elevation of 25.65 mAHD for the FASS building; and
- excavation of about 8.5m the northern area of the FASS building and approximately 4.5m in the southern area, outside of the building to R.D.Watt Building located to the south, to Level 1 ground surface elevation of 25.65 mAHD.

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Contamination Status of the Site

Coffey Environments Pty Ltd (Coffey) carried a two staged contamination assessment of the development site which entailed a site history review followed by an investigation that included invasive sampling and laboratory analyses for a range of contaminants of potential concern. The investigation was undertaken in accordance with the relevant sections of the NSW OEH (now EPA) publication, *Guidelines for Consultants Reporting on Contaminated Sites (2011)*.

For assessing contamination levels in soil in urban settings, Schedule B1 in the Assessment of Site Contamination (ASC NEPM 2013) presents health based investigation levels (HILs) and health screening levels (HSLs) for different generic landuses (e.g. industrial/commercial, residential, recreational etc) which are based on the degree of exposure site users are expected to have with any site contamination. Whilst given the nature of development, which is described above, is such that there will be very limited opportunities for future site users to be exposed to site contamination, the HILs applicable for residential with minimal access to soil (HIL B) were used to assess soil contamination levels. This represents a conservative assessment basis.

The methodology and findings of the investigation were documented in the following report:

- *Detailed Site Contamination Investigation, University of Sydney – FASS Enabling Works (ref: GEOTLCOV25283AD-AF Final Rev1, 8th Feb 2016)*, prepared for University of Sydney c/- Lend Lease Building.

The report concluded that,

Given the results of soil and groundwater investigations undertaken as part of this Detailed Site Contamination Investigation, Coffey considers that the site is suitable from a contamination perspective for the proposed redevelopment.

The results of the investigation indicate that further investigation and / or remediation of the site is not required to permit the proposed FASS Enabling Works and, therefore, preparation of a Remediation Action Plan is not necessary.

Concluding Remarks

On the basis of the detailed contamination assessment, Coffey concludes that the site is suitable for the proposed development in its current conditions and no remediation works is required to be undertaken to render the site suitable for the development.

Notwithstanding the suitability of the site for the proposed development, any soil excavated from the site during development works that needs to be disposed of offsite is required to be appropriately classified in accordance with the NSW EPA Waste Classification Guidelines (2014).

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Should you have any questions or need to clarification on any aspect of this correspondence or the
aforementioned contamination assessment report, please do not hesitate to contact the undersigned.

Yours sincerely



Sam Gunasekera
Principal

Attachment: Coffey Report *Detailed Site Contamination Investigation, University of Sydney – FASS
Enabling Works (ref: GEOTLCOV25283AD-AF Final Rev1, 8th Feb 2016)*

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