

14th November 2016

Ref: IA 0301-1621_01

Kimberly Everett
InfrastructureNSW
PO Box R220
ROYAL EXCHANGE NSW 1225

Via email: kimberly.everett@infrastructure.nsw.gov.au

Dear Ms Everett,

RE: Interim Site Audit Advice – Site Assessment and Suitability, Proposed Walsh Bay Arts Precinct, Redevelopment.

James Davis of Enviroview Pty Ltd has been engaged to provide the services of a NSW EPA Contaminated Land Accredited Site Auditor, to conduct a Site Audit in relation to the site identified as Pier 2/3, Pier 4/5 and its shore sheds which make up Wharf 4/5, as well as the adjoining waterway (the 'Site'), in accordance with the *Contaminated Land Management Act 1997* and relevant guidelines made or approved under s.105 of that Act.

The objective of the Site Audit is to provide a Site Audit Report and Site Audit Statement to certify, in the Auditor's opinion, that the site is suitable for the proposed land use.

Site Audit Interim Advices are provided to assist in the management of contamination issues at the Site in regard to requirements of the Site Audit at a particular stage of the Site Audit. An interim advice does not constitute a Site Audit Statement or a Site Audit Report, and does not pre-empt the final Site Audit conclusions. A Site Audit Report and Site Audit Statement will be prepared at the conclusion of the Site Audit.

The purpose of this interim advice is to provide confirmation of the Site Auditor's opinion that the Site can be made suitable for the proposed land use following further investigation and if required, the implementation of a Remedial Action Plan.

I have been provided with, and have commenced a review of the following reports on which this confirmation is based:

HLA-Envirosciences Pty Ltd (April 1996). *Initial Contamination Assessment, Walsh Bay Redevelopment Project, Sydney NSW*. Dated 21 April 1996.

Cardno (NSW/ACT) (November 2016). *Walsh Bay Redevelopment Preliminary Sediment Investigation*. Dated 7 November 2016.

JBS&G DLA Environmental (November 2016) *Phase 1 Environmental Site Assessment Infrastructure NSW Proposed Walsh Bay Arts Precinct Redevelopment Walsh Bay Wharves Dawes Point*. Document Reference 52304/105953 Rev 1. Dated 14 November 2016.

It is noted that the report prepared by JBS&G concludes that; based on available information, the likely contaminants at the site do not appear to represent a potential

human health risk for continued commercial use of the site. This conclusion, although supported by sound reasoning is primarily based on the limited assessment of the site undertaken by HLA-Envirosciences in 1996. The JBS&G report appropriately recommends that additional investigations should be conducted of soil/fill on the land-based portion of the site. It is agreed by the Site Auditor that without the additional investigation works, it is not possible to determine whether potential contamination of soils/fill at the site present an unacceptable risk to site users under the proposed land use and whether any remediation or management is required.

With consideration to whether it is possible for the site to be made suitable for the proposed use; it is the Site Auditor's opinion that it is certainly feasible to remediate and/or manage potential contamination associated with the past use of the site on the basis that such contamination of soil/fill is able to be managed using well-developed and readily available remediation techniques. If remediation is necessary, the remediation should be undertaken following the requirements of the guidelines made or approved by the NSW EPA under s.105 of the *Contaminated Land Management Act 1997*, and the provision of a Remediation Action Plan prepared in accordance with those guidelines.

Thank you for your time in regard to this matter. If you require additional information or clarification, please do not hesitate to contact me.

Yours sincerely



James Davis

NSW EPA Contaminated Land Site Auditor
Enviroview Pty Ltd