

**PWD CAMPERDOWN PTY LTD
ATF PWD CD HEALTH TRUST**



Remediation Action Plan

122-128 & 130 Pyrmont Bridge Road and 206 Parramatta
Road, Annandale

Document Control

Report Title: Remediation Action Plan:
122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale

Report No: E25196.E06_Rev4

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Revision	Details	Date	Amended By
0	Original	28 September 2023	-
1	Minor comments from client, updated architectural plans	5 October 2023	JM
2	Draft - updated proposed development plans	18 September 2025	SN
3	Minor amendments	14 October 2025	SN
4	Updated SEARs comments	12 December 2025	SN

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EXECUTIVE SUMMARY

EI Australia (EI) was initially engaged by MHA PBR Annandale to prepare a Remediation Action Plan (RAP) for 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale (herein referred to as the 'the site') for proposed redevelopment of the property. The initial report (ref. E25196.E06_Rev1, dated 5 October 2023) was prepared in relation to a proposed medical centre State Significant Development Application (SSDA), which has since been updated to comprise mix-use retail, commercial and residential SSDA.

At the request of Jamie Watts of Cosgrove Group Pty Ltd of behalf of PWD Camperdown Pty Ltd ATF PWD CD Health Trust ('the client'), EI were subsequently engaged to undertake a revision and amendment of the RAP to reflect updated development plans and to comply with Condition 13 of the Secretary's Environmental Assessment Requirements (SEARs, App. No. SSD-84024470).

The land parcel can also be identified as Lot 1 of Deposited Plan (DP) 539271, Lot 100 of DP 1101482 and Lots 3-6 and Lot 12 of DP 976387 (see **Appendix A, Figure A1**), within the Local Government Area of Inner West Council. The site covers approximately 2,570m², as presented in **Figure A2**. At the time of the investigation, the site consisted of several commercial buildings, used as shop fronts and storage, and a carpark.

This RAP follows on from two previous investigations completed at the site:

- JK Environments (2021) *Limited Environmental and Hazardous Materials Assessment at 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale NSW*, Report Reference: E33770PArpt-DRAFT, dated 28 January 2021; and
- EI (2025) *Detailed Site Investigation, 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale NSW*, prepared by EI Australia Pty Ltd, Report Ref. E25196.E02_Rev3, dated 14 October 2025.

The JKE (2021) investigation identified two areas of asbestos-impacted fill materials at borehole locations BH3 and BH4. A peer review of the JKE investigation by EI (2021) identified several data gaps within the investigation, which resulted in the DSI by EI being conducted.

The DSI (EI, 2025) identified carcinogenic polycyclic aromatic hydrocarbons (PAH) within shallow fill at three sampling locations (BH204_0.2-0.3, BH206_0.2-0.3 and BH206_0.5-0.6) above the adopted NEPC (2013) human health HIL-B criterion; and copper and zinc at shallow fill and natural sampling locations above the adopted NEPC (2013) ecological investigation levels (EILs). Soil vapour sampling was also completed, which reported a concentration of trichloroethene (TCE) above the adopted NEPC (2013) HIL-B *Interim Soil Vapour* criterion (0.02 mg/m³) at sampling location SV2 (0.23 mg/m³). These locations were located within the basement footprint which will be removed as part of excavation works, therefore removing any human health and environmental risks to future site receptors; and also removing any requirements for a long-term management plan of contamination for the sites occupational phase.

Groundwater investigations during the JKE (2021) investigation and the DSI (EI, 2025) identified minor metal (copper, nickel, lead, zinc) impacts in groundwater. EI considered that the detected metal concentrations were indicative of regional disturbed, urban, background concentrations, rather than site specific impacts. Minor elevated total recoverable hydrocarbon (TRH) and chlorinated VOC (CVOC) concentrations were also identified within groundwater during the DSI, however due to their low levels; these were not deemed to pose a threat to future users of the site.

A large portion of the site was inaccessible during the DSI (EI, 2025), and therefore a large data gap was identified; primarily the environmental (contamination) condition of the soil and groundwater beneath the building footprint. These data gaps are to be addressed during an additional site investigation (ASI), which will form part of this RAP.

The purpose of this RAP is to establish a sequential process for remediation and validation works, to support the proposed site redevelopment in compliance with the *State Environment Protection Policy (Resilience and Hazards) 2021* and SEARs.

The preferred remedial approach involves excavation of identified impacted materials as hotspots, followed by waste classification and off-site disposal in accordance with NSW EPA (2014) *Waste Classification Guidelines*. It is envisaged that the remediation works will be implemented in stages, as follows:

- **Stage 1** – Preliminaries / site establishment;
- **Stage 2** – Data gap investigation / closure;
- **Stage 3** – Waste classification and excavation;
- **Stage 4** – Validation and Reporting.

This RAP provides protocols for the appropriate management of any unexpected finds that may be discovered during the course of the remediation works. In addition, should any phase of the validation assessment identify residual contamination requiring additional remediation, the procedures described under the validation plan (**Section 8**) will be implemented until the remediation goals have been achieved and the site is deemed suitable for proposed land use.

In conclusion, EI considers that the site can be made suitable for the proposed land use through the implementation of the site remediation and validation process described in this RAP.

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1. INTRODUCTION

1.1 Background

EI Australia (EI) was initially engaged by MHA PBR Annandale to prepare a Remediation Action Plan (RAP) for 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale (herein referred to as the 'the site') for proposed redevelopment of the property. The initial report (ref. E25196.E06_Rev1, dated 5 October 2023) was prepared in relation to a proposed medical centre State Significant Development Application (SSDA), which has since been updated to comprise mix-use retail, commercial and residential SSDA.

At the request of Jamie Watts of Cosgrove Group Pty Ltd on behalf of PWD Camperdown Pty Ltd ATF PWD CD Health Trust ('the client'), EI were subsequently engaged to undertake a revision and amendment of the RAP to reflect updated development plans and to comply with Condition 13 of the Secretary's Environmental Assessment Requirements (SEARs, App. No. SSD-84024470). Condition 13 of the SEARs requires that the site:

- "assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development".

The site can also be identified as Lot 1 of Deposited Plan (DP) 539271, Lot 100 of DP 1101482 and Lots 3-6 and Lot 12 of DP 976387 (see **Appendix A, Figure A1**), within the Local Government Area of Inner West Council. The site covers approximately 2,570m², as presented in **Figure A2**. At the time of the investigation, the site consisted of several commercial buildings, used as shop fronts and storage, and a carpark.

This RAP, for the amalgamated properties, considers the previous investigations entitled:

- JKE (2021) *Limited Environmental and Hazardous Materials Assessment, 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale NSW*, prepared by JK Environments, Report Ref. E33770Parpt-DRAFT, dated 28 January 2021.
- EI Australia (2021) *Environmental Reporting for Proposed Health Care Facility; 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale NSW*, Report Reference: E25196.E99_Rev1, dated 16 June 2021.
- EI (2025) *Detailed Site Investigation, 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale NSW*, prepared by EI Australia Pty Ltd, Report Ref. E25196.E02_Rev2, dated 10 September 2025.

The initial JKE (2021) assessment identified asbestos in fill materials underneath the concrete slab at locations BH3 and BH4. A peer review of the JKE investigation (EI, 2021) identified several data gaps within the investigation. The DSI was undertaken to close the data gaps where possible.

The DSI (EI, 2025) identified carcinogenic polycyclic aromatic hydrocarbons (PAH) within shallow fill at three shallow sampling locations (BH204_0.2-0.3, BH206_0.2-0.3 and BH206_0.5-0.6) above the adopted NEPC (2013) human health HIL-B criterion; and copper and zinc at shallow fill and natural sampling locations above the adopted NEPC (2013) ecological investigation levels (EILs). Soil vapour sampling was also completed, which reported a concentration of trichloroethene (TCE) above the adopted NEPC (2013) HIL-B *Interim Soil Vapour* criterion (0.02 mg/m³) at sampling location SV2 (0.23 mg/m³). These locations were located within the basement footprint which will be removed as part of excavation works, therefore removing any human health and environmental risks to future site receptors.

Groundwater investigations during the JKE (2021) investigation and the DSI (EI, 2025) identified minor metal (copper, nickel, lead, zinc) impacts in groundwater. EI considered that the detected metal concentrations were indicative of regional disturbed, urban, background concentrations, rather than site specific impacts. Minor elevated total recoverable hydrocarbon (TRH) and chlorinated VOC (CVOC) concentrations were also identified within groundwater during the DSI, however due to their low levels; these were not deemed to pose a threat to future users of the site.

A large portion of the site was inaccessible during the DSI (EI, 2025), as it was covered by several buildings. This presented several data gaps, including the environmental (contamination) condition of the soil and groundwater beneath the building footprints. These data gaps are to be addressed as part of this RAP.

It was concluded by EI (2025) that the site could be made suitable for the proposed development, following appropriate remediation and validation. The purpose of this RAP is to establish a sequential process for remediation and validation works, in support of a SSDA and to comply with the *State Environment Protection Policy (Resilience and Hazards) 2021*.

In accordance with Council's development control plans, this RAP was reviewed by an accredited site contamination specialist (CEnvP SC Specialist) under the Environment Institute of Australia and New Zealand (EIANZ) scheme.

1.2 Proposed Development

The following architectural drawings were provided and entitled (**Appendix C**):

- SJB (2025) *122-130 Pyrmont Bridge Road, 206 Parramatta Road, Annandale*, prepared by SJB Architects, Job No. 7134, dated 3 October 2025.

Based on the provided plans, the proposed development comprises the demolition of the existing site structures and the construction of a 22-storey mix-use commercial and residential building overlying a single basement. The lowest basement level is proposed to have a Finished Floor Level (FFL) of RL 9.8 metres Australian Height Datum (mAHD). With a nominal 0.3 m thick concrete slab, the bulk excavation level (BEL) of the basement is assumed to be RL 9.5 mAHD. To achieve this BEL, excavation depths are expected to range between 3.4 metres below (existing) ground level (mBGL) on the north-western side and 6 mBGL on the south-eastern side of the basement. Locally deeper excavations may be required for footings, lift overrun pits, crane pads, and service trenches.

Deep soil zones are proposed for the western and south-western portions of the site adjacent Mathieson Street, which extend 3.1 m from the site boundary to the western basement boundary.

1.3 Objectives of the RAP

The main objective of this RAP is to set the remediation objectives and document the process to remediate the site, with the following sub-objectives:

- To provide details on how to close any identified data gaps;
- To provide details on the contaminant sources and site impacts;
- To detail the procedures to be implemented for site remediation;
- To demonstrate that the proposed remediation strategy for the site is environmentally justifiable, practical and technically feasible, and there are no unacceptable risks to onsite and offsite receptors;

- To remediate the site to a condition suitable for commercial land use without the need for ongoing environmental monitoring;
- To define the remediation acceptance criteria to be adopted to validate that the site, so that it can be rendered suitable for the proposed land-uses;
- To provide guidance on options for mitigating the risk of potential off-site migration of contaminants (including migration via existing utilities such as the sewer, stormwater and other subsurface pipes or service trenches); and
- To demonstrate that the plans for site management during remediation consider work health and safety, environmental management, and contingent action that may be warranted, should unexpected finds be discovered during the site remediation and validation process.

1.4 Scope of Works

The above objectives will be achieved by completing the following tasks:

- Review of the available data relevant to the remediation of the site, provided by the previous investigation reports;
- Definition of remediation goals and acceptance criteria;
- Review of the literature on remediation technologies relevant to the site;
- Evaluation of available remediation options and selection of the most appropriate remedial strategy (or combination of strategies) for the site;
- Provision of information so that remedial works may be carried out in accordance with relevant laws and regulations;
- Provision of information to assist the contractor in preparation of a Work Health and Safety Plan (WHSP) and other site management/planning documents; and
- Development of a Sampling and Analysis Quality Plan (SAQP) for hotspot delineation and post-remedial validation.

1.5 Regulatory Framework

The following legislation, guidelines and standards were considered during the preparation of this RAP:

Legislation

- *Contaminated Land Management Act 1997* (CLM Act);
- Inner West Local Environmental Plan (2022);
- Leichhardt Development Control Plan (2013);
- Environmental Planning and Assessment Act (1979) as associated SEPPs and regulations including *State Environment Protection Policy (Resilience and Hazards) 2021*;
- Planning Secretary's Environmental Assessment Requirements Section 4.12(8) of the Environmental Planning and Assessment Act 1979 and Part 8 of the Environmental Planning and Assessment Regulation 2021
- *Water Management Act 2000* (Water Act); and

- *Work Health and Safety Act 2011 (WHS Act)* and associated regulations and codes of practice.

Guidelines

- NSW EPA (2014) *Waste Classification Guidelines*;
- NSW EPA (2017) *Guidelines for the NSW Site Auditor Scheme*;
- NSW EPA (2020a) *Consultants reporting on contaminated land, Contaminated Land Guidelines*;
- NSW EPA (2022) *Sampling Design Part 1 - Application*;
- NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure*;
- SafeWork NSW (2022a) *Code of Practice: How to Manage and Control Asbestos in the Workplace*, July 2022;
- SafeWork NSW (2022b) *Code of Practice: How to Safely Remove Asbestos*, July 2022; and
- WADOH (2009) *Western Australia Department of Health Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia*.

1.6 Deviations from RAP

During the course of the program, it may become necessary to vary the sequence and/or details of the site remediation and validation works to meet site constraints. At the time of preparing this RAP, there are a number of items that will need to be considered prior to undertaking remediation. If required, any deviation from the methodology specified in this RAP is to be properly documented and approved, as required under existing guidelines (NSW EPA, 2020).

Undertaking remedial works without the supervision of a qualified environmental engineer/scientist may lead to project delays and extra costs, due to additional investigation requirements imposed by an independent consultant, or the appointed Site Auditor, to confirm the environmental status of the site.

In worst case scenarios, waste materials removed from the site without proper characterisation and/or tracking, may lead to regulatory action and potential penalties, as described under the *Waste Regulation 2014* and the *Contaminated Land Management Act 1997*.

2. SITE DESCRIPTION

2.1 Property Identification, Location, and Physical Setting

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure A1**.

Table 2-1 Lot, Address and Zoning Data

Lot/DP	Address	Size (approx.) (m ²)	Current Zoning
Lot 1 DP539271	206 Parramatta Road, Annandale	1,000	E3
Lot 100 of DP1101482	130 Pyrmont Bridge Road, Annandale	640	E3
Lots 3-6 and 12 of DP976387	122-128 Pyrmont Bridge Road, Annandale	930	E3

Note 1 DP – Deposited Plan

Note 2 E3 – Productivity Support (*Inner West Local Environmental Plan, 2022*)

Site identification details pertinent to the site are presented in **Table 2-2**.

Table 2-2 Site Identification

Attribute	Description
Location Description	The site is situated on the northern side of the intersection between Parramatta Road and Pyrmont Bridge Road, in a mixed commercial / industrial and residential setting. It is surrounded by: - North: Commercial industrial warehouses, followed by high density residential; - East: Pyrmont Bridge Road, followed by a service station; - South: Parramatta Road, followed by commercial and residential buildings; and - West: Water Street, followed by commercial buildings, including a mechanics.
Site Coordinates	Northern eastern corner of site (GDA2020-MGA56): - Easting: 331110.87 - Northing: 6248907.943 (Source: https://portal.spatial.nsw.gov.au/explorer/index.html)
Site Area	Approx. 2,570 m² (Source: https://portal.spatial.nsw.gov.au/explorer/index.html)
State Survey Marks	Three State Survey marks (SS) are situated within close proximity to the site (approx. 100m) to the site: - SS208171: located on the corner of Pyrmont Bridge Road and Parramatta Road (approx. 10m south); - SS208276: located along Pyrmont Bridge Road (approx. 50m north-east); and - SS93746D: located along Parramatta Road (approx. 30m south). (Source: https://portal.spatial.nsw.gov.au/explorer/index.html)
Local Government Area	Inner West Council
Parish	Petersham
County	Cumberland

2.2 Local Land Use

The site is situated within an area of mixed use, as described in **Table 2-3**. The local sensitive receptors within close proximity to the site are also identified in this table.

Table 2-3 Local Land Uses

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	▪ Cahill Street, followed by residential and commercial properties.	▪ Commercial patrons/workers (directly adjacent). ▪ Residential occupants (directly adjacent).
East	▪ Pyrmont Bridge Road, followed by commercial properties, including a service station.	▪ Commercial patrons/workers (directly adjacent).
South	▪ Parramatta Road, followed by commercial and residential properties.	▪ Commercial patrons/workers (30m); ▪ Residential occupants (30m).
West	▪ Mathieson Street followed by residential properties.	▪ Residential occupants (directly adjacent). ▪ Johnstons Creek (55m)

2.3 Regional Setting

The topography, hydrogeology, geology and soil landscape information are summarised in **Table 2-4**.

Table 2-4 Regional Setting

Attribute	Description
Topography	The site slopes from RL15.56 mAHD along the eastern boundary to RL 12.82 mAHD in the north western corner of the site (Dunlop Thorpe & Co. Pty Ltd, 2016). The site appeared to have a gentle slope towards the west.
Site Drainage	Run off from the site is expected to flow to the adjacent streets, including Pyrmont Bridge Road to the south and Mathieson Street to the west. Any stormwater is expected to drain into the municipal stormwater system via various canals, which drain into the Rozelle Bay.
Regional Geology	The 1:100 000 scale Geological Series Sydney Sheet 9130 (Ref. DMR, 1983), indicates that the site is underlain by Hawkesbury Sandstone, comprising of medium to coarse-grained quartz sandstone.
Soil Landscapes	The NSW Government Department of Planning, Industry, and Environment eSPADE v2.2 website (DCCEEW, 2025) indicates that the site overlies the <i>Gymea – Erosional Landscape (gy)</i>. The landscape is occurs extensively throughout the Hornsby Plateau and along the foreshores of Sydney Harbour and the Parramatta and Georges River. It consists of undulating to rolling rises and low hills on Hawkesbury Sandstone, with local relief of 20-80m. Soils are identified as shallow to moderately deep Yellow Earths and Earthy Sands on crests and inside of benches.
Acid Sulfate Soil (ASS) Risk	The Inner West LEP Acid Sulfate Soils Map (Sheet ASS_008) indicates the site is partially situated in a 'Class 3' area. This signifies that works more than 1m below the natural ground surface or works which cause the water table to be lowered more than 1m below the natural ground surface requires development consent. Based on the results of the ASS investigation during the DSI (EI, 2025) and observed site geology,

Attribute	Description
	the presence of ASS on site is considered low and further investigation is not considered warranted.
Likelihood & Depth of Filling	Based on previous investigations completed by EI and JKE, a shallow layer (0.12 – 0.60 mBGL) of fill was observed at various areas of the site.
Typical Soil Profile	Based on previous investigations completed by EI and JKE, the expected typical soil profile at the site is a layer of anthropogenic filling, overlying residual soils with sandstone bedrock at shallow depths.
Depth to Groundwater	Based on previous investigations completed by JKE (2021), the expected groundwater depth is approximately 4.8 mBGL.
Nearest Surface Water Feature	▪ Johnstons Creek (approximately 55 m north-west) ▪ Rozelle Bay (approximately 1.6km north-east)
Anticipated Groundwater Flow Direction	Based on local topography groundwater flow is inferred to be towards the north-west, however, the DSI (EI, 2025) inferred groundwater flow towards the south-east. The groundwater flow should be investigated further during the additional groundwater assessment as outlined in Section 6.3 .

3. SITE CHARACTERISATION

3.1 Previous Investigations

Previous environmental investigations completed at the site included:

- JKE (2021) *Limited Environmental and Hazardous Materials Assessment, 122-128 & 130 Pymont Bridge Road and 206 Parramatta Road, Annandale NSW*, prepared by JK Environments, Report Ref. E33770PArpt-DRAFT, dated 28 January 2021.
- EI (2021) *Environmental Reporting for Proposed Health Care Facility; 122-128 & 130 Pymont Bridge Road and 206 Parramatta Road, Annandale NSW*, Report Reference: E25196.E99_Rev1, dated 16 June 2021.
- EI (2023) *Hazardous Materials Survey, 122-128 & 130 Pymont Bridge Road and 206 Parramatta Road, Annandale NSW*, prepared by EI Australia Pty Ltd, Report Ref. E25196.E10_Rev1, dated 5 October 2023.
- EI (2025) *Detailed Site Investigation, 122-128 & 130 Pymont Bridge Road and 206 Parramatta Road, Annandale NSW*, prepared by EI Australia Pty Ltd, Report Ref. E25196.E02_Rev3, dated 14 October 2025.

The above listed assessments are summarised in **Table 3-1**. Previous sampling locations and soil exceedances are presented in **Figure A2** and **Figure A3**, respectively; with summaries of previous soil and groundwater results presented as **Table B1** and **B2**, **Appendix B**.

Table 3-1 Summary of Previous Investigation Works and Findings (Entire Site)

Assessment Details	Project Tasks and Findings
JK (2021) Limited Environmental and Hazardous Materials Report	
Objectives and Scope of Work	To identify any past or present potentially contaminating activities at the site; identify the potential for site contamination; make a preliminary assessment of the soil and groundwater contamination conditions; and identify hazardous materials present within the site buildings. The scope of work included the following: ▪ Review of site information, including background and site history information from various sources outlined in the report; ▪ Site walkover inspection including safely accessible building areas for the presence and condition of hazardous buildings materials; ▪ Preparation of a preliminary CSM; ▪ Design and implementation of a sampling and analysis program; ▪ Evaluation of the analytical results with reference to relevant NSW EPA endorsed guidelines; and Preparation of a report detailing findings
Investigation Results	▪ This assessment identified asbestos in soil (friable in BH3, non-friable in BH4), along with some heavy metals and hydrocarbons that exceeded the ecological-based site criteria. ▪ Hydrocarbons in the form of volatile TRH and chlorinated VOCs were also identified in groundwater, with the TRH concentrations exceeding the human health-based SAC.

Assessment Details	Project Tasks and Findings
	▪ Risks from asbestos, heavy metals and TRHs in soil were assessed to be low in the context of the existing land use/site layout with no complete exposure pathway at the time. ▪ A potential pathway exists in relation to exposure to vapours from volatile contaminants in soil and/or groundwater.
Recommendations	▪ Conduct a detailed or destructive hazardous materials assessment of all hazardous building materials present on site. ▪ A due diligence soil vapour investigation to determine the potential human health risks associated with vapour intrusion. ▪ Complete Detailed Site Investigation (DSI) as required for any future proposed development on site. ▪ Complete an Acid Sulfate Soils assessment as required for any future proposed developments. ▪ Implementation of asbestos control measures during any works across the site which requires penetration of the concrete slab/pavement. This includes the preparation of a work specific Asbestos Management Plan (AMP) and engaging a specialist.
EI (2021) Peer Review of JKE (2021)	
Objectives	A peer review of a previous environmental assessment report to identify potential data gaps and to obtain development approval.
Findings	1 DSI to include soil sampling at four additional sampling location (at least) so that the final sampling strategy complies with the minimum density outline in the EPA (1995) <i>Sampling Design Guidelines</i>; 2 Soil vapour and ASS assessments to be integrated into DSI; 3 Improved delineation of the asbestos impact, as well as the soil vapour analysis, to be considered priorities for data gap closure; 4 Any site remediation will commence with removal of the asbestos hotspots (fill) in the vicinities of boreholes BH3 and BH4 (other hotspots may need to be remediated, depending of DSI results;
EI (2023) Hazardous Materials Survey	
Objectives	To undertake a qualitative risk assessment of the hazardous materials detected within the commercial buildings present on the site.
Findings	▪ Each of the four buildings were assumed to have corrugated asbestos cement sheeting ▪ Friable asbestos in the form of asbestos cement sheeting residue was assumed throughout the gutters and downpipes to all four buildings ▪ SMF and PCB containing materials were present in each of the four buildings ▪ Lead based paints were identified within the buildings at 206 Parramatta Rd.
EI (2025) Detailed Site Investigation	
Objectives	To further investigate the degree of any potential contamination by means of targeted intrusive sampling and laboratory analysis, for relative contaminants of concern.
Scope of Works	▪ Construction of test boreholes at six locations in a triangular grid pattern across accessible areas of the site; ▪ Conversion of two boreholes to soil vapour wells; ▪ Multiple level soil sampling within fill and natural soils and one round of groundwater

Assessment Details	Project Tasks and Findings
	sampling from four of the existing groundwater wells onsite; - One round of soil vapour sampling from the newly installed soil vapour wells; - Laboratory analysis of selected soil samples for relevant analytical parameters; and - Data interpretation and reporting.
Key Findings	- The sub-surface layers encountered comprised of a layer of filling to an average depth of 0.4 metres below ground level (mBGL), overlying residual sandy clays and sandstone bedrock; all of which was covered with 0.15 m of hardstand concrete. - Carcinogenic PAH concentrations within shallow fill at sampling locations BH203_0.2-0.3 (5.7 mg/kg), BH204_0.2-0.3 (29 mg/kg) and BH206_0.2-0.3 (4.6 mg/kg) exceeded the HIL-C criterion (4 mg/kg). - Copper concentrations sampling locations BH204_0.2-0.3 (3,100 mg/kg), BH206_0.2-0.3 (290 mg/kg) and BH206_0.5-0.6 (350 mg/kg) exceeded the adopted EIL criterion (130 mg/kg). - Zinc concentrations sampling locations BH204_0.2-0.3 (3,700 mg/kg) and BH206_0.5-0.6 (500 mg/kg) exceeded the adopted EIL criterion (320 mg/kg). - Heavy metal concentrations, including cadmium, copper, lead, nickel and zinc, were all reported above the adopted ANZG (2018) criteria. - Soil vapour sampling results reported Trichloroethene (TCE) at sampling location SV2 (0.23 mg/m³) above the adopted criterion of 0.02 mg/m³.
Conclusions and Recommendations	The site may be made suitable for the proposed redevelopment, subject to the implementation of the following recommendations: - Preparation and implementation of a Remediation Action Plan (RAP) for the asbestos and carcinogenic PAH contamination identified in the EI (2025) and JKE (2021) investigations and as stated in the peer review (EI, 2021b). - Designing supplementary investigations to close the data gaps identified during this investigation, including soil, groundwater and soil vapour conditions throughout inaccessible areas of the site. The supplementary investigations may be conducted after site demolition, when these areas are made available.

3.2 Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 - Guideline on Site Characterisation*, EI developed a conceptual site model (CSM) as part of the investigation phase assessing plausible linkages between potential contamination sources, migration pathways and receptors.

3.2.1 Subsurface Conditions

The general site lithology encountered during the previous investigations composed of a layer of hardstand concrete, underlain by a shallow layer of filling (0.12 – 0.60 mBGL), which overlay residual sands and clays which graded onto weather sandstone.

3.2.2 Groundwater

Groundwater was analysed across the site at four monitoring well locations (BH101M, BH103M, BH103M and MW3), three of which were previously constructed by EI, and one during the JKE investigation.

Standing water levels (SWLs) were recorded between 2.21 - 9.05 mBGL (12.24 - 6.425 mAHD) during the GME. SWLs were recorded at the highest point in BH101M (9.045 mBGL, 6.425 mAHD) and lowest point at MW3 (2.21 mBGL, 2.24 mAHD).

3.2.3 Existing Site Contamination

Intrusive investigations conducted by JKE (2021) and EI (2025) investigations identified impacted areas requiring remediation as follows:

- Asbestos impacted fill material at location BH3 (friable) and BH4 (non-friable), identified at depths of 0.25 mBGL. It is noted that fill material was identified up to depths of 0.4 and 0.6 mBGL at these locations, followed by sandstone bedrock.
- Carcinogenic PAH impacted fill material at sampling locations BH203_0.2-0.3 (5.7 mg/kg), BH204_0.2-0.3 (29 mg/kg) and BH206_0.2-0.3 (4.6 mg/kg). It is noted that fill material was identified up to depths of 0.3 and 0.7 mBGL at these locations, followed by sandstone bedrock.

The groundwater investigation results reported dissolved copper, cadmium, lead, nickel and zinc concentrations exceeded the adopted groundwater investigation levels (GILs), but were considered to represent background concentrations and do not pose a threat to future users of the site. Minor elevated TRH and CVOC concentrations were also identified within groundwater during the DSI (EI, 2025), however due to their low levels; these were not deemed to pose a threat to future users of the site.

3.2.4 Potential Sources, Exposure Pathways and Receptors

Following review of the previous investigations (**Section 3.1**), the potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this RAP are summarised in **Table 3-3**.

Table 3-2 Conceptual Site Model

Potential Source	Media	Potential Contaminants	Exposure Pathway	Potential Receptor	Source-Pathway-Receptor (S-P-R) Linkage Complete?
Asbestos contamination at BH3 and BH4 (JKE, 2021)	Soil	Asbestos	Inhalation of dust	Maintenance workers Demolition / construction workers Future site users	<u>Potentially complete.</u> Workers must use personal protective equipment (PPE) as per SafeWork NSW regulations.
Carcinogenic PAH contamination at BH203, BH204 and BH206 (EI, 2025)	Soil	PAH	Inhalation of dust Inhalation of vapours Dermal contact	Maintenance workers Demolition / construction workers Future site users	<u>Potentially complete.</u> Risk to future site receptors will be eliminated by basement excavation. Workers must use personal protective equipment (PPE) as per SafeWork NSW regulations.

Migration of mobile contaminants Filling of unknown quality and origin	Soil vapour	CVOCs	Inhalation of vapours	Maintenance workers Demolition / construction workers Future site users	<u>Potentially complete.</u> Risk to future site receptors will be eliminated by basement excavation. Workers must use personal protective equipment (PPE) as per SafeWork NSW regulations.
Building footprints (following demolition)	Soil and groundwater	Metals TRH BTEX PAH OCP/OPP PCB Asbestos	Inhalation of dust / groundwater / vapours	Maintenance workers Demolition / construction workers Future site users	<u>Potentially complete.</u> Workers must use personal protective equipment (PPE) as per SafeWork NSW regulations.

3.2.5 Data Gaps

Based on the information review for the CSM, EI consider the condition of the soil and groundwater underneath the building footprint to be the primary data gap for the site. EI therefore recommend the following:

- An additional site investigation (ASI) targeting the soil and groundwater underneath the building footprints (particularly within the southern section of 206 Parramatta Rd and western proposed deep soil zone), to be completed post site demolition, with analysis for potential contaminants.

4. REMEDIATION GOAL AND CRITERIA

4.1 Remediation Goal

The remediation goal is to make the site suitable for the proposed commercial land uses, in line with *State Environment Protection Policy (Resilience and Hazards) 2021*, Council's contaminated land policy and Planning Secretary's Environmental Assessment Requirements Section 4.12(8) of the Environmental Planning and Assessment Act 1979 and Part 8 of the Environmental Planning and Assessment Regulation 2021 (SEARs, App. No. SSD-84024470, dated 19 Jun 2025).

4.2 Remediation Criteria

Based on the proposed development (**Section 1.2**), the land use of the proposed development is equivalent to a generic NEPC (2013) setting of residential with minimal opportunities for soil access (HIL-B). The development drawings provided (**Appendix C**) indicate deep soil zones throughout along the western site boundary; however the majority of the site will be excavated for basement works.

The following remediation criteria were adopted for the site, as outlined in **Table 4-1**, and with individual criteria values tabulated within **Appendix E**. These were selected from available Tier 1 NSW EPA statutory made or approved guidelines, or NSW EPA non-statutory published or endorsed guidelines (where necessary), with due consideration of the exposure scenario that is expected for the site, the likely exposure pathways and the identified potential receptors.

Table 4-1 Remediation Acceptance Criteria

Medium	Guidelines	Rationale
Soil	NEPC (2013) HILs, HSLs, EILs, ESLs and Management Limits for TRH	Soil Health-based Investigation Levels (HILs) NEPC (2013) <i>HIL-B</i> thresholds for residential with minimal access to soils. Soil Health-based Screening Levels (HSLs) NEPC (2013) <i>HSL-D</i> thresholds to be applied for vapour intrusion, as commercial premises are designated for use on the ground floor (per Section 2.4.8, Schedule B(1) NEPC (2013)). Soil texture classification of clay soils will be applicable. Depth ranges of samples to be considered in accordance with NEPC (2013). Asbestos Health Based Screening Levels: Bonded ACM - HSL-B; Friable Asbestos: 0.001% w/w in all areas of the site; No visible asbestos on soil surface in all areas of the site. Management Limits for Petroleum Hydrocarbons Should the HSLs be exceeded for petroleum hydrocarbons, soil samples would also assessed against the NEPC 2013 <i>Management Limits</i> for the TRH fractions F1 – F4 to assess propensity for phase-separated hydrocarbons (PSH), fire and explosive hazards & adverse effects on buried infrastructure. Ecological Investigation Levels (EILs) / Ecological Screening Levels (ESLs) Soils samples will be assessed against the NEPC 2013 EILs/ESLs for urban residential land use scenarios. Ecological criteria has been adopted to assess the potential impact to potential landscaping areas where plants could be exposed to soils, and where precipitation may result in

Medium	Guidelines	Rationale
		subsurface infiltration and resulting leaching of contaminants. EILs and ESLs only apply to a depth to 2m below ground surface. EIL criteria for copper, nickel and zinc was derived using conservative Added Contaminant Limit (ACL) averages (pH = 5.5 / CEC = 5.5) with the Ambient Background Concentration (ABC) for a high traffic NSW suburb with aged soils.
	HEPA (2025) PFAS NEMP	National Environmental Management Plan The PFAS National Environmental Management Plan (NEMP) provides guideline values for PFAS compounds in soil. HILs are derived using the methodology consistent with assumptions set out in NEPC (2013). HIL-B criteria were chosen for the adopted criteria.
Groundwater	ANZG 2018, GILs for Marine Waters; and NEPC, 2013 Groundwater HSLs	Groundwater Investigation Levels (GILs) for Marine Water Given the nearest (ultimate) receiving water body, Rozelle Bay is a marine ecosystem, the ANZG (2018) <i>Trigger Values</i> for 95% level of protection of marine ecosystems were adopted. ANZG 2018 provides GILs for typical, slightly-moderately disturbed aquatic ecosystems, Trigger Values (TVs) for the 95% level of protection of aquatic ecosystems; however, the 99% TVs were applied for the bio-accumulative metals <i>cadmium</i> and <i>mercury</i> . Health-based Screening Levels (HSLs) The NEPC (2013) groundwater <i>HSL-D</i> thresholds for vapour intrusion in commercial land settings were applied to assess potential human health impacts from residual vapours resulting from petroleum, BTEX and naphthalene impacts.
	HEPA (2025) PFAS NEMP	National Environmental Management Plan The PFAS National Environmental Management Plan (NEMP) provides guideline values for PFAS compounds in aquatic ecosystems. The interim marine values guidelines values were applied.
	NJDEP (2021) Groundwater Screening Levels for Vapour Intrusion	Groundwater Vapour Intrusion Screening Levels The New Jersey Department of Environmental Protection provides the groundwater screening levels for vapour intrusion. Standards suggested by the USEPA for air vapour volatile organic compounds including chlorinated compounds. Note: In accordance with CRC Care (2011) Technical Report No.10 <i>Health screening levels for petroleum hydrocarbons in soil and groundwater</i> screening levels for carcinogenic compounds need to be multiplied by 10, to account for local Australian conditions (carcinogenic risk = 10^{-5}).

Prior to being removed from the site, any excavated soils must be classified in accordance with the NSW EPA (2014) *Waste Classification Guidelines*. Under these guidelines, waste soils are classified into the following groups: *General Solid Waste (including Virgin Excavated Natural Materials (VENM))*, *Restricted Solid Waste*, or *Hazardous Waste*, subject to chemical assessment. The chemical assessment must use NATA-registered laboratory methods for testing total contaminant concentrations and leachable contaminant concentrations using the *toxicity characteristics leaching procedure* (TCLP) methodology. Any soils containing asbestos would additionally be classified as *Special Waste - Asbestos Waste*.

In accordance with the *NSW Waste Regulation 2014*, waste soils must only be disposed to a waste facility that is appropriately licenced to receive the incoming waste. It is therefore recommended that confirmation is obtained from the waste facility prior the materials being removed from the site. In the case of *Asbestos Waste*, special tracking requirements include entering relevant details of the waste transfer into the NSW EPA [Integrated Waste Tracking](#)

Solution (IWTS) system (<https://www.epa.nsw.gov.au/Your-environment/Waste/transporting-asbestos-waste-tyres/tracking-asbestos-waste-with-iwts>), as described in **Section 7.2**.

Should the importation of 'clean' materials be required, to backfill remedial voids and bring the site to the intended finished floor levels, imported materials must be previously classified as *virgin excavated natural material* (VENM) or *excavated natural material* (ENM), or deemed suitable under another NSW EPA resource recovery exemption/order. In the absence of suitable validation information (as confirmed by the appointed environmental scientist), imported materials must be sampled and analysed to confirm suitability for on-site use. The corresponding methodology is outlined in **Section 8.1**.

5. REMEDIATION TECHNOLOGY

5.1 Regulatory Overview

Under the NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure*, the preferred hierarchy for site remediation and/or management is:

- On-site treatment of the contamination so that it is destroyed or the associated risk is reduced to an acceptable level; and
- Off-site treatment of excavated soil, so that the contamination is destroyed or the associated risk is reduced to an acceptable level, after which soil is returned to the site; or, if the above are not practicable:
 - Consolidation and isolation of the soil on-site by containment with a properly designed barrier; and
 - Removal of contaminated material to an approved site or facility, followed, where necessary, by replacement with appropriate material; or
 - Where the assessment indicates remediation would have no net environmental benefit or would have a net adverse environmental effect, implementation of an appropriate management strategy.

When deciding which option to choose, the sustainability (environmental, economic, and social) of each should be considered, in terms of achieving an appropriate balance between the benefits and effects of undertaking the method.

For this site, a number of remediation options were reviewed to examine the suitability of each method, the surrounding properties, geological and hydrogeological limitations and the following considerations:

- Development requirements (commercial / industrial);
- Prioritisation of works in areas of most concern;
- Ability of remedial method to treat contamination with respect to material and infrastructure limitations;
- Remedial timetable;
- Defensible method to ensure the site is remediated to appropriate levels / validation criteria; and
- Regulatory compliance.

5.2 Remediation Technologies Review

Various soil remediation options were reviewed to examine the suitability of each method, with due regard for the surrounding land uses, as well as the geological limitations. As a standard approach, a few typical remediation options were checked for their viability on this site. Each of the remediation technologies is summarised in terms of its suitability in **Table 5-1**.

Table 5-1 Remedial Technology Review - Soils

Remediation Methodology	Description	Advantages	Disadvantages	Suitability
No Action	'No Action' can be considered if: - There is no measurable contamination (i.e. contaminant concentrations are below adopted criteria); - Exposure is unlikely; and - Contaminants are not mobile.	No remediation costs. Creates minimal disturbance to the site. Retains material on-site.	Would pose limitations on land use options. May require an Environmental Management Plan (EMP) and ongoing monitoring.	Not suitable – Asbestos impacted fills soils require movement for redevelopment of the site.
On-site bioremediation	Excavated soils are thoroughly broken down and aerated, mixed with microorganisms and nutrients, stockpiled and aerated in above ground enclosures.	Cost effective if soils are reused on site. Lower disposal costs. Limited requirement to import fill material to site. Retains material on-site.	Significant area required. Undefined remediation timeframe. Potential for odour problems.	Not suitable – Not applicable for asbestos impacts in soil.
<i>In situ</i> treatment	<i>In situ</i> treatment of impacted soils within the smear zone and saturated zone using treatment methods such as soil vapour extraction, injection of oxidising agents etc.	Minimal disturbance (no excavation). Cost effective for large scale site remediation of light to mid-weight petroleum hydrocarbons. Potential to simultaneously remediate groundwater (if contaminated).	High establishment costs. Potential for odour problems. Requires detailed design and pilot trials.	Not suitable – Method is designed for widespread hydrocarbon impacts. Not applicable for asbestos impacts in soil or isolated hydrocarbon impacts.
Consolidation and/or capping	Risk minimisation approach where impacted soils are managed on-site by capping the ground surface with a clean, impermeable layer of fill material.	Effectively removes risk to human health by eliminating exposure pathways. Lower disposal costs. Limited requirement to import fill material to site. Retains material on-site	Detailed capping design required. Would pose limitations on land use. Typically requires EMP.	Not suitable – Key objective of the remedial strategy is to make the suite suitable without the need for on-going monitoring. Site also requires excavation for redevelopment, leaving no space for capping.
Excavation and off-site disposal	Excavate impacted materials. Transport directly to a licensed landfill facility. Reinstate site with imported clean fill material.	Fast – impacted material removed immediately, significantly reducing potential for impact to groundwater. No storage or treatment problems. Reduced vapour/odour issues as impacted materials removed from site. Minimal design and management costs.	High costs associated with the disposal of waste soils and importation of clean backfill). Requires waste classification prior to disposal, keeping of thorough waste records, waste tracking and reporting. Sustainability issues related with disposal to landfill.	Suitable – For meeting the key project objective to render the site suitable for the proposed land use. Moreover, bulk excavation of surplus soil will be required anyway under the proposed (basement) development.

Remediation Methodology	Description	Advantages	Disadvantages	Suitability
Monitored natural attenuation	Allowing the contaminants to biodegrade naturally, while monitoring spatial and temporal trends.	No disposal costs. Retains materials on site. Sustainable, cost effective remediation method.	Slow process. Potential for contamination to further impact the groundwater aquifer and nearby environmental receptors. Typically requires EMP and ongoing monitoring.	Not suitable – Not applicable for asbestos impacts in soil.

5.3 Preferred Remediation Option

Based on the available remedial technologies presented in **Table 5-1**, the proposed site development (mix-use residential and commercial), the potential risks to human health and the environment, as well as the relative cost effectiveness of feasible remedial techniques, the preferred remedial option for the site is:

- Excavation followed by off-site disposal of impacted soils to licensed waste facilities.

All wastes should be transported to appropriate, NSW EPA-licensed facilities, after classification in accordance with NSW EPA guidelines. All excavated (remediation) areas should be validated by base and wall soil sampling. If required, any backfilling should be undertaken with validated, imported (or recovered) excavated natural materials.

5.4 Remediation Works Category, Consent and Planning

5.4.1 SEPP (R&H) 2021 Requirements

In accordance with *State Environment Protection Policy (Resilience and Hazards) 2021* (i.e. *SEPP 2021*), the category of the remediation works defines whether consent is required prior to commencement. Under *SEPP 2021*, works where there is the potential for significant environmental impact are classed as *Category 1* and require development consent. *Category 2* works pose a low potential for environmental impact and do not therefore require prior consent. The determination for the subject site is outlined in **Table 5-2**.

Table 5-2 Remediation Works Category Determination

Significant Environment Impact	Yes/No	Category
Designated Development or State Significant Development	Yes	2
Critical or threatened species habitat	No	2
Impact on threatened species, populations, ecological communities or their habitats	No	2
In area identified environmental significance such as scenic areas, wetlands (see list*)	No	2
Comply with a policies made under council's contaminated land management policies	Yes	2
Is work ancillary to other development	Yes	2

Notes: * Environmental significance list -coastal protection, conservation or heritage conservation, habitat area, habitat protection area, habitat or wildlife corridor, environment protection, escarpment, escarpment protection or escarpment preservation, floodway, littoral rainforest, nature reserve, scenic area or scenic protection, or wetland.

Based on the above determination, the remediation works for the site are considered Category 2 will not require additional development consent. This RAP was prepared to comply with Condition 13 of the SEARs (App. No. SSD-84024470) and remediation works to make the site suitable would be integrated into the development consent issued for the SSDA.

Thirty days prior to commencement of remediation, notification to the council for the local government area (Inner West Council) is required. Council has the right of intervention after that time for a breach of the *EPA Act 1997* or non-compliance with *State Environment Protection Policy (Resilience and Hazards) 2021*. The notification will also serve as the basis for updating Council records on properties in the local government area and will:

- Be in writing;
- Provide contact details for the notice;
- Briefly describe the remediation work;
- Show why the work is considered Category 2 remediation work;

- Specify the property description and street address on which the remediation work is to be carried out;
- Provide a location map; and
- Provide estimates for commencement and completion dates of the work.

Provision of this RAP, as well as an indication of commencement and completion dates of the works in writing, is usually sufficient to meet the requirements of this notification.

5.4.2 Development Consent and Planning

All works must be in accordance with *Leichardt Development Control Plan (DCP) 2013* and any specific consent conditions issued for the SSDA as outlined in the SEARs (App. No. SSD-84024470).

The appointed site contractor must also prepare a site-specific Work Health and Safety Plan (WHSP) and Construction Environmental Management Plan (CEMP) for the project, covering human / environmental health and safety issues, as well as all measures required under the SSDA approval.

6. REMEDIATION WORKS

6.1 Remediation Sequence

The overall site remediation works will therefore include (though not necessarily be limited to):

- **Stage 1** – Preliminaries / site establishment
- **Stage 2** – Data gap investigation / closure
- **Stage 3** – Waste classification and excavation
- **Stage 4** – Validation and Reporting.

6.1.1 Contingent Action

Should additional impacted soils be encountered or unexpected finds be discovered during the course of the remediation program, or should any phase of the validation identify residual, gross contamination requiring additional remediation, then the procedures described under the Unexpected Finds Protocol (**Appendix D**) and/or the validation plan (**Section 8**) will be implemented, until the remediation goals have been achieved and the site is deemed suitable for the intended land use.

6.2 Stage 1 – Preliminaries and Site Establishment

6.2.1 DPHI Notification

The remediation works for the site are considered Category 1 and will require development consent (see **Section 5.4.1**) A list of all required work permits must be obtained from DPHI and arrangements are to be made to obtain the necessary approvals from the relevant regulatory authorities.

6.2.2 Site Preparation and Planning

The site should be prepared in accordance with the general requirements of the site management details outlined in **Section 5**. Before site works commence, the site contractor would prepare site specific plans including a WHSP, CEMP and AMP (as required by WHS legislation and DPHI development controls).

It will also be necessary to establish environmental controls, site access, security, fencing and any required warning signage prior to works commencement, if they have not already been established.

A project plan should also be developed to outline engineering design for excavation support (if required), water treatment requirements and design, staging of excavation works, stockpiling, waste stabilisation, waste material loading, traffic management and waste tracking.

The Project Plan should incorporate a staging plan that outlines the basic stages of the remediation works. The staging plan should include, but not be limited to:

- Staging of areas to be excavated;
- Areas designated for waste segregation, screening and storage (stockpiling), amenities, soil and groundwater treatment (if required);
- Truck movements to allow loading to mitigate impacts to surrounding land users and council infrastructure; and

- Details of any required environmental management measures such as, dust control.

As part of site planning, it is recommended that an initial remediation workshop/induction be considered by the appointed contractor(s) to further develop required remedial measures, outline asbestos management, excavation plans, waste classifications, and environmental management requirements. The appointed environmental consultant could provide further guidance in relation to environmental management measures to be applied during the remediation, asbestos removal and site validation activities.

6.3 Stage 2 – Data Gap Investigation / Closure

Following site demolition, assessment of site soils and groundwater underneath building footprints is required to confirm the presence or absence of potential contaminants (particularly asbestos in soils) and therefore site suitability.

The number of sampling points should be in accordance with the NSW EPA Sampling Design Guidelines (NSW EPA, 2022) and WADOH (2021), which specifies the required amount of sampling locations for possible asbestos (i.e. uncontrolled fill, building waste, demolished structure footprints).

The combined inaccessible area of the building footprint at the site has an approximate area of 1,550m², requiring a total of eight sampling points in accordance with the guidelines. An additional sampling point will be converted to a groundwater monitoring well. The additional soil investigation should target areas not previously investigated and the deep soil zone along the western boundary. The inaccessible area to be investigated, as well as proposed sampling locations, is presented in **Figure A4**. Soil and groundwater analysis of potential contaminants should be completed in accordance with **Table 8-1** and results compared against the adopted criteria shown in **Table 4-1**.

Any asbestos or contamination identified will require management (i.e. excavation and waste classification) in accordance with the procedures listed in **Section 6.5**.

6.4 Stage 3 – Waste classification and excavation

The currently defined remediation areas and initial extent of remediation ('hotspots') are shown in **Table 6-1** below, and also presented in **Figure A5**.

Table 6-1 Remediation Areas

Hotspot	Contaminant	Initial area of remediation	Initial depth of remediation
BH3 (JKE, 2021)	▪ Asbestos (friable)	5 m x 5 m (25 m ²)	0.6 mBGL
BH4 (JKE, 2021)	▪ Asbestos (non-friable)	5 m x 5 m (25 m ²)	0.6 mBGL
BH203 (EI, 2025)	▪ Carcinogenic PAH	5 m x 5 m (25 m ²)	0.3 mBGL
BH204 (EI, 2025)	▪ Carcinogenic PAH	5 m x 5 m (25 m ²)	0.4 mBGL
BH206 (EI, 2025)	▪ Carcinogenic PAH	5 m x 5 m (25 m ²)	0.7 mBGL

The remediation areas should be clearly marked out on the ground surface (using spray paint and/or star pickets and tape) prior to removal and validation.

Material handling and management procedures will be implemented as detailed in **Section 7** for any excavated material. Any material designated for offsite disposal must be classified in

accordance with NSW EPA (2014a) *Waste Classification Guidelines*. The procedure for waste classification will occur as follows:

6.4.1 Asbestos (BH3 and BH4 – JKE, 2021)

The previous JKE (2021) investigation identified asbestos impacted fill materials at two locations throughout the site; however the DSI (EI, 2023a) did not identify any ACM. Additional delineation samples are recommended to confirm the exact area of the hotspot contamination surrounding BH3 and BH4, in accordance with **Table 8-1**. Once the asbestos has been delineated, the removal and validation will be required as follows:

- Mark out the locations and segregate the areas (**Table 6-1**) centred on each of the previously identified impacted locations, as shown on **Figure A5**.
- The initial assumed vertical extents of contamination (**Table 6-1**) were based on sampling depths and fill depths from previous borehole logs (JKE, 2021)).
- Management of asbestos must be undertaken by a *Class A* licensed asbestos removal contractor.
- Since friable asbestos was identified, asbestos airborne fibre monitoring is required to assess appropriate asbestos controls are adequate;
 - Air quality data shall be checked daily and management thresholds actioned if exceeded as detailed in **Section 7.5**.
- Wet down all soil prior to excavation. Soil should be damp during all disturbance works, and staff will require implementation of asbestos related personal protective equipment (PPE), including the use of P2 dust masks.
- Using onsite machinery, excavate all soil material from within the defined areas. If further visible contamination is found, excavation should continue in the direction of the impacts, until it is no longer observed.
- Excavated material will be handled in accordance with the material management procedures presented in **Section 7.2**. Any stockpiles are to be placed on hardstand or builders plastic and covered to prevent cross contamination.
- Surface walkover inspection and validation samples would be collected by the Licensed Asbestos Assessor (LAA) from the exposed surfaces and analysed for asbestos, to demonstrate effective removal of contamination.
- Removal of asbestos impacted material from the site shall only be carried out by experienced asbestos contractors holding the appropriate SafeWork NSW and NSW EPA licenses, consents and approvals. All loads must be transported with a copy of the relevant Waste Classification Report for the waste load.
- The transportation and disposal of asbestos waste is regulated by the *Protection of the Environment Operations (Waste) Regulation 2014*. All asbestos waste must be disposed of at a licensed landfill according to waste classification under the NSW EPA (2014). All vehicles transporting soils with asbestos are to be tracked in accordance with NSW EPA requirements and registered on the *Integrated Waste Tracking Solution (IWTS)* system (<https://www.epa.nsw.gov.au/Your-environment/Waste/transporting-asbestos-waste-tyres/tracking-asbestos-waste-with-iwts>).

- Once the material has been removed from the site and the area validated, an asbestos clearance certificate can be completed issued by a suitably qualified professional (e.g. SafeWork NSW Licensed Asbestos Assessor) for the respective area.

6.4.2 Carcinogenic PAH (BH203, BH204 and BH206 – EI, 2025)

The DSI (EI, 2025) identified carcinogenic PAH soil contamination at three isolated locations (boreholes BH203, BH204 and BH206) across the site. Additional delineation samples are recommended to confirm the exact area of the hotspot contamination surrounding BH203, BH205 and BH206, in accordance with **Table 8-1**. Once the carcinogenic PAH has been delineated, the removal and validation will be required as follows:

- Mark out the locations and segregate the areas (**Table 6-1**) centred on each of the previously identified impacted locations, as shown on **Figure A5**.
- The initial assumed vertical extents of contamination (**Table 6-1**) were based on sampling depths and fill depths from previous borehole logs (EI, 2025).
- Using onsite machinery, excavate all soil material from within the defined volumes. If further visible contamination is found, excavation should continue in the impacted direction, until it is no longer observed.
- The excavated soils should be segregated, stockpiled on hardstand or builders plastic, covered and protected against erosion and runoff, to prevent any cross contamination. If impacts are observed or if validation is not achieved by laboratory analyses (**Section 8**), the excavation pit should be extended laterally or vertically, in the direction of impact ('chase out').
- Validation samples will be collected from excavation surfaces (walls and base) of the excavation pits and analysed for PAH. Validation assessment requirements are detailed in **Section 8.1**.

6.4.3 Waste Classification – Stockpiles

- Any material requiring excavation for the proposed construction works will be stockpiled.
- Stockpiled materials designated for waste classification would be collected at a rate of one sample per 25 m³ (minimum of three samples) up to 250 m³. For stockpiles exceeding 250 m³ but less than 2,500 m³, a minimum of 10 samples is required and 95% UCL statistical calculations of contaminant concentrations may be used for classification.
- The analytical suite for waste classification will include six priority metals (arsenic, cadmium, chromium, lead, mercury and nickel), TRH, BTEX, PAH, OCP, OPP, PCB and asbestos (10L samples for quantification analysis according to NEPM 2013), with Toxicity Characteristic Leaching Procedure (TCLP) testing (as required) and any additional chemicals of potential concern that may be identified during site remediation.
- Preparation of a Waste Classification report detailing the interpreted soil waste classification for each stockpile, NSW EPA (2014a) *Waste Classification Guidelines*, to enable appropriate off-site disposal.
- Excavated and stockpiled material will be handled in accordance with the material management procedures presented in **Section 7.2**.

6.4.4 Waste Management of Excavations

The general process for conducting appropriate waste characterisation, transport and disposal is as follows:

- Surplus fill and natural soil to be disposed from the site must be classified according to NSW EPA (2014) *Waste Classification Guidelines*.
- Waste Classification reports must be issued by the environmental consultant according to the assessed classification and quantity prior to off-site disposal.
- It is the responsibility of the appointed Site Manager to make arrangements for the Environmental Consultant to assess the need for additional sampling and analysis, to classify any additional spoil that is produced during the construction process.
- The earthworks contractor must identify suitably licenced waste landfill premises for disposal of waste materials and confirm that the premises will accept the waste in accordance with its Environmental Protection License.
- Waste classified soils for disposal shall be loaded onto NSW EPA-licensed waste vehicles for transport to the designated landfill premises.
- Waste transport contractors must carry a copy of the relevant Waste Classification with every transported load.
- The waste must be transferred to the designated premises in accordance with applicable legislation.
- The earthworks contractor must supply the individual waste dockets for each waste load to the environmental consultant via the Site Manager, in a timely manner. The waste dockets are required for validation reporting purposes.

Other important requirements as part of the waste management are as follows:

- Additional waste classification may be necessary for suspicious materials which exhibit odours or appear stained or discoloured. The discovery of such soils should be treated as “unexpected finds” and will trigger application of the Unexpected Finds Protocol provided in **Appendix D**. In this situation, the Environmental Consultant should be immediately consulted for evaluation and waste characterisation of the materials.
- A site log shall be maintained by the contractor for each discrete excavation (numbered locations) to enable the tracking of disposed loads against on-site origin and location of the materials.
- Transport of contaminated material should be via a clearly designated haul route from the site to the landfill premises that minimises exposure to sensitive communities. The proposed waste transport route should be notified to Council and truck dispatch shall be logged and recorded by the contractor for each load leaving the site.
- Each waste load should be disposed to a licensed waste facility authorised to accept the waste, in accordance with the relevant Waste Classification Reports, and documentation (waste dockets) confirming disposal must be maintained for reporting purposes.
- Environmental controls must be implemented to prevent exposure to workers and the public and are described further in **Section 7** of this RAP.
- Removal of asbestos materials (if found) from the site should only be carried out by licensed asbestos contractors holding the appropriate SafeWork NSW and EPA licenses, consents and approvals.

6.4.5 Management of VENM

During site works, virgin excavated natural materials (VENM), as defined in the NSW EPA (2014) *Waste Classification Guidelines*, may be identified as suitable for off-site re-use. Confirmation of the VENM waste classification must be made with the concurrence of appointed environmental consultant. The re-use of VENM at an off-site location must be approved in writing by the receiving site land owner before it is transported from the site.

The earthworks contractor must provide the following to the environmental consultant and client for reporting purposes:

- All approval documents and correspondence from the receiving site authority and approver;
- Details of VENM volumes excavated from the site, including the measured depth below existing ground level, or surveyed elevation of the VENM at the top and bottom excavation levels;
- Laboratory results from samples of designated material verifying a classification as VENM;
- A description of the VENM that was sent to the receiving site; and
- Copies of VENM weighbridge dockets, trip tickets and/or consignment disposal confirmation that confirms the date, exit time, and truck license plate and operator for each load.

In advance of VENM excavation, VENM must be protected from exposure to site contamination activities or materials. Measures to protect VENM from exposure to contamination may include:

- Covering VENM in-situ or in stockpile with plastic sheeting;
- Placing stockpiled VENM on top of protective plastic sheeting;
- Minimising time of exposure to the site environmental conditions; and
- Relocating contaminated soils and/or contaminating activities (i.e. plant refuelling) away from VENM.

6.4.6 Management of ENM

If the volume of natural soils to be removed includes up to 2% of foreign materials, then a classification of *excavated natural material* (ENM) might be achievable, subject to compliance with the ENM classification. This classification must be verified by sampling and laboratory analysis to confirm that the materials meet the specific chemical and other material requirements detailed in the NSW EPA *Excavated natural material order 2014*; and *The excavated natural material exemption 2014*.

6.4.7 Disposal of Contaminated Material and Waste Tracking

All contaminated materials excavated and removed from the site shall be disposed at an appropriately licensed landfill facility. Copies of all necessary approvals shall be provided to the environmental consultant prior to any contaminated material being removed from the site.

Details of all contaminated materials removed from the site shall be documented by the contractor including copies of weighbridge dockets, trip tickets and consignment disposal confirmation (where appropriate). Such information must be provided to the environmental consultant for reporting purposes.

The transportation and disposal of asbestos waste is regulated by the *Protection of the Environment Operations (Waste) Regulation 2014*. All asbestos waste must be disposed of at a licensed landfill according to waste classification under the NSW EPA (2014). All vehicles transporting soils with asbestos are to be tracked in accordance with NSW EPA requirements and registered on the *Integrated Waste Tracking Solution (IWTS)* system (<https://www.epa.nsw.gov.au/Your-environment/Waste/transporting-asbestos-waste-tyres/tracking-asbestos-waste-with-iwts>).

6.5 Stage 4 –Validation and Reporting

All results shall be presented in a Site Validation Report, prepared by the Environmental Consultant in accordance with the NSW EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. The report will document all aspects of the remediation and site validation program, include an assessment of the environmental data for remaining site

soils against the adopted remediation acceptance criteria and provide a clear conclusion that the site has been remediated to a suitable standard for the proposed land uses.

6.6 Remedial Contingencies

It is anticipated that the proposed remedial technology will be effective in dealing with the identified contamination; however, remedial contingencies may be required should the scenarios detailed in **Table 6-2** arise.

Table 6-2 Remedial Contingencies

Scenario	Remedial Contingencies/Actions Required
Highly contaminated soils not identified during previous investigations are encountered, particularly at site boundaries	Work to be suspended until the Environmental Consultant can further assess impacted soils / materials and associated risks. Follow the unexpected finds protocol as detailed in Appendix D of this RAP.
Additional underground storage tanks (USTs) are encountered at the site	Systems to be removed and the excavations appropriately validated and backfilled by experienced contractor. Tank removal works reported by appropriate environmental consultant in accordance with NSW EPA (2020b) <i>Guidelines for the implementation of the POEO (underground petroleum storage systems) Regulation 2019</i> and Australian Standard AS4976 (2008). Follow the unexpected finds protocol as detailed in Appendix D .
Asbestos wastes are encountered	Work to be suspended and asbestos work removed by a suitably qualified contractor, in accordance with SafeWork NSW regulations. Follow the unexpected finds protocol as detailed in Appendix D .
Residual soil impacts remain on-site between site boundary and any excavation	Review/assess soil conditions. Carry out site specific second tier risk assessment (if required). Review/assess potential vapour hazard. If there is a vapour risk additional remedial measures may be required such as installation of a vapour barrier or passive or active vapour extraction system. Amendment to RAP required.
Contaminated groundwater encountered	Review groundwater conditions on site (if required) and determine need for further investigation/remediation and/or longer-term management plan. Dewatering for the site will likely be required, and will need approval under the <i>Water Management Act 2000</i> . Remedial options may include natural attenuation, extraction, and bioremediation, phase-separated hydrocarbons (PSH) recovery using active pumping (including hydraulic control), installation of a groundwater permeability barrier, in situ oxidation or stabilisation. Amendment to RAP will be required.
Groundwater contaminant plume is identified and is migrating off-site, or there are increases in concentration due to increased infiltration	Review contaminant increase and analytes. Review active remediation alternatives (if necessary). Ensure down-gradient monitoring is undertaken. Carry out fate and transport modelling (if required) and assess the need for further action. Amendment to RAP required.
Contamination is identified near heritage items or significant trees	Stop work. Review contaminant concentrations and risks to heritage items /

Scenario	Remedial Contingencies/Actions Required
	flora. Assess human health and environmental risks if contamination remains in place. Review natural attenuation options.
Changes in proposed excavation depths or lateral extent	Review remediation works for the site.
Changes in proposed land use(s) at the site	Review remediation works for the site.

7. SITE MANAGEMENT

7.1 Responsibilities and Contacts

The responsibilities for the various parties involved with the remediation program are outlined in **Table 7-1**.

Table 7-1 Site Management Responsibilities

Responsible Party	Details/Contacts	Responsible for:
Project Manager	Principal contractor to be confirmed	Overall management of the site remedial activities.
Property Owner and Site Contractor	Cosgrove Group Pty Ltd and/or Principal Contractor	- Notification of site conditions to the NSW EPA under the duty to report contamination under the <i>Contaminated Land Management Act 1997</i>. - Registration of details of Site Audit Statement (if Auditor engaged). - Implementation of and compliance with the RAP. - Notification to contractors of the existence of RAP. - Provision of copies of the RAP.
Environmental Management Coordinator / Remediation Supervisor	Cosgrove Group Pty Ltd (and/or Principal Contractor) and Environmental Consultant	- Ensuring site remediation works are carried out in an environmentally responsible manner. - Liaison between the appointed Environmental Consultant and DPHI, providing regular updates and informing of any problems encountered. - Ensuring all environmental protection measures are in place and functioning correctly during site remediation works. - Reporting any environmental issues to owner.
Environmental Consultant	To be confirmed before remedial works are started	- Preparation of the RAP. - On-site management and guidance of the remedial works. - Coordination of validation works, documentation, notifications and permits required to conduct remedial works to a standard suitable of obtaining approval from the NSW EPA. - Completing validation sampling and monitoring as requested by the Remediation Contractor and dictated by the RAP. - Liaison between remediation contractor and the client. - Preparation and submission of supporting documentation for Site Auditor review.
Earthworks or Remediation Contractor	Engaged by Cosgrove Group Pty Ltd and/or Principal Contractor	- Ensuring all operations are carried out as identified in the RAP (remediation), as directed by the Project Manager and EMC. - Inducting all employees, subcontractors and authorised visitors on procedures with respect to

Responsible Party	Details/Contacts	Responsible for:
		site works, WHS and environmental management procedures. ▪ Reporting any environmental issues to EMC. ▪ Maintaining site induction, site visitor and complaint registers. ▪ Ensuring that fugitive emissions and dust potentially leaving the confines of the site are suitably controlled and minimised. ▪ Ensuring that water containing any suspended matter or contaminants is minimised, does not leave the site and is suitably controlled, so as not to pollute the environment. ▪ Ensuring that vehicles are cleaned and secured so that no mud, soil or water is deposited on any public roadways or adjacent areas. ▪ Ensuring that noise and vibration levels at the site boundaries comply with the legislative requirements. ▪ Preparation of site specific plans including WHSP and CEMP (and AMP if required) as stated in Section 6.2.
Consent Authority	DPHI	▪ Ensuring requirements of Development Consent and other planning instruments are met. ▪ Registration of details of a Site Audit Statement (if a requirement) on Planning Certificate.
Qualified Independent Consultant – NSW Accredited Site Auditor (if required)	Engaged by Cosgrove Group Pty Ltd and/or Principal Contractor	▪ Review of RAP, Site Validation Report. ▪ Preparation of Site Audit Statement and Site Audit Report. ▪ Review of updates, revisions or amendments as applicable. ▪ Provide interim audit advice of consultant or client submissions. ▪ Conduct inspections during remedial works.

7.2 Materials Handling and Management

Table 7-2 summarises the measures that should be implemented in respect of materials handling during remedial and bulk excavation works at the site.

Table 7-2 Materials Handling and Management Requirements

Item	Description/ Requirements
Earthworks contractors	Excavation of fill materials should be completed by a suitably qualified contractor to ensure: ▪ All employees and contractors are aware of the environmental and health and safety requirements to be adhered to. ▪ There is no discernible release of dust into the atmosphere as a consequence of the works. ▪ There is no discernible release of contaminated soil into any waterway as a consequence of the works.

Item	Description/ Requirements
Stockpiling of materials	- There are no pollution incidents, health impacts or complaints. - All site specific management plans such as CEMP (and AMP if required) should be followed. All stockpiles will be maintained as follows: - Stockpiles must be located on sealed surfaces such as sealed concrete, asphalt, or high density polyethylene. - Should stockpiles be placed on bare soils, which may occur adjacent to remediation areas, bare soil should be lined with builder's plastic before stockpile placement in locations that do not pose any environmental risk, and covered with builder's plastic. - Excavated soils should be stored in an orderly and safe condition ($\leq 2\text{m}$ height). - Stockpiles should be battered with sloped angles to prevent collapse. - Stockpiles should be covered after being lightly conditioned by water sprinkler to prevent dust blow and control odours. - Air emissions to be controlled, if required, by using a hydrocarbon mitigation agent, such as BioSolve®, Pinkwater®, Anotech® or an equivalent product selected by the contractor, in combination with the fine mist spraying. - Should the stockpile remain <i>in situ</i> for over 24 hours, silt fences or hay bales should be erected around each stockpile to prevent losses from surface erosion (runoff). - Stockpiles shall be strategically located to mitigate environmental impacts while facilitating material handling requirements.
Loading of material	Loading of stockpiles / materials will be as follows: - Transport of contaminated material off the site is to be via a clearly distinguished haul route. - Measures shall be implemented to ensure that no contaminated material is spilled onto public roadways or tracked off-site on vehicle wheels. Such measures should include the use of a wheel washing/cleaning facility, placed before the egress point on the site, and should be able to handle all vehicles and plant operating on-site. - Residue from the cleaning facility should be collected and either dewatered on site in a contained / bunded area, or disposed as a slurry to an approved facility. Such residue will be deemed contaminated unless proven otherwise.
Transport of materials	Prior to being assigned to an appropriate waste disposal facility, all waste fill/soils will be classified in accordance with the NSW EPA (2014) <i>Waste Classification Guidelines</i>. If prior immobilisation treatment of the waste soils is required, disposal consent will be obtained from the NSW EPA prior to spoil transport. - All trucks transporting soils from the site are to be covered with tarpaulins (or equivalent). - All haulage routes for trucks transporting soil, materials, equipment and machinery shall comply with all road traffic rules, minimise noise, vibration and odour to adjacent premises, utilise state roads and minimise use of local road. - All deliveries of soil, materials equipment or machinery should be completed during the approved hours of remediation and exit the site in a forward direction. - Removal of waste materials from the site shall only be carried out by a recognised contractor holding the appropriate NSW EPA licenses, consents and approvals. - Waste materials must be transported less than 150km from the source (POEO 1997, Waste 2014) and landfills are required to be licensed for the category of waste they are scheduled to receive. Additional conditions apply to material that is classified as Hazardous Waste.

Item	Description/ Requirements
Material tracking	Materials excavated from the site should be tracked from the time of excavation until disposal. Tracking of the excavated materials should be completed by recording the following: ▪ Origin of material; ▪ Material type; ▪ Approximate volume; and ▪ Truck registration number. Disposal locations will be determined by the remediation contractor. Disposal location, waste disposal documentation (weighbridge dockets) and the above listed information should be provided to the remediation consultant for reporting purposes. The transportation and disposal of asbestos waste is regulated by the <i>Protection of the Environment Operations (Waste) Regulation 2014</i>. All asbestos waste must be disposed of at a licensed landfill according to waste classification under the NSW EPA (2014) Waste Classification Guidelines. All vehicles transporting soils with asbestos are to be tracked in accordance with EPA requirements and registered on the Integrated Waste Tracking Solution (IWTS) system (https://www.epa.nsw.gov.au/Your-environment/Waste/transporting-asbestos-waste-tyres/tracking-asbestos-waste-with-iwts).
Material visual inspection prior to validation sampling.	Following the completion of remedial works as specified within this RAP, the following applies: ▪ A suitably qualified environmental consultant should undertake a visual inspection of the work area. If visual observations indicate contamination, the earthworks contractors should rectify any issues arising from the inspection (i.e. further excavation or 'chasing out' until soils show no evidence of contamination based on visual inspection and/or odours). ▪ Following satisfactory completion of the visual inspection, validation sampling of soils should be completed. Validation sampling is discussed in Section 8. Only following satisfactory validation will remedial works be deemed as completed.

7.3 Environmental Management

All remediation work must be undertaken with due regard to the minimisation of environmental effects and meet all statutory environmental and safety requirements. The WHSP, CEMP and AMP (if required) must therefore address the issues identified in **Table 7-3**.

Table 7-3 Environmental Management Requirements

Category	Measure
Site Stormwater Management and Control	Appropriate measures shall be taken to ensure that potentially contaminated water does not leave the site. Such measures should include, but not be limited to: ▪ Diversion and isolation of any stormwater from any contaminated areas; ▪ Provision of sediment traps including geotextiles or hay bales; and ▪ Discharge of any water to drains and water bodies must meet the appropriate effluent discharge consent condition under the <i>Protection of the Environment Operations Act 1997</i>.
Soil Management	Appropriate measures shall be taken to ensure soils are excavated using an appropriate methodology to reduce nuisance dust and odours from leaving the boundary, and soils are disposed of in accordance with the NSW Government <i>Protection of the Environment Operations (Waste) Regulation 2014</i>.
Dust and Odour	Control of dust and odour during the course of the remediation works shall be

Category	Measure
	maintained by the contractor to ensure no nuisance dust or odours are received at the site boundary according to requirements of the SSD Consent and/or Leichardt DCP. Action levels and specific control measures would be described in the site CEMP and may include, but not necessarily be limited to the following: ▪ Site wide water spraying, as and when appropriate, to eliminate wind-blown dust; ▪ Use of mist sprays, and/or sprinklers on stockpiles, fill screening areas and loaded fill to lightly condition the material; ▪ Use of tarpaulin or tack-coat emulsion or sprays to prevent dust blow from stockpiles or from vehicle loads; ▪ Covering of stockpiles or loads with polythene or geotextile membranes; ▪ Restriction of stockpile heights to 2m above surrounding site level; ▪ Ceasing works during periods of inclement weather such as high winds or heavy rain; and ▪ Regular checking of the fugitive dust and odour issues to ensure compliance with the CEMP requirements, undertaking immediate remedial measures to rectify any cases of excessive dust or odour (e.g. use of misting sprays or odour masking agent). It is advised that all site workers use adequate dust masks during soil excavation and that machine operators remain within an enclosed, air conditioned cabin.
Noise and Vibration	Noise and vibration will be restricted to reasonable levels. All plant and machinery used on site will be noise muffled to ensure emissions do not breach statutory levels as defined within the SSD Consent and/or Leichardt DCP.
Hours of Operation	Working hours will be restricted to those specified in the site specific DA conditions.
Community Engagement	Community engagement should be carried out in accordance with Schedule B(8) of the NEPM (NEPC, 2013). Prior to the commencement of any remediation works at the site, every owner and occupier of any land located either wholly or partly within 100m of the boundary of the premises (including local council) should be notified at least 30 days in advance. The notice should include: ▪ Advice of demolition and excavation work to be carried out on the premises; ▪ State the time and date such work is to commence; ▪ Indicate that the works are being conducted to minimise any risk of site contamination impacting on off-site receptors; ▪ Provide appropriate site signage at an easily readable location on the site fencing, including site contact name and phone number to be contacted should any matter arise; and ▪ Provide contact information and procedure for registering any complaints.
Incident Management and Community Relations	While various environmental management and occupational safety plans will be developed to protect human health and the environment, incidents may occur which pose a risk to the various stakeholders. To mitigate these risks and ensure that a suitable response is carried out quickly, a response plan to any incident that may occur on site should be prepared and various responsibilities assigned. The site health and safety plan and environmental management plan should document these procedures and responsibilities, and incident contact numbers should be maintained in an on-site register. All other relevant emergency contact numbers such as Police, Fire Brigade, and Hospital should be listed in the Health and Safety Plan and posted on-site for easy access.

7.4 Contingency Plan for Environmental Incidents

A contingency plan to deal with incidents that could arise during the proposed remediation works must form part of the site-specific plans: WHSP, CEMP and AMP (if required). Refer to **Table 7-4** for a selection of potential issues that may require specific management. The Unexpected Finds Protocol (**Appendix D**) should also be followed should an incident occur.

Table 7-4 Contingency Management

Anticipated Problems	Corrective Actions
Chemical / Fuel Spill	Stop work, notify above site project manager. Use accessible soil or appropriate absorbent material on site to absorb the spill (if practicable). Stockpile the impacted material in a secure location, sample and determine the appropriate disposal/treatment option.
Additional Asbestos Identified	Stop work, notify above site project manager. Follow the unexpected finds protocol and asbestos assessment procedure as detailed in Appendix D of this RAP. A suitably qualified environmental consultant/occupational hygienist to assess risk to workers and assess whether asbestos air monitoring required.
Excessive Dust	Use water sprays to suppress the dust or stop site activities generating the dust until it abates.
Excessive Noise	Identify the source, isolate the source if possible, modify the actions of the source or erect temporary noise barriers if required.
Excessive Odours / Vapours	Stage works to minimise odours/vapours. If excessive organic odours/vapours are being generated, stop works and monitor ambient air across site for organic vapours with a Photo-ionisation Detector (PID) and odours at site boundaries. Implement control measures including respirators for on-site workers, use of odour suppressants, wetting down of excavated material. No nuisance odours shall be detected at any site boundary as part of the remedial works. Should odour emissions be detected at or beyond the site boundary, it is recommended, as part of the CEMP and community consultation, that the Remediation Contractor and the Project Manager notify the owners and occupiers of premises adjoining and across the road from the site regarding potential odour issues. Notification should be in writing. . In the notification, as well as on street signage, provide contact details of the site personnel for anyone who may be concerned by odour emission during the remediation. Site works are to be temporarily paused to allow for excess odour to subside to a level acceptable by off-site receptors, should it be necessary, after implementation of the above-listed control measures. Record logs for volatile emissions and odours. Such records should be kept on-site and made available for inspection on request. In regard to off-site impact from petroleum vapour, odour is generally detected at concentrations much lower than what will constitute a health-based risk. Measures listed above for odour control (Table 7-3) may also be applied for vapour control.
Excessive Rainfall	Ensure sediment and surface water controls are operating correctly. If possible divert surface water away from active work areas or excavations.
Water in Excavations	Collect samples and assess against relevant POEO requirements to enable disposal options to be formulated.
Leaking Machinery or Equipment	Stop the identified leak (if possible). Clean up the spill with absorbent material. Stockpile the impacted material in a secure location, sample and determine the

	appropriate disposal/treatment option.
Failure of Erosion or Sedimentation Control Measures	Stop work, repair failed control measure.
Unearthing Unexpected Materials, Fill or Waste	Stop activities, contact the site project manager. Follow the unexpected finds protocol as detailed in Appendix D of this RAP. Prepare a management plan if required, to address the issue.
Identification of Cultural or Building Heritage Items	Stop work and notify site project manager. Follow the unexpected finds protocol as detailed in Appendix D of this RAP. Prepare action or conservation plan as required.
Equipment Failures	Ensure that spare equipment is on hand at site, or that the failed equipment can be serviced by site personnel or a local contractor.
Complaint Management	Notify Client, Project Managers and Environmental Consultant (if required) following complaint. Report complaint as per management procedures. Implement control measures to address reason of complaint (if possible). Notify complainant of results of remedial actions.

7.5 Work Health and Safety Plan (WHSP)

As required by the NSW *Work Health and Safety Act 2011* and associated regulations, a WHSP should be prepared, to manage the health and safety of site workers and nearby residents, and address such issues as site security, exclusion zones, excavation safety, asbestos, vibration, noise, odour and dust levels. The plan should address the risks during the remediation works and cover site specific requirements associated with the contaminants present within the site soils and groundwater.

The site officer responsible for implementing health and safety procedures should induct all site personnel so that they are aware of and comply with, the requirements of this document. It is the contractor's responsibility, with assistance from client/owner(s) of the site to ensure that all other permits, approvals, consents or licences are current. The following hazards and mitigation measures relevant to the remedial works are summarised in **Table 7-5**.

Table 7-5 Remedial Hazards

Anticipated Problems	Corrective Actions
Chemical Hazards	Contaminated sites have chemical compounds, substances or materials that may present a risk to human health and the environment. Chemicals of concern, asbestos and associated risks are as detailed within the Conceptual Site Model, within Section 3 . The site specific WHSP should set out controls to mitigate any potential risks.
Physical Hazards	The following hazards are associated with conditions that may be created during site works: ▪ Heat exposure; ▪ Buried services; ▪ Buried waste (including asbestos); ▪ Buried underground tanks; ▪ Noise, vibration and dust; ▪ Electrical equipment; and ▪ The operation of heavy plant equipment.
Personal Protective Equipment and	Personnel should, wherever possible, avoid direct contact with potentially contaminated material. Workers are to ensure that surface waters or groundwater is not ingested or swallowed and that direct skin contact with soil and water is avoided. Standard PPE with

Anticipated Problems	Corrective Actions
Monitoring	the addition of disposable P2 dust masks as specified for the contractor will be sufficient for the prescribed remedial works. Standard PPE includes: ▪ Long sleeve shirt and trousers; ▪ Steel-toe footwear; ▪ Safety glasses (as required); ▪ Helmet (as required); and ▪ Hi-vis vest/clothing (as required).

Asbestos Air Monitoring

Air monitoring is required for the removal of friable ACM. It is recommended that air monitoring is conducted during any works involving the removal of ACM, to ensure that the implemented controls are sufficient and not posing a risk to adjacent site users and nearby general public.

Asbestos air monitoring must be conducted in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres* [NOHSC: 3003 (2005)] and analysed by a NATA-accredited laboratory. The criteria and actions that will apply to this project are summarised in **Table 7-6**.

Table 7-6 Asbestos Criteria for Air Monitoring

Control Level (fibres/mL)	Control / Action
< 0.01	No Action. Continue with existing control measures.
≥0.01	Asbestos Consultant to notify Project Manager of results as soon as practicable. Project Manager to notify/engage a Licensed Asbestos Removal Contractor. Asbestos Consultant and Project Manager to review current control measures and improve, where applicable. This may include improved work practices, use of further control measures (e.g. plastic screening or wet wiping techniques) or changing the work methodology.
≥0.02	Asbestos Consultant to notify Project Manager of results as soon as practicable. Asbestos Consultant to advise Licensed Asbestos Removal Contractor to <u>stop work</u> immediately. Asbestos Consultant to conduct investigations to establish cause of problem. Asbestos Consultant to advise Licensed Asbestos Removal Contractor on necessary works to rectify problem. Asbestos air monitoring to be continued by Asbestos Consultant. Contractors will be allowed to return to works area after results are <0.01 fibres/mL.

Contingent asbestos assessment procedure is described below:

Asbestos Assessment Procedure:

In addition to the above, should additional asbestos be suspected or identified in soil during the walkover inspections or remediation excavation, further assessment for asbestos, preferably using test pitting, should be carried out prior to disturbance of site soils. The assessment procedure is described below:

1. Follow the Unexpected Finds Protocol and notify the appointed Environmental Consultant.

2. The appointed consultant to design investigation program to delineate asbestos impacts in soil in accordance with relevant, EPA endorsed, asbestos assessment guidelines.
3. If not already prepared, an Asbestos Management Plan should be prepared by the appointed remediation contractor for the remedial works program.
4. Areas impacted by asbestos should be segregated from the remainder of the site, and marked by prominent features that withstand weathering (e.g. star picket and danger tape).
5. Undertake separate waste classification assessments for areas impacted by asbestos and the remainder of the site.
6. Soils from asbestos-impacted areas will need to be excavated and disposed of separately from the remainder of the site. Should temporary stockpiling be required, the material handling and management requirements in **Section 7.2** should be followed.
7. Validate underlying materials after complete removal of asbestos-impacted soils on site.
8. Asbestos Assessment:
 - Asbestos quantification analysis will be conducted in hot spot locations and other areas earmarked for excavation and disposal.
 - Asbestos analysis will be conducted from 10L samples according to NEPC (2013) protocol from areas where there will be exposed soil (landscaped areas) or for validation.

8. VALIDATION SAMPLING AND QUALITY PLAN

The remediation of the impacted soil areas will be deemed acceptable based on the achievement of the following validation objectives:

- **Remedial Excavations** – Validation of the natural remedial excavation surface and/or walls and bases of excavations where contaminated soils have been removed will involve sampling and analysis to ensure that contaminant concentrations are below the *Remediation Acceptance Criteria* (**Appendix E**). The sampling frequency will be in accordance with the NEPC (2013) and NSW EPA (2022) Sampling Design Guidelines. All tests shall be performed by NATA-accredited environmental analytical laboratories.
- **Backfill Materials** – Should backfilling be required, validation of imported fill (or excess on-site) materials used for the backfilling of remediated areas would be required to verify their suitability for the proposed land use

8.1 Remedial Excavations and Soil Validation Methodology

Validation sampling will be undertaken following the removal of identified contaminated material to ensure that the vertical and lateral extent of the contamination has been defined, as outlined in **Table 8-1**. Should additional contamination be identified, it would be “chased out” where appropriate until material exceeding the validation criteria has been removed. Soil sampling and handling of the collected samples will be as described in **Table 8-2**.

Table 8-1 Validation Sampling Design

Remediation Area	Sampling Density	Chemicals of Concern
Asbestos impacted areas – delineation (BH3 and BH4)	1 sample per 5m direction from borehole location (i.e. a 5m x 5m box)	Asbestos (500mL NEPM Quantification)
Asbestos hotspot removal and validation	Walls – 1 sample per 5m Base – 1 sample per 25m ²	Asbestos (500mL NEPM Quantification)
PAH impacted areas – delineation (BH203, BH204 and BH205)	1 sample per 5m direction from borehole location (i.e. a 5m x 5m box)	PAH
PAH hotspot removal and validation	Walls – 1 sample per 5m Base – 1 sample per 25m ²	PAH
Additional Soil Investigation (following demolition)	8 sampling locations distributed in a triangular grid. Samples collected of fill and natural soil.	Fill: Metals ¹ , TRH, BTEX, PAH, OCP, OPP, PCB and asbestos (quantification and NEPM 10L field sieving) Natural: Metals ¹ , TRH, BTEX, PAH
Additional Groundwater Investigation (following demolition)	4 groundwater samples from all newly and previously installed wells	Metals ¹ , TRH, BTEX, PAH, VOCs and phenols
Stockpiled materials	Any soil material stockpiled on-site for off-site disposal (not pre-classified), will be sampled for waste classification purposes at a rate of one per 25m ³ (with a minimum of 3 samples	Metals ¹ , TRH, BTEX, PAH, OCP, OPP, PCB and asbestos

Remediation Area	Sampling Density	Chemicals of Concern
	for stockpiles <25m ³) up to 250 m ³ . For stockpiles >250m ³ but <2,500 m ³ in size, a statistical analysis approach may be used for classification, with the collection of at least 10 samples	
Excavation Soils (Fill and Natural)	Surplus soil materials to be disposed from the site must be classified according to NSW EPA (2014) <i>Waste Classification Guidelines</i> .	Metals ¹ , TRH, BTEX, PAH, OCP, OPP, PCB and asbestos
Imported soil materials	Any material imported as fill, is to be certified as either Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM) criteria by the supplying contractor. If material cannot be certified, it may be sampled at a rate of one per 25 m ³ (with a minimum of 3 samples for stockpiles <25 m ³).	Metals ¹ , TRH, BTEX, PAH, OCP, OPP, PCB and asbestos

Note 1 Metals = Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Zinc.

Excavation of identified contaminated material shall continue until the analytical results indicate compliance with the criteria (i.e. either the concentrations of all contaminants are within the criteria, or the 95% upper confidence limit (UCL) of the average concentration for each detected parameter is within the corresponding criterion). If results indicate that additional excavation is necessary, the excavation shall be extended until the excavation surface samples indicate that the location is validated as meeting the criteria for each respective contaminant.

Table 8-2 Validation Sample Collection and Handling Procedures

Action	Description of Required Works
Sample Collection	Soil validation sampling will be directly from the exposed (excavated) surface, or from the material brought to the surface by the backhoe / excavator bucket. Sampling data shall be recorded to comply with routine chain of custody requirements. Validation samples will be field screened for the presence of volatiles on site using a PID (if hydrocarbon contaminants are identified). Analysis of the head-space within a snap lock bag filled with sampled soil (at an approximate 1:5 soil to air ratio) and left to equilibrate. A small hole is made through the snap lock seal and the probe of the PID inserted. The VOC reading for the sample is recorded and provides information as a guide to vapour impacts to site.
Sampling, Handling, Transport and Tracking	▪ The use of stainless-steel or disposable (one time use) equipment. ▪ All sampling equipment (including hand tools or excavator parts) to be washed in a 3% solution of phosphate free detergent (Decon 90), followed by a rinse with potable water prior to each sample being collected. ▪ Direct transfer of the sample into new glass jars, bottles, vials or plastic bags is preferred, with each plastic bag individually sealed to eliminate cross contamination during transportation to the laboratory. ▪ Label sample containers with individual and unique identification including Project No., Sample No., depth, date and time of sampling. ▪ Place sample containers into a chilled, enclosed, and secure container for transport to the laboratory.

Action	Description of Required Works
Sample Containers and Holding Times	- Provide chain of custody documentation to ensure that sample tracking and custody can be cross-checked at any point in the transfer of samples from the field to the laboratory. - Metals - 250g glass jar / refrigeration 4°C / 6 months (maximum holding period). - TRH/BTEX - 250g glass jar / refrigeration 4°C / 14 days (maximum holding period). - PAH/OCP/OPP - 250g glass jar / refrigeration 4°C / 14 days (maximum holding period). - Asbestos - up to a 10 Litre resealable plastic (polyethylene) bag / no refrigeration / indefinite holding time.
Field QA/QC	Quality assurance (QA) and quality control (QC) procedures will be adopted throughout the field sampling program, to ensure sampling precision and accuracy, which will be assessed through the analysis of 10% field duplicate/replicate samples. Appropriate sampling procedures will be undertaken to prevent cross contamination, in accordance with EI's Standard Operating Procedures Manual. This will ensure: - Standard operating procedures are followed; - Site safety plans are developed prior to works commencement; - Split duplicate field samples are collected and analysed; - Samples are stored under secure, temperature-controlled conditions; - Chain of custody documentation is employed for the handling, transport and delivery of samples to the contracted environmental laboratory; and - Contaminated soil, fill or groundwater originating from the site area is disposed in accordance with relevant regulatory guidelines. In total, field QA/QC will include one in 10 samples to be tested as intra-laboratory, blind field duplicates, one in 20 samples to be tested as inter-laboratory, split field duplicates, as well as one VOC trip blank, one VOC spike sample per sample batch and one equipment wash blank (rinsate blank) per sample day.
Laboratory Quality Assurance and Quality Control	The contract laboratory will conduct in-house QA/QC procedures involving the routine analysis of: - Reagent blanks; - Matrix spike and surrogate recoveries; - Laboratory duplicates; - Calibration standards and blanks; - Control standards; and - Statistical analysis of each QC measure.
Achievement of Data Quality Objectives	DQOs are to be achieved and an assessment of the overall data quality should be presented in the final validation report, in accordance with the EPA (2017) <i>Guidelines for the NSW Site Auditor Scheme</i>.

8.2 Validation Reporting

Once validation assessment as listed in **Section 8.1** is achieved, all results shall be presented in a Site Validation Report, prepared by the Environmental Consultant in accordance with the NSW EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. The validation report will document all desk study findings, fieldwork, laboratory

analyses, conceptual site model, the implementation of the RAP, investigation methodologies and results, data quality assessment, and conclusions and recommendations.

The site validation report will provide a clear concluding statement that the site has been remediated to a suitable standard for the proposed development. It will be submitted for DPHI and/or a Site Auditor (if engaged) at the completion of the remediation works program.

9. CONCLUSION

This RAP has been prepared to inform the remediation works at 122-128 & 130 Pymont Bridge Road and 206 Parramatta Road, Annandale. Remediation of impacted soils was deemed required in order to render the site suitable for the proposed development.

The purpose of this RAP is to establish a sequential process for remediation and validation works, to support the proposed site redevelopment in compliance with Condition 13 of SEARs (SSD-84024470) and the *State Environment Protection Policy (Resilience and Hazards) 2021*.

The objectives of this RAP, as outlined in **Section 1.3**, have been addressed and the preferred remedial approach involves excavation of impacted materials, followed by waste classification and off-site disposal according to NSW EPA (2014) *Waste Classification Guidelines*. It is envisaged that the remediation works will be implemented in stages, as follows:

- **Stage 1** – Preliminaries / site establishment
- **Stage 2** – Data gap investigation / closure
- **Stage 3** – Waste classification and excavation
- **Stage 4** – Validation and Reporting.

This RAP provides protocols for the appropriate management of any unexpected finds that may be discovered during the course of the remediation works. In addition, should any phase of the validation assessment identify residual contamination requiring additional remediation, the procedures described under the validation plan (**Section 8**) will be implemented until the remediation goals have been achieved and the site is deemed suitable for proposed land use.

In conclusion, EI considers that the site can be made suitable for the proposed land use through the implementation of the site remediation and validation process described in this RAP.

10. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of PWD Camperdown Pty Ltd ATF PWD CD Health Trust (the client), being the only intended beneficiaries of our work. The scope of the RAP is limited to that agreed with our client.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The methods and conclusions presented in this report are based on a limited investigation of conditions, with specific sampling locations chosen to be as representative as possible under the given circumstances.

EI's professional opinions are reasonable and based on its professional judgment, experience, training and results from analytical data. EI may also have relied upon information provided by the Client and other third parties to prepare this document, some of which may not have been verified by EI.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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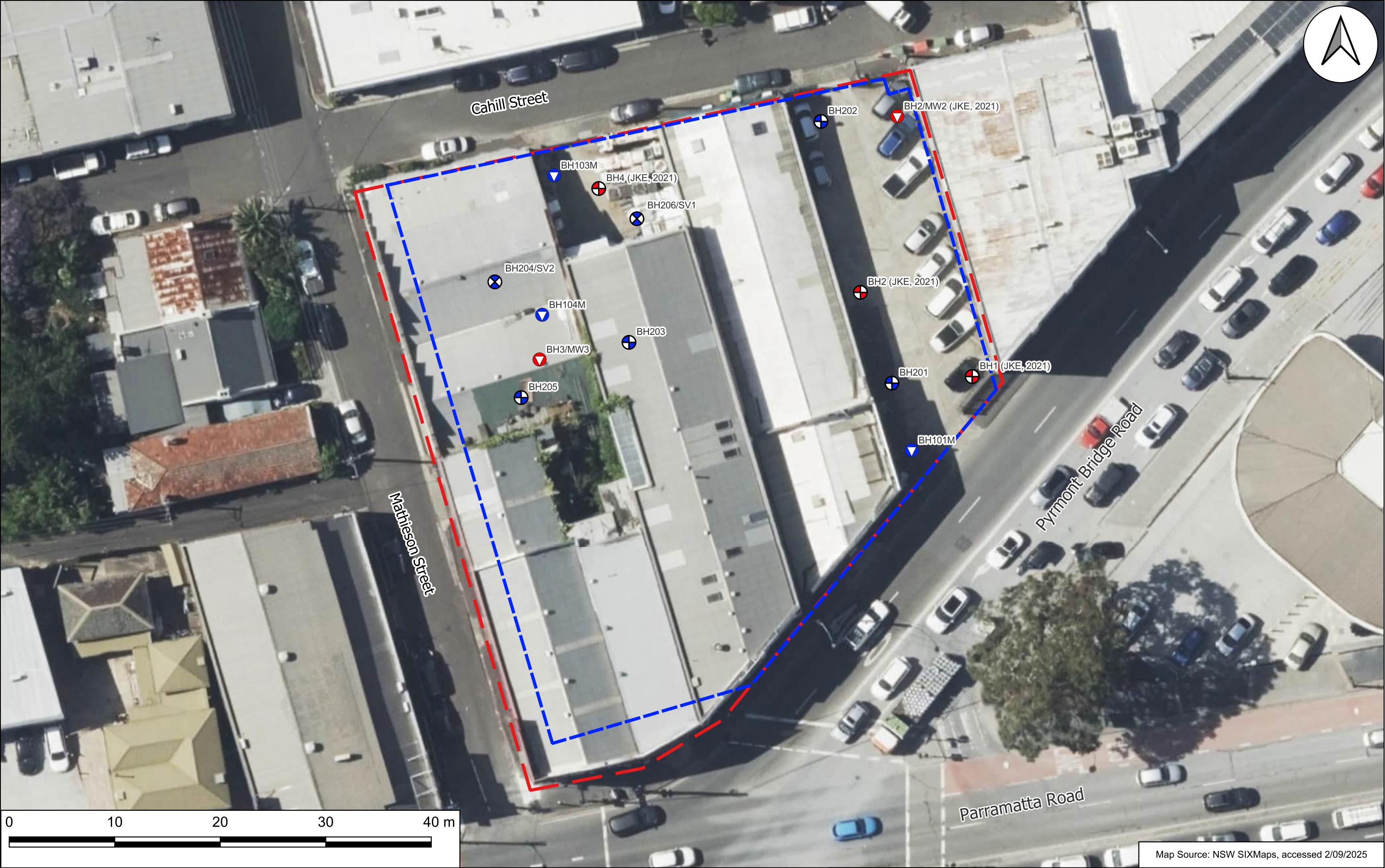
ABBREVIATIONS

ABC	Ambient Background Concentration
ACL	Added Contaminant Limit
ACM	Asbestos-Containing Materials
AMP	Asbestos Management Plan
AS	Australian Standard
ASI	Additional Site Investigation
ASS	Acid Sulfate Soils
BH	Borehole
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CEMP	Construction Environmental Management Plan
COC	Chain of Custody
CSM	Conceptual Site Model
DA	Development Application
DCP	Development Control Plan
DP	Deposited Plan
DQI	Data Quality Indicator
DQO	Data Quality Objective
EIL	Ecological Investigation Level
ESL	Ecological Screening Level
HIL	Health-based Investigation Level
HSL	Health-based Screening Level
LEP	Local Environmental Plan
LGA	Local Government Area
LOR	Limit of Reporting (of laboratory analytical method)
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Poly-Chlorinated Biphenyls
PID	Photo-ionisation Detector
POEO	Protection of the Environment Operations Act
PPE	Personal Protective Equipment
QA/QC	Quality Assurance / Quality Control
RAP	Remediation Action Plan
SEPP	State Environment Protection Policy
SOP	Standard Operating Procedure
SDD	State Significant Development
TCLP	Toxicity Characteristics Leaching Procedure
TRH	Total Recoverable Hydrocarbons (non-specific petroleum hydrocarbon fractions)
TRH-F1	C ₆ -C ₁₀ TRH fraction, less sum of BTEX concentrations
TRH-F2	>C ₁₀ -C ₁₆ TRH fraction, less naphthalene
TRH-F3	>C ₁₆ -C ₃₄ TRH fraction
TRH-F4	>C ₃₄ -C ₄₀ TRH fraction
UCL	Upper Confidence Limit of the Mean
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VENM	Virgin Excavated Natural Material
VOC	Volatile Organic Compounds
WHSP	Work Health and Safety Plan

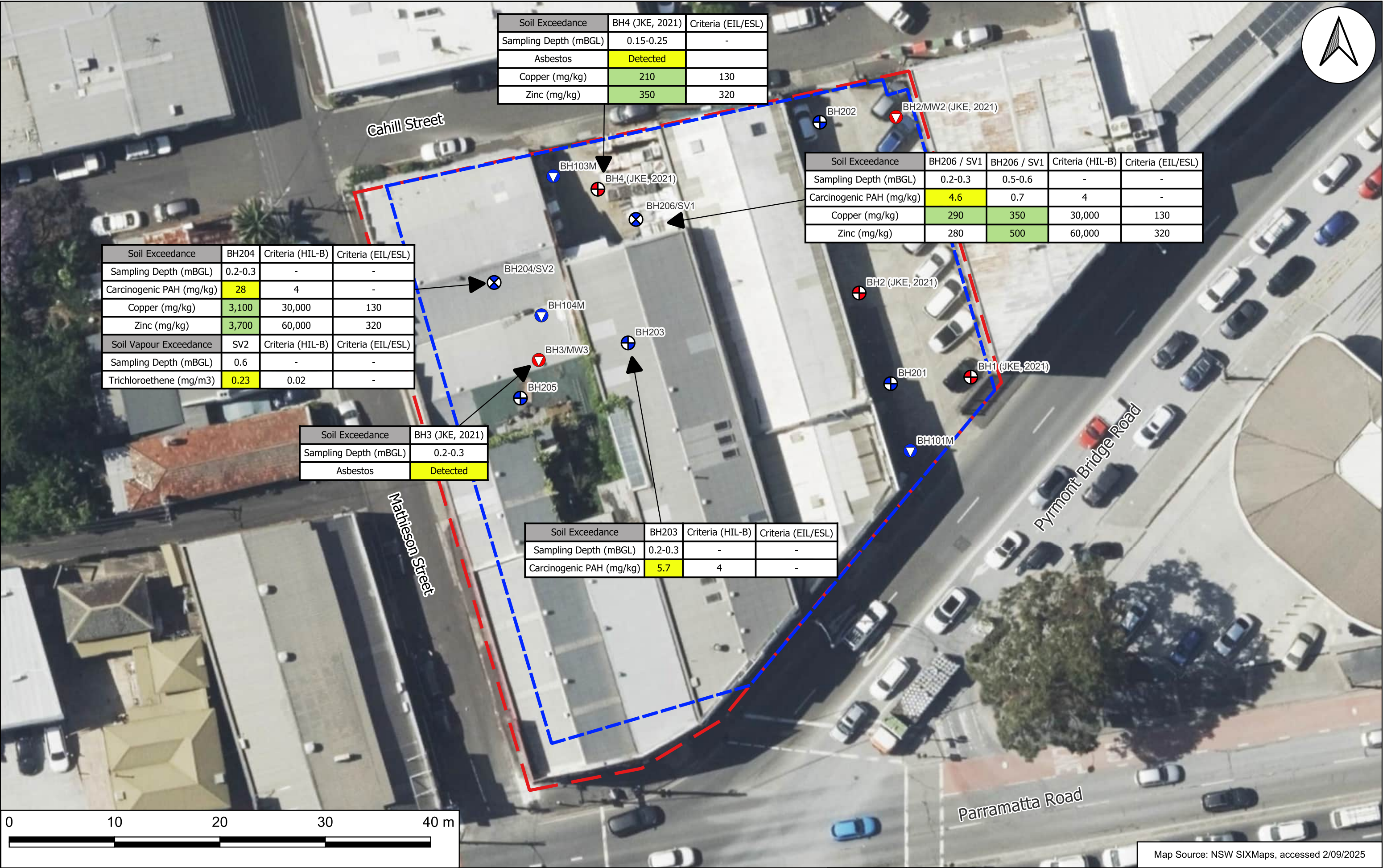
Appendix A - Figures



LEGEND Note: All locations are approximate  Site Location		 Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088		Drawn: S.N. Approved: M.D. Date: 03/09/2025	Cosgrove Group Pty Ltd Remediation Action Plan 122-118 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale NSW Site Locality Plan	Figure: A1 Project: E25196.E06_Rev2
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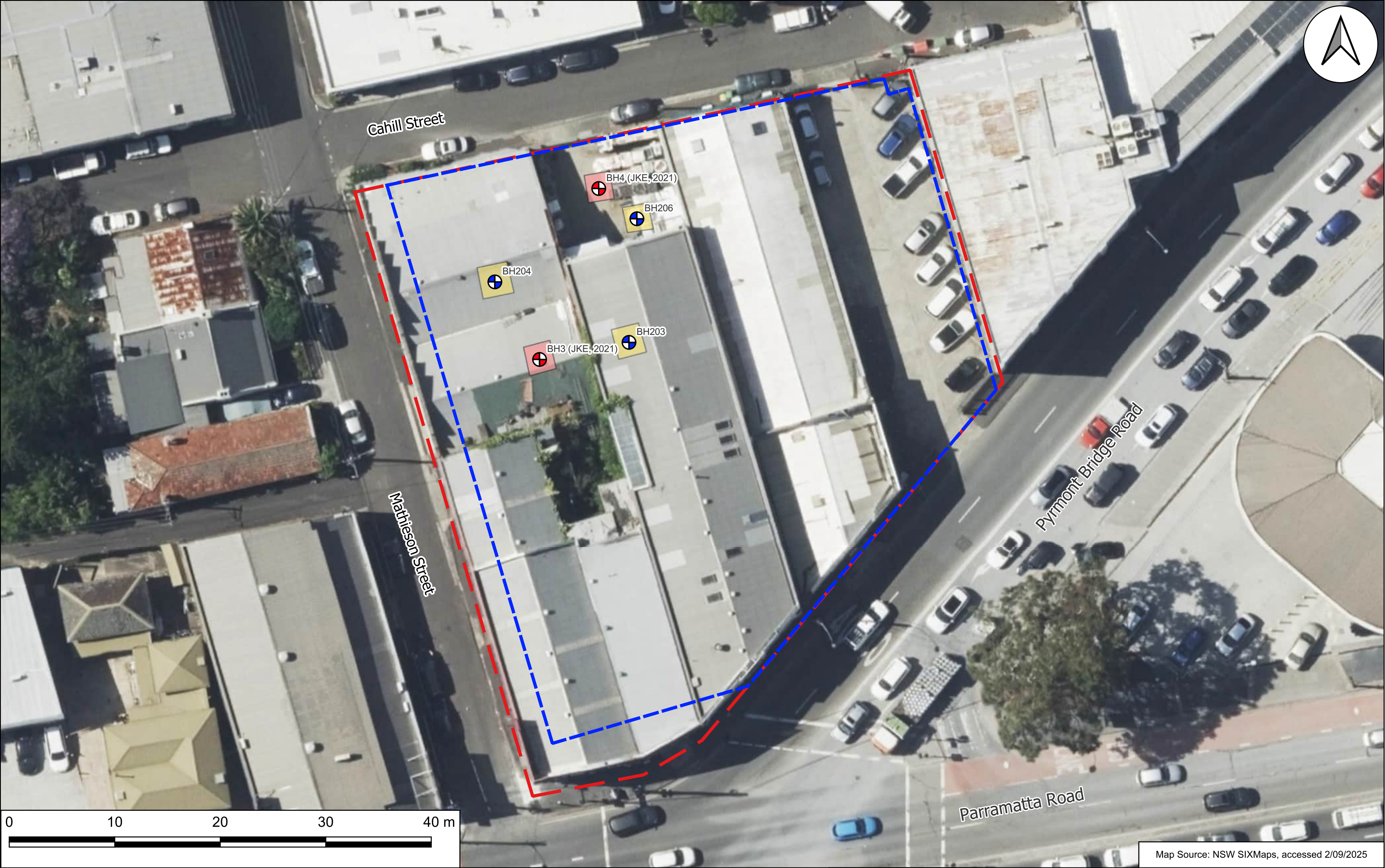


LEGEND Note: Areas are approximate			 eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	S.N.	Cosgrove Group Pty Ltd Remediation Action Plan 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale NSW Sampling Location Plan	Figure: A2
 Site boundary	 Monitoring well locations	 Monitoring well locations (JKE, 2021)		Approved:	M.D.		
 Single-level basement boundary	 Gas monitoring well locations			Date:	07/10/2025		
 Borehole locations	 Borehole locations (JKE, 2021)						Project: E25196.E06_Rev2





LEGEND Note: Areas are approximate			 eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	S.N.	Cosgrove Group Pty Ltd Remediation Action Plan 122-128 & 130 Pymont Bridge Road and 206 Parramatta Road, Annandale NSW Proposed Additional Sampling Locations	Figure: A4
 Site boundary	 Proposed monitoring well locations	 Monitoring well locations (JKE, 2021)		Approved:	M.D.		Project: E25196.E06_Rev2
 Single-level basement boundary	 Inaccessible areas during DSI	 Monitoring well locations (EI, 2023)					
 Proposed borehole locations	 Deep soil zone			Date:	07/10/2025		



LEGEND Note: Areas are approximate				 eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	S.N.	Cosgrove Group Pty Ltd Remediation Action Plan 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale NSW Soil Remediation Areas	Figure: A5
 Site boundary	 Previous borehole location (EI, 2023)	 Asbestos hotspot area	Approved:		M.D.	Project: E25196.E06_Rev2		
 Single-level basement boundary	 Previous borehole locations (JKE, 2021)	 PAH hotspot areas	Date:		07/10/2025			

Appendix B – Site Investigation Results

Table B1 – Summary of Previous Soil Analytical Results

E25196.E06 - Annandale

Sample ID	Sampling Date	Metals								PAHs				BTEX				TRHs				OCFs	OPFs	Total PCBs	Asbestos	PFAS					
		As	Cd	Cr ³	Cu	Pb	Hg	Ni	Zn	Carcinogenic PAHs (as B[a]P TEQ)	Benzo(a)pyrene	Naphthalene	Total PAHs	Benzene	Toluene	Ethylbenzene	Total Xylenes	F1	F2	F3	F4					Sum of PFOS and PFHxS	PFOS	PFOA			
Limited Environmental Assessment (JKE, 2021)																															
Fill Soils																															
BH1_0.15-0.25	15/01/2021	<4	<0.4	16	<1	10	<0.1	<1	<1	<0.5	<0.05	<1	<0.05	<0.2	<0.5	<1	<3	<25	<50	<100	<100	<0.1	NA	<0.1	No	NA	NA	NA			
BH2_0.2-0.3		<4	<0.4	8	25	4	<0.1	22	19	<0.5	<0.05	<1	0.1	<0.2	<0.5	<1	<3	<25	<50	610	1,300	<0.1	NA	<0.1	No	NA	NA	NA			
BH3_0.2-0.3		5	0.6	14	76	340	0.7	8	280	1.8	1.2	<1	12	<0.2	<0.5	<1	<3	<25	<50	<100	<100	<0.1	NA	<0.1	Yes	NA	NA	NA			
BH4_0.15-0.25		5	0.8	22	210	120	0.1	41	350	1.5	1.0	<1	10	<0.2	<0.5	<1	<3	<25	<50	380	200	6.8	NA	<0.1	Yes	NA	NA	NA			
BH4_0.45-0.55		<4	<0.4	14	56	48	<0.1	17	390	<0.5	0.2	<1	2.3	<0.2	<0.5	<1	<3	<25	<50	<100	<100	NA	NA	NA	NA	NA	NA	NA			
BH5_0.15-0.20		<4	<0.4	13	8	5	<0.1	2	38	<0.5	<0.05	<1	<0.05	<0.2	<0.5	<1	<3	<25	<50	110	340	<0.1	NA	<0.1	No	NA	NA	NA			
BH5_0.25-0.35	<4	<0.4	15	64	19	<0.1	63	50	<0.5	<0.05	<1	<0.05	<0.2	<0.5	<1	<3	<25	<50	<100	<100	NA	NA	NA	NA	NA	NA	NA				
Natural Soils																															
BH1_0.6-0.85	15/01/2021	<4	<0.4	1	<1	7	<0.1	<1	<1	<0.5	<0.05	<1	<0.05	<0.2	<0.5	<1	<3	<25	<50	<100	<100	NA	NA	NA	NA	NA	NA	NA			
BH2_0.45-0.55		6	<0.4	45	4	10	<0.1	<1	8	<0.5	<0.05	<1	<0.05	<0.2	<0.5	<1	<3	<25	<50	<100	<100	NA	NA	NA	NA	NA	NA	NA			
BH3_0.6-0.7		6	<0.4	26	6	64	0.1	<1	22	<0.5	0.2	<1	1.6	<0.2	<0.5	<1	<3	<25	<50	<100	<100	NA	NA	NA	NA	NA	NA	NA			
Detailed Site Investigation (EI, 2023)																															
Fill Soils																															
BH201_0.2-0.3	14/08/2023	13	<0.3	10	13	67	<0.05	15	47	<0.2	0.1	<0.1	1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	<1	<1.7	<1	No	<0.0008	<0.0016	<0.0016			
BH202_0.2-0.3		4	<0.3	7.9	36	44	<0.05	28	52	<0.2	<0.1	<0.1	<0.8	<0.1	<0.1	<0.1	<0.3	<25	<25	140	420	<1	<1.7	<1	No	<0.0008	<0.0016	<0.0016			
BH203_0.2-0.3		3	<0.3	11	50	63	0.08	12	100	5.7	4	<0.1	36	<0.1	<0.1	<0.1	<0.3	<25	<25	520	400	<1	<1.7	<1	No	NA	NA	NA			
BH204_0.2-0.3		9	6	15	3100	810	1.2	18	3700	28.0	21	1.0	220	<0.1	<0.1	<0.1	<0.3	<25	<25	560	<120	<1	<1.7	<1	No	<0.0008	<0.0016	<0.0016			
BH206_0.2-0.3		3	1.7	29	290	240	0.08	19	280	4.6	3.2	<0.1	32	<0.1	<0.1	<0.1	<0.3	<25	<25	470	280	3	<1.7	<1	No	NA	NA	NA			
Natural Soils																															
BH202_0.5-0.6	14/08/2023	3	<0.3	12	3.6	47	<0.05	0.9	37	<0.2	<0.1	<0.1	<0.8	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	NA	NA	NA	NA	NA	NA	NA			
BH203_0.4-0.5		3	0.4	20	4.5	15	<0.05	2.2	400	0.2	0.2	<0.1	1.5	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	NA	NA	NA	NA	NA	NA	NA			
BH204_0.4-0.5		3	<0.3	15	91	81	0.39	3.5	60	0.4	0.3	<0.1	3.6	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	NA	NA	NA	NA	NA	NA	NA			
BH206_0.5-0.6		4	6.8	33	350	200	0.08	18	500	0.7	0.5	<0.1	5.4	<0.1	<0.1	<0.1	<0.3	<25	<25	190	230	NA	NA	NA	NA	NA	NA	NA			
Statistical Analysis																															
Maximum Concentration		13	6.8	45	3100	810	1.2	63	3700	28	21	1	220	<0.1	<0.1	<0.1	<0.3	<25	<25	610	1300	6.8	<1.7	<1	Yes	<0.0008	<0.0016	<0.0016			
Mean		5.15	2.72	17.21	258.06	115.47	0.34	17.97	372.53	5.36	2.90	1.00	27.13	NC	NC	NC	NC	NC	NC	372.50	452.86	4.90	NC	NC	NC	NC	NC	NC			
95% UCL		NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC			
SILs																															
HIL B - Residential with minimal soil access		500	150	500 Cr(VI)	30,000	1,200	120	1,200	60,000	4					400							600			1						
HSL D - Commercial / Industrial Soil texture classification - CLAY		Source depths (0 m to <1 m BGL)												NL	4	NL	NL	NL	310	NL											
		Source depths (1 m to <2 m BGL)												NL	6	NL	NL	NL	480	NL											
		Source depths (2 m to < 4 m BGL)												NL	9	NL	NL	NL	NL	NL											
		Source depths (4 m + BGL)												NL	20	NL	NL	NL	NL	NL											
Management Limits – Residential, parkland and public open space, Fine grained soil texture ¹															800	1,000	3,500	10,000													
EILs / ESLs - Urban residential and open public spaces ²		100	410			130	1,100	45		320	33 ³		170	65		105	125	45	180	120	1,300	5,600	640								
Asbestos contamination HSL B Residential with minimal soil access Bonded ACM (%w/w)																										<0.04					
Asbestos Contamination HSL Non Bonded / Friable Asbestos (%w/w)																										<0.001	640				
HEPA (2025) - HIL B ⁵ Human Health Criteria																										2					20
HEPA (2025) - HIL B ⁵ Ecological Criteria																										1					10

Notes: All results are recorded in mg/kg, unless otherwise specified.

	Highlighted value indicates concentration exceeds HIL / HSL
	Highlighted value indicates concentration exceeds EIL / ESL
	Highlighted value indicates concentration exceeds HIL / HSL and EIL / ESL

HSL B	NEPC 1999 Amendment 2013 'HIL B' - Health based criteria for residential with minimal access for soil settings.
HSL D	NEPC 1999 Amendment 2013 'HSL D' Health Based Screening Levels applicable for vapour intrusion values applicable for commercial / industrial settings.
EIL	Ecological Investigation Level for urban residential and public open space land use.
ESL	Ecology Screening Level for urban residential and public open space land use.
#	Thresholds are for Chromium VI.
NR	No current published criterion.
NL	'Not Limiting'
ND	'Not detected' i.e. all concentrations of the compounds within the analyte group were found to be below the laboratory limits of detection.
NA	'Not Analysed' i.e. the sample was not analysed.
NC	Not Calculated
1	Fine-grained soil values were applied as the predominant sub-strata.
2	EIL criteria is derived using conservative Added Contaminant Limit (ACL) averages (pH = 5.5 / CEC = 5.5) with the Ambient Background Concentration (ABC) for a high traffic NSW suburb.
3	The ecological criteria for benzo(a)pyrene was sourced from CRC Care (2017) Technical Report No. 39 Risk-based management and remediation guidance for benzo(a)pyrene.
4	Most conservative criteria used.
5	HEPA (2025) PFAS National Environmental Management Plan.
F1	To obtain F1 subtract the sum of BTEX concentrations from the C6-C10 fraction.
F2	To obtain F2 subtract naphthalene from the >C10-C16 fraction.
F3	(>C16-C34)
F4	(>C34-C40)

Table B2 - Groundwater

Table B2 - Groundwater		E25196 - Annandale																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Sample Identification	Date	Metals								PAHs								BTEX					TRHs				Phenols	VOCs				PFAS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
		As	Cd	Cr	Cu	Pb	Hg	Ni	Zn	Total PAHs	Benzo(a)pyrene	Phenanthrene	Fluoranthene	Acenaphthene	Fluorene	Pyrene	Naphthalene	Benzene	Toluene	Ethylbenzene	m/p-xylene	o-xylene	F1	F2	F3	F4	Total	Trichloroethene (TCE)	Tetrachloroethene (PCE)	cs-1,2-dichloroethene	Chloroform	Total VOCs	PFOA	PFOS	Total PFAS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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MW2	15/01/2021	<1	0.3	<1	<1	<1	<0.05	2	16	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<1	<1	<1	<2	<1	<50	160	<100	<100	NA	<1	<1	<1	<1	<10	NA	NA	NA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
MW3		<1	0.1	16	3	<1	<0.05	2	520	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	1	1	<1	<2	2	<50	270	<100	<100	NA	2	4	4	4	14	NA	NA	NA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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BH101M	23/08/2023	<1	0.9	<1	9	130	<0.1	30	180	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<1	<0.5	<50	250	690	<500	<50	<0.5	<0.5	<0.5	<0.5	<10	NA	NA	NA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
BH103M		<1	0.1	1	8	66	<0.1	15	110	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.9	<0.5	<0.5	<1	<0.5	<50	120	<500	<500	<50	15	<0.5	<0.5	<0.5	15	<0.001	<0.002	<0.04																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
BH104M		<1	0.1	<1	9	29	<0.1	4	28	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<1	<0.5	<50	7200	8500	1000	<50	1.8	1.6	<0.5	<0.5	<10	<0.001	<0.002	<0.04																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
MW3		<1	1.3	<1	5	2	<0.1	2	10	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<1	<0.5	<50	<60	<500	<500	<50	1.3	5	<0.5	<0.5	<10	NA	NA	NA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Maximum		<1	1.3	16	9	130	<0.1	30	520	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	1	<0.5	<0.5	<1	<0.5	<50	7200	8500	1000	<50	15	5	4	4	15	<0.001	<0.002	<0.04																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Average		<1	0.47	8.5	6.8	56.75	<0.1	9.17	144	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.95	<0.5	<0.5	<1	<0.5	<50	1600	4595	1000	<50	5.03	3.53	4	4	14.5	<0.001	<0.002	<0.04																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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ANZG (2018) Marine Water ¹		24 (AsIII) ³ 13 (AsV) ³	0.7 ⁴	27 (Cr III) 4.4 (Cr VI)	1.3	4.4	0.1 ⁴	7 ⁴	8 ³		0.1 ⁴	0.6 ²	1.0 ⁴				50 ^{5 6}	500 ^{5 6}	180	80	275 ⁵	350 ⁵					400	330	70	70	770 ⁴		220 ⁷	0.13 ⁷																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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		Source Depths 4m to <8m															NL	30	NL	NL	NL	NL	NL	NL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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Notes:

Highlighted indicates ecological criteria exceeded

All values are µg/L unless stated otherwise

NEPC The National Environment Protection (assessment of Site Contamination) Measure

ANZG Australian and New Zealand Guidelines for Fresh and Marine Water Quality

HSL Health Screening Level

NL Not Limiting

NA Not Analysed

ND Not Detected

PQL Practical Quantitation Limit (laboratory detection limit)

F1 To obtain F1 subtract the sum of BTEX concentrations from the C6-C10 fraction.

F2 To obtain F2 subtract naphthalene from the >C10-C16 fraction.

F3 (>C16-C34)

F4 (>C34-C40)

1 Australian and New Zealand Guidelines for Fresh and Marine Quality

2 NEPC (2013) Table 1A(4) Groundwater HSL D for vapour intrusion at the contaminant source depth ranges in fine-grained soils 2m to <4m.

3 In absence of marine water criteria, fresh water criteria was used.

4 The 99% level of species protection was used for this analyte to account for the bioaccumulating nature of the toxicant, as recommended in ANZG (2018).

5 The 99% level of species protection was used for this analyte, as recommended in ANZG (2018).

6 The default guideline value may not protect key test species from chronic toxicity.

7 HEPA (2025) PFAS National Environmental Management Plan, National Chemicals Working Group of the Heads of the EPAs Australia and New Zealand, Version 3, February 2025. Fresh water values have been applied.

8 NJDEP (2021) Groundwater Screening Levels for Vapour Intrusion. Values adjusted by a factor of 10 to account for Australian Conditions (THQ = 1.0 and 1x10 -5 target risk level), as per CRC Care Technical Report No.10 Health screening levels for petroleum hydrocarbons in soil and groundwater.

Table B3 - Summary of Soil Vapour Results

Sample Information				TRH		BTEX						VOC				
Sample ID	Depth (mBGL)	PID (ppm)	Sampling Date	F1	F2	Benzene	Toluene	Ethylbenzene	o-Xylenes	m&p-Xylenes	Naphthalene	TCE	1,1,1-TCA	PCE	cis-1,2-dichlorethene	Vinyl chloride
Detailed Site Investigation (EI, 2023)																
SV1	0.7	NA	23/08/2023	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SV2	0.6	0		150	10	0.026	0.21	0.088	0.058	0.16	<0.027	0.23	<0.01	0.035	<0.007	<0.009
SVILs																
NEPM 2013	Interim Soil Vapour - HIL-B											0.02	60	2	0.08	0.03
	HSL-D ¹			680	500	4	4,800	1,300	840		3					

Notes:

Highlighted indicates sample has exceeded criteria.

- All concentration values are in units of mg/m³
- NEPM National Environmental Protection Measure (2013) Schedule B1
- HIL-D NEPM 2013 'HIL D' - Health Investigation Level - Commercial/industrial, includes premises such as shops, offices, factories and industrial sites.
- HSL-D NEPM 2013 'HSL D' - Health Screening Level - Commercial/industrial.
- 1 Coarse grained (most conservative) soil textures and 0 to <1m depths used as most conservative.
- ND All analytes within the group were below laboratory limits of reporting (<LOR)
- NA Not Analysed due to excessive moisture in the SV well

Table B4 - Summary of Acid Sulfate Soil Analytical Results

E25196.E06 - Annandale

Sample ID	Material	Sampling Date	ASS (Lab) Assessment			
			pH _F	pH _{FOX}	pH Difference (pH _F - pH _{FOX})	Strength of Reaction
Laboratory Analytical Results						
BH201_0.4-0.5	SANDSTONE	14/08/2023	7.4	6.2	1.3	1
BH202_0.5-0.6	Sandy CLAY		7.6	6.3	1.2	1
BH203_0.4-0.5	Sandy CLAY		7.5	6.3	1.7	1
BH204_0.4-0.5	Sandy CLAY		7.5	5.8	1.3	2
BH206_0.5-0.6	Sandy CLAY		8.8	7.5	1.3	2
Statistical Analysis						
Minimum			7.4	5.8	1.2	1
Maximum			8.8	7.5	1.7	2
SILs						
	Field pH Indicator of AASS		≤ 4 actual ASS are present			
			>4 - <5.5 are acidic, but limited. Not confirmatory of actual ASS			
	Field Indicator of PASS			pH _{FOX} <3 and a strong reaction to peroxide, indicates a high level of certainty.		
				pH _{FOX} >3 and ≤4, less positive and SPOCAS test required to confirm		
				pH _{FOX} >4 and ≤5, neither positive or negative, SPOCAS test required to confirm		
				pH _{FOX} >5 and little or no drop in pH, sulfur trail in SPOCAS should be used.		
	Field Indicator of PASS			>1 (May indicate PASS)		

Notes:
All concentrations are recorded in mg/kg (unless otherwise stated)
Exceeding ASSMAC 1998 criteria
NT - 'Not Tested' i.e. the sample was not analysed.
NR - No reference criteria available in current regulatory tools.
NC - Not Calculated

Strength of Reaction KEY:
1 - Slight Reaction
2 - Moderate Reaction
3 - Strong / High Reaction
4 - Extreme / Vigorous Reaction (gas evolution and heat generation)

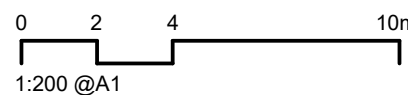
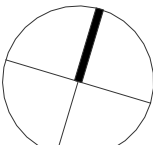
PH Field Indicators (ASSMAC 1998)
pHF<=4, indicates that actual acid sulfate soil are present with sulphides being oxidised in the past resulting in acid soil (and soil pore water) conditions.
pHF values >4 and <5.5 are acid and may be the result of some previous or limited oxidation of sulfides but is not confirmatory of actual ASS.
If pHFOX is more than one pH unit below the pHF, it may indicate potential acid sulfate soils.
pHFOX <3 and a strong reaction to peroxide, indicates a high level of certainty of a potential acid sulfate soils.
pHFOX >3 and <=4 is less positive for presence of actual acid sulfate soils and laboratory analyses is need to confirm if sulphides are present.
pHFOX >4 and <=5 is neither positive or negative for presence of actual acid sulfate soils. Laboratory analyses by SPOCAS is need to confirm if oxidisable sulphides are present.
pHFOX >5 and little or no drop in pH from the field value indicates little net acid generating ability. The sulfur trail in the SPOCAS method should be used to check for absence of oxidisable sulfides.
SCR – Chromium reducible sulfur
SPOS – Peroxide oxidisable sulfur
pHF – Field pH
pHKCL – Potassium chloride pH
pHFOX – Peroxide oxidised pH
TAA – Titratable actual acidity

Appendix C - Proposed Development Plans and Site Survey



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PRELIMINARY



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	02.07.2025	Issued for Client Information	MA	WG
2	07.07.2025	Issued for Client Information	MQ	WG
3	15.07.2025	Issued for Client Information	MQ	WG
4	15.08.2025	Concept Issue	MQ	WG
5	01.09.2025	Issued for Client Information	MQ	WG
6	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
8	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

FLOOR PLAN - BASEMENT 01

Date

03.10.2025

Scale

1 : 200

Sheet Size

A1

Drawn

MA

Chk.

WG

Job No.

7134

Revision

DA-1001

Revision

/ 8

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Sunny Hills NSW 2010

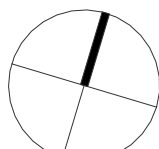
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0 2 4 10m
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Rev	Date	Revision	By	Chk.
1	19.06.2025	Issued for Client Review	MA	WG
2	07.07.2025	Issued for Client Information	MQ	WG
3	15.07.2025	Issued for Client Information	MQ	WG
4	15.08.2025	Concept Issue	MQ	WG
5	01.09.2025	Issued for Client Information	MQ	WG
6	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
8	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

FLOOR PLAN - GROUND FLOOR

Date

03.10.2025

Scale

1 : 200

Sheet Size

A1

Drawn

MA

Chk.

WG

Job No.

7134

Revision

DA-1002

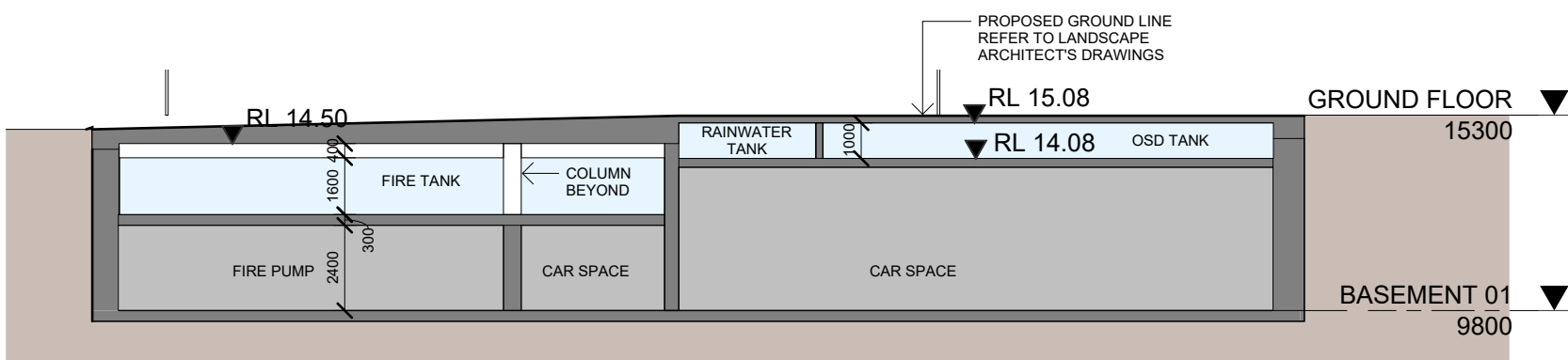
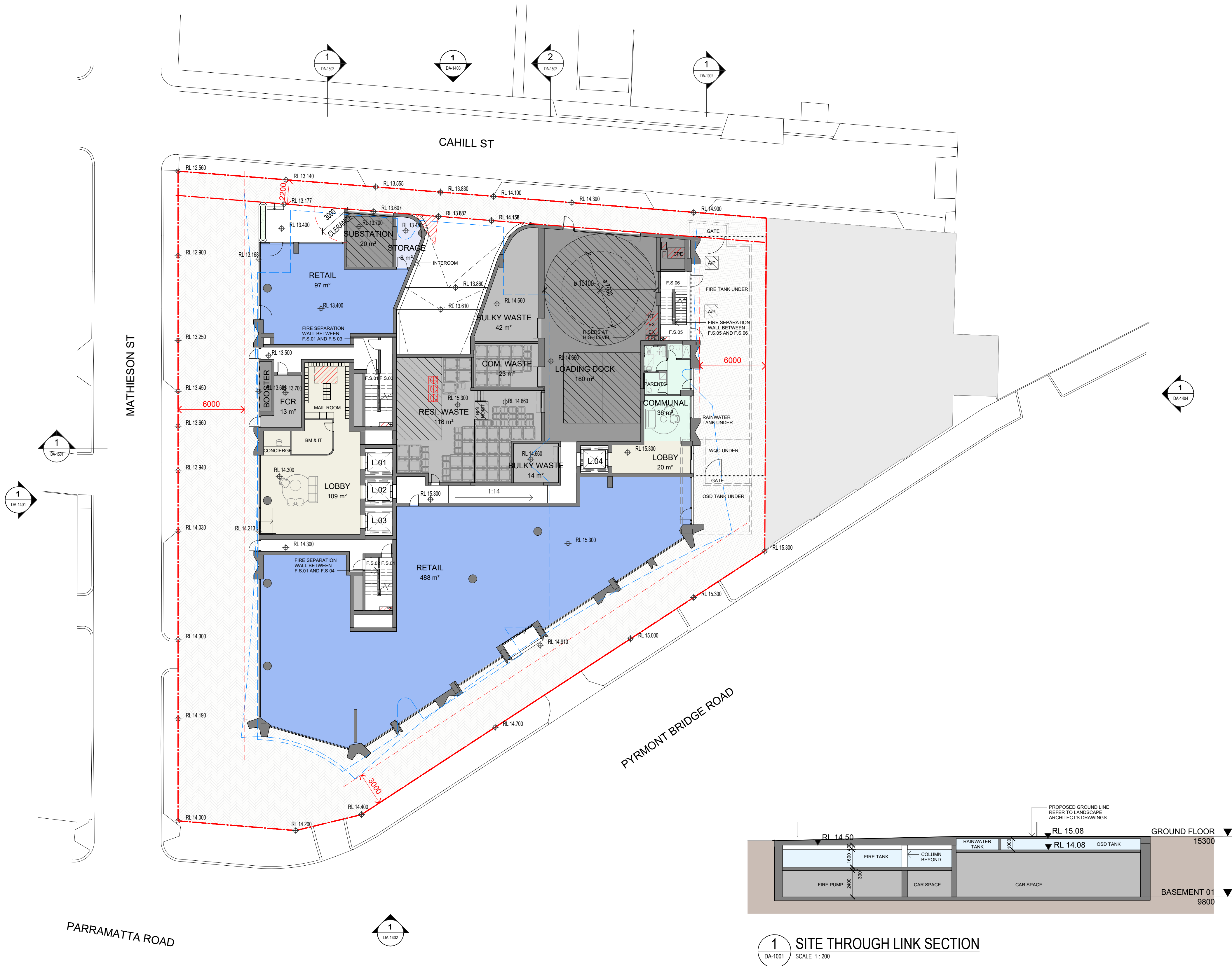
Revision

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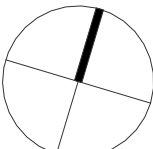
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NAME	VOLUME	COUNT
STORAGE CAGE	2.4 m³	83
Total: 83		

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Rev	Date	Revision	By	Chk.
1	19.06.2025	Issued for Client Review	MA	WG
2	07.07.2025	Issued for Client Information	MQ	WG
3	15.07.2025	Issued for Client Information	MQ	WG
4	15.08.2025	Concept Issue	MQ	WG
5	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
6	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name
FLOOR PLAN - LEVEL 01

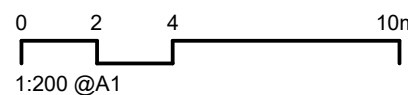
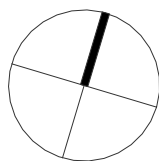
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MA	WG	7134
Drawing No.	Revision	
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6	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

FLOOR PLAN - LEVEL 02

Date

03.10.2025

Scale

1 : 200

Sheet Size

A1

Drawn

MA

Chk.

WG

Job No.

7134

Drawing No.

DA-1004

Revision

/ 7

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Sunny Hills NSW 2010

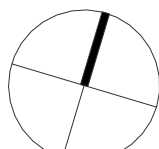
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0 2 4 10m
1:200 @A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	19.06.2025	Issued for Client Review	MA	WG
2	07.07.2025	Issued for Client Information	MQ	WG
3	15.07.2025	Issued for Client Information	MQ	WG
4	15.08.2025	Concept Issue	MQ	WG
5	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
6	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

FLOOR PLAN - LEVEL 03

Date Scale Sheet Size

03.10.2025 1 : 200 A1

Drawn Chk. Job No.

MA WG 7134

Drawing No. Revision

DA-1005 / 7

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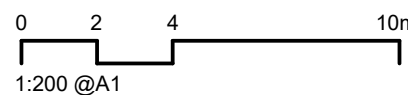
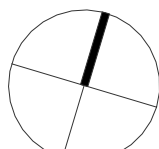
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	19.06.2025	Issued for Client Review	MA	WG
2	26.06.2025	Issued for Client Information	MA	WG
3	15.07.2025	Issued for Client Information	MQ	WG
4	15.08.2025	Concept Issue	MQ	WG
5	01.09.2025	Issued for Client Information	MQ	WG
6	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
8	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

FLOOR PLAN - LEVEL 04 - 09

Date

03.10.2025

Scale

1 : 200

Sheet Size

A1

Drawn

MA

Chk.

WG

Job No.

7134

Revision

DA-1006

Revision

/ 8

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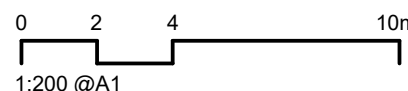
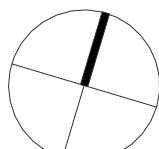
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6	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

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GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

FLOOR PLAN - LEVEL 10 - 20

Date Scale Sheet Size

03.10.2025 1 : 200 A1

Drawn Chk. Job No.
MA WG 7134

Drawing No. Revision

DA-1007 / 7

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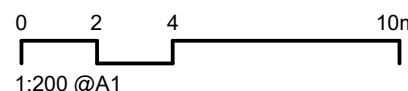
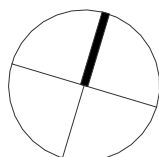
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Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name
FLOOR PLAN - LEVEL 21

Date Scale Sheet Size

03.10.2025 1 : 200 A1

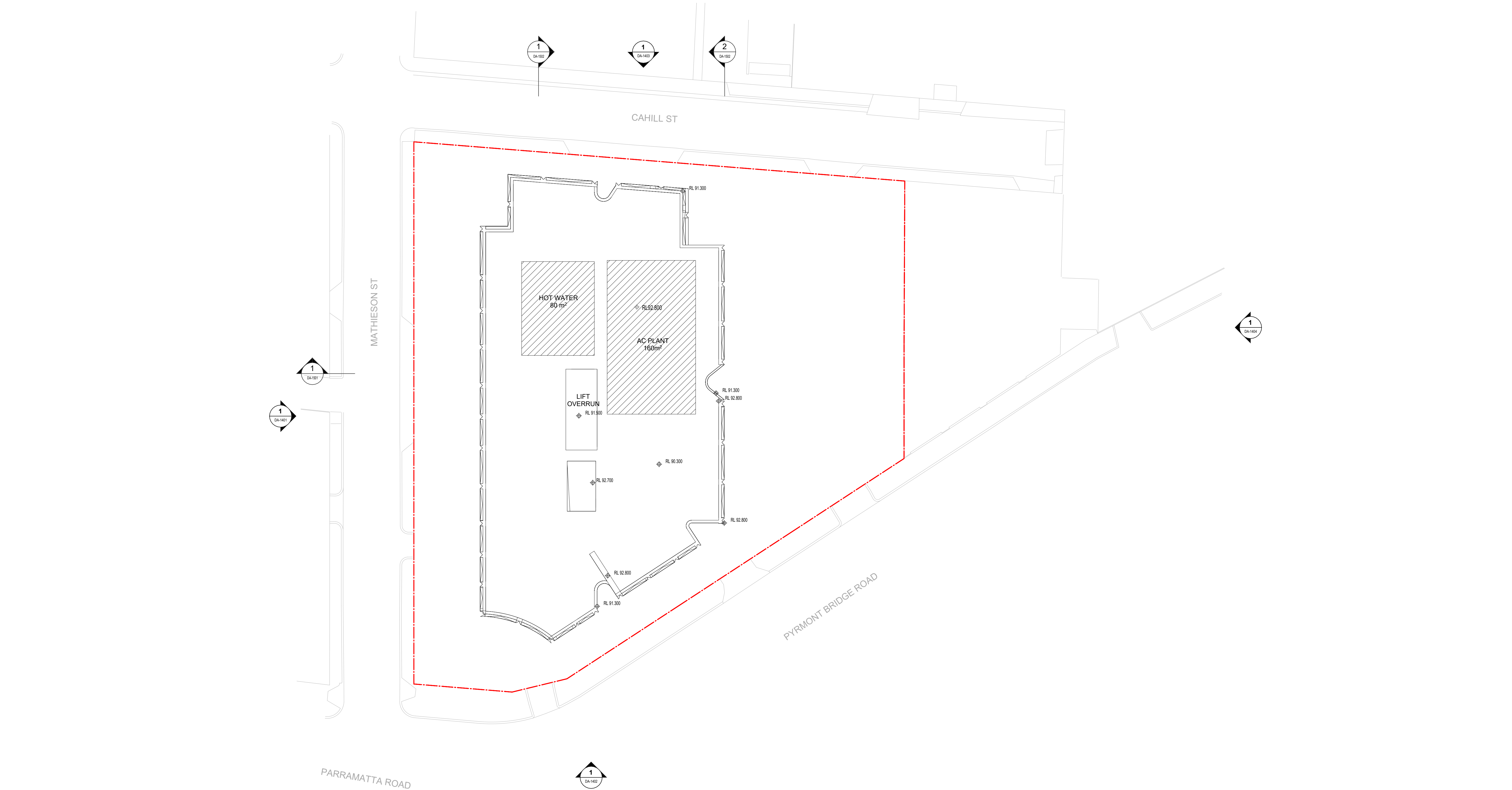
Drawn Chk. Job No.
MA WG 7134

Drawing No. Revision
DA-1008 / 6

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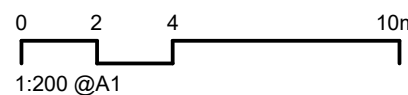
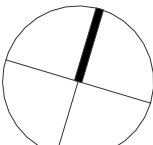


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5	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
6	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name
FLOOR PLAN - ROOF

Date
03.10.2025

Scale
1 : 200

Sheet Size
A1

Drawn
MA

Chk.
WG

Job No.
7134

Drawing No.
DA-1009

Revision
/ 6

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6	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

ELEVATION - WEST

Date

03.10.2025

Scale

1 : 200

Sheet Size

A1

Drawn

MA

Chk.

WG

Job No.

7134

Drawing No.

DA-1401

Revision

/ 6

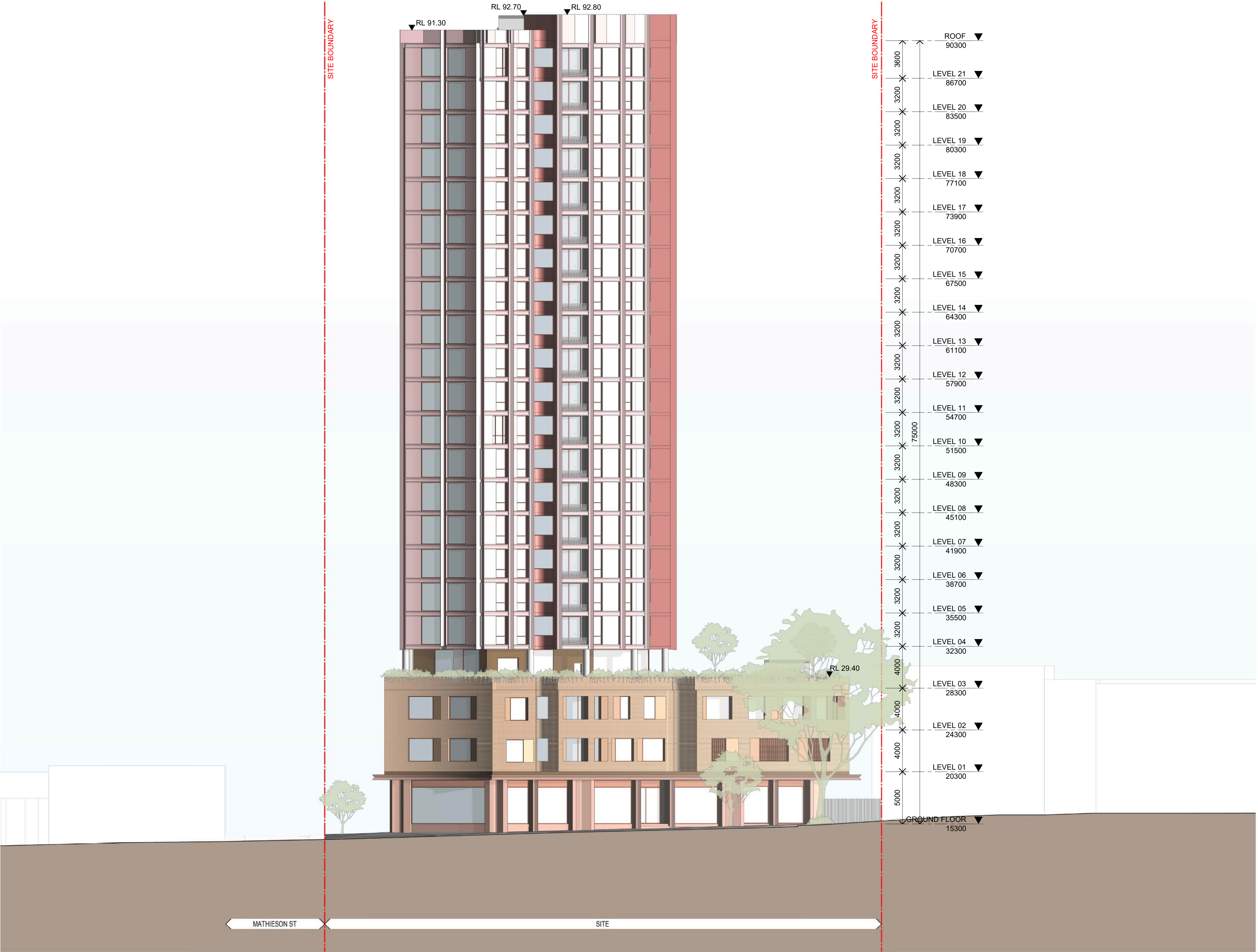
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PRELIMINARY

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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5	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
6	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

ELEVATION - SOUTH

Date

03.10.2025

Scale

1 : 200

Sheet Size

A1

Drawn

MA

Chk.

WG

Job No.

7134

Drawing No.

DA-1402

Revision

/ 6

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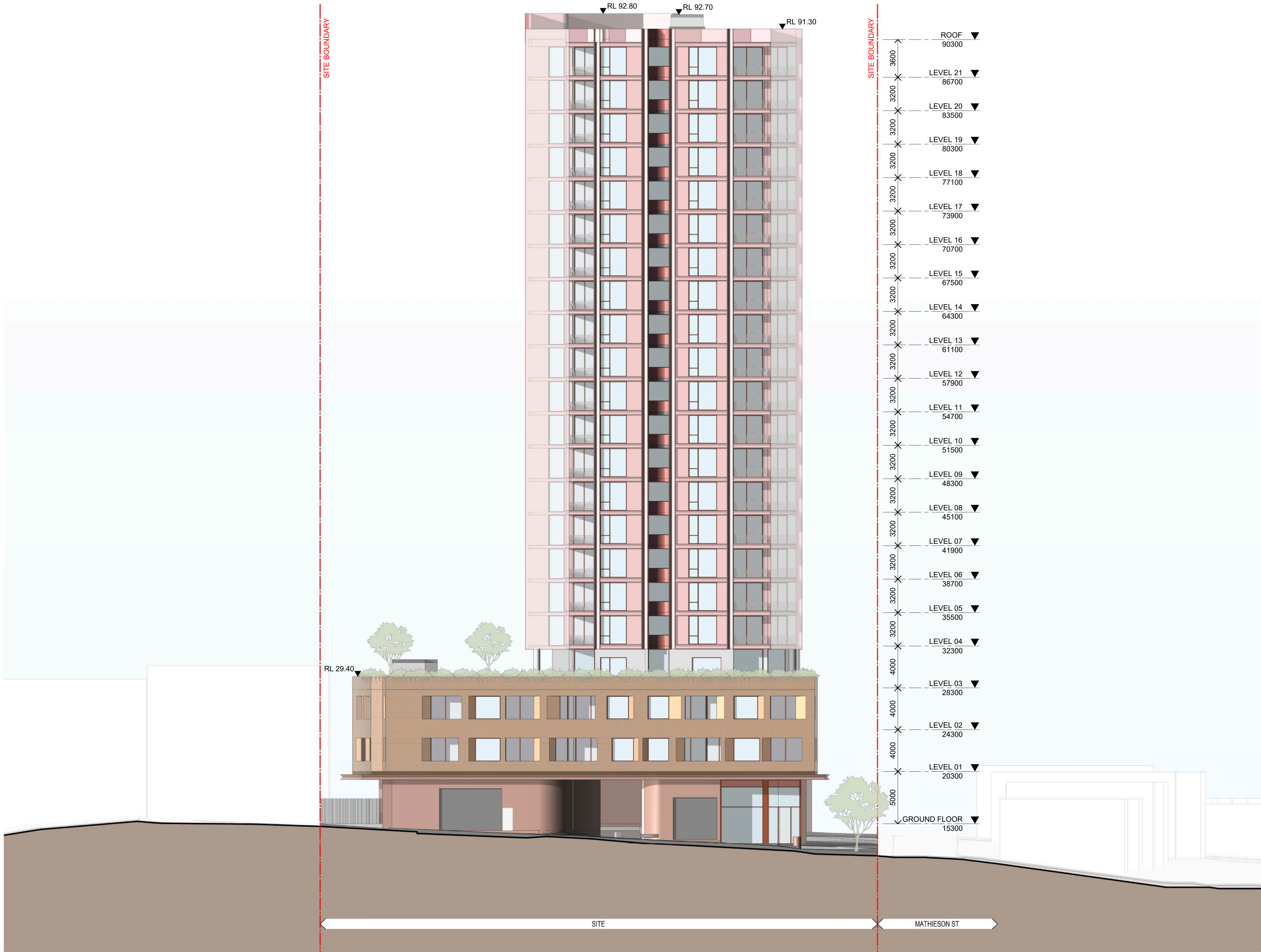
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1 ELEVATION - NORTH
DA-1001 SCALE 1:200

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PRELIMINARY

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	07.07.2025	Issued for Client Information	MQ	WG
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6	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing No.

ELEVATION - NORTH

Date

03.10.2025 1 : 200

Drawn

MA

Drawing No.

DA-1403

Scale

1 : 200

Chk.

WG

Sheet Size

A1

Job No.

7134

Revision

/ 6

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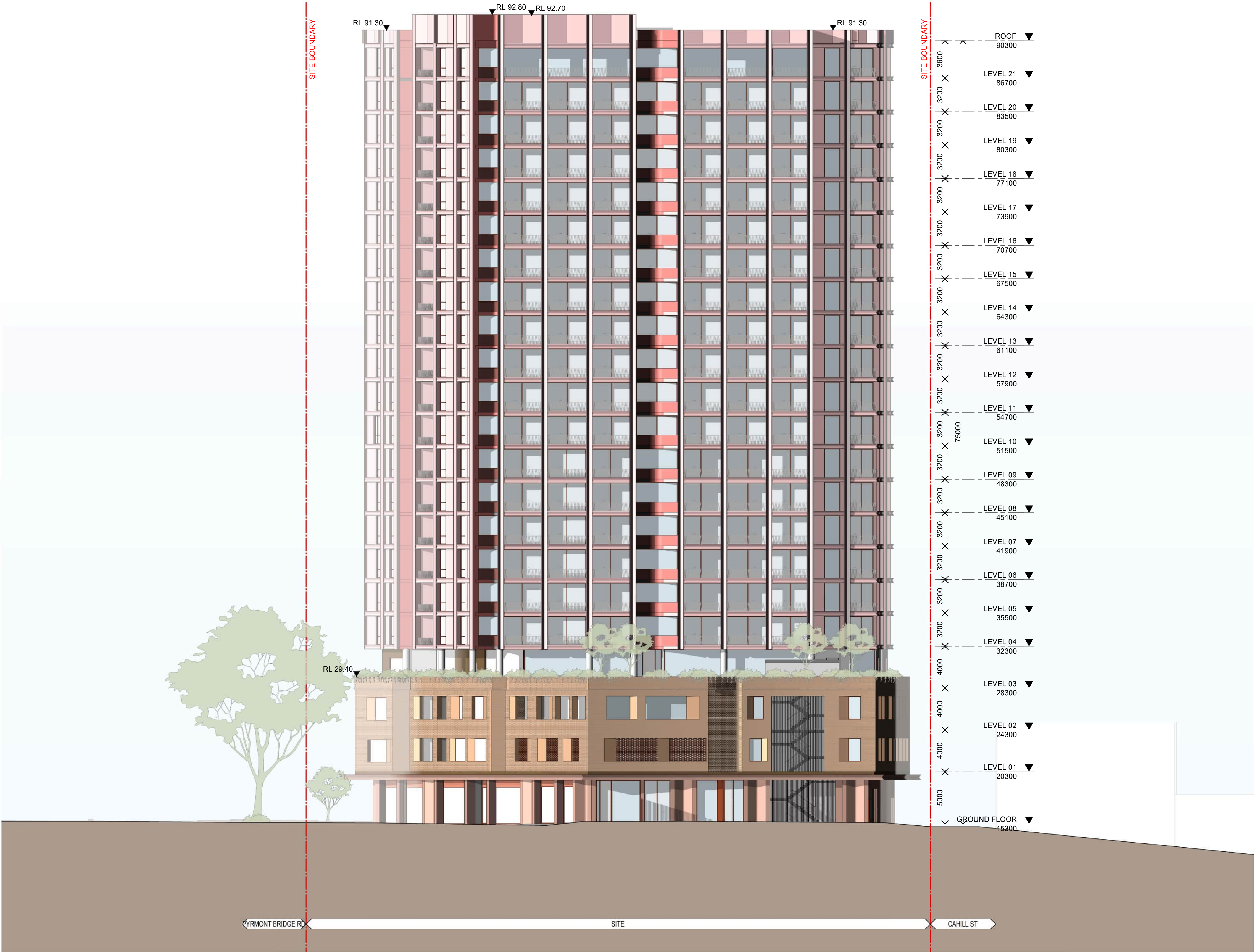
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
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6	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

ELEVATION - EAST

Date

03.10.2025

Scale

1 : 200

Sheet Size

A1

Drawn

MA

Chk.

WG

Job No.

7134

Drawing No.

DA-1404

Revision

/ 6

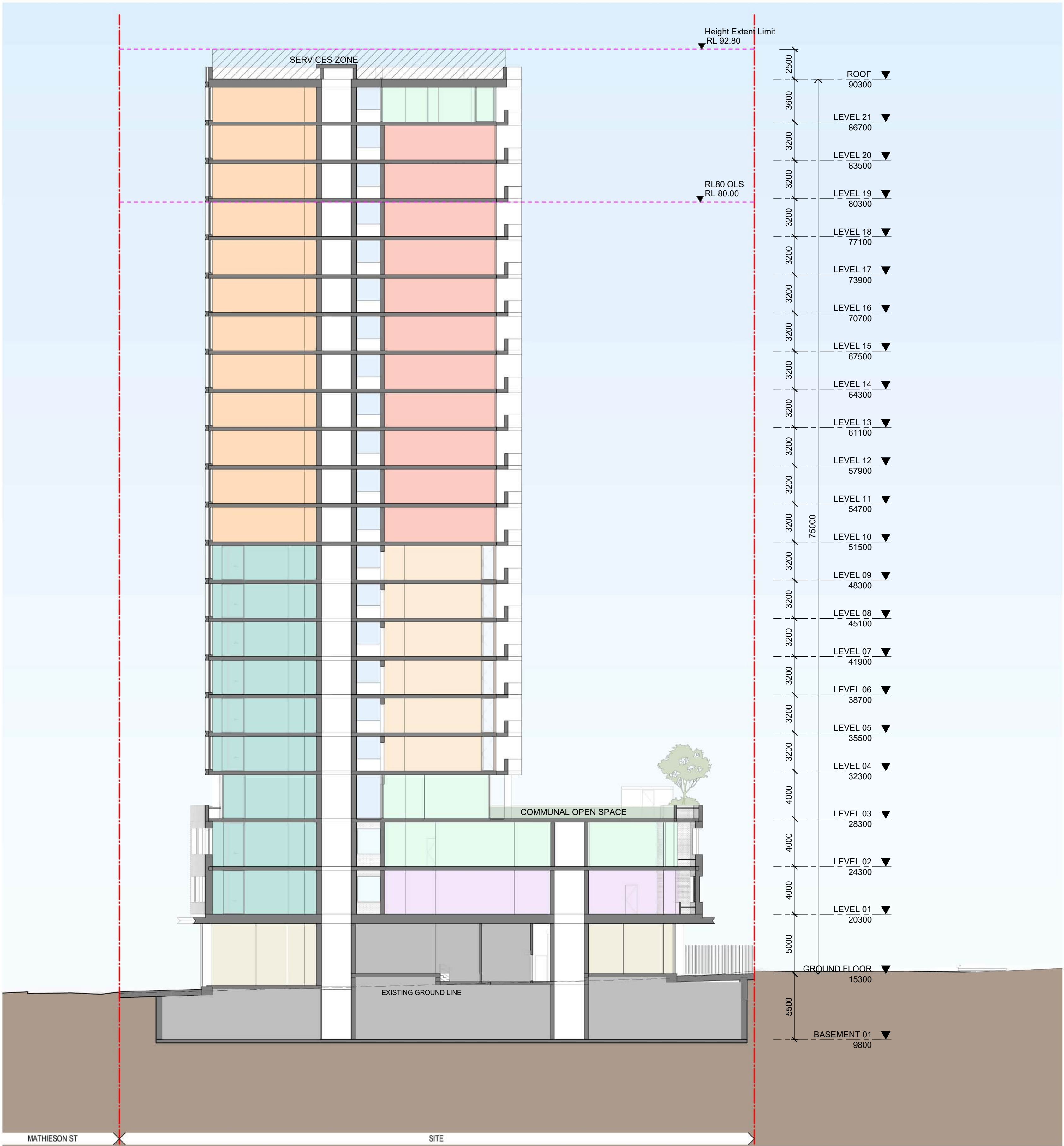
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PRELIMINARY

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

SECTION - A

Date

03.10.2025

Scale

1 : 200

Sheet Size

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Drawn

MA

Chk.

WG

Job No.

7134

Drawing No.

DA-1501

Revision

/ 7

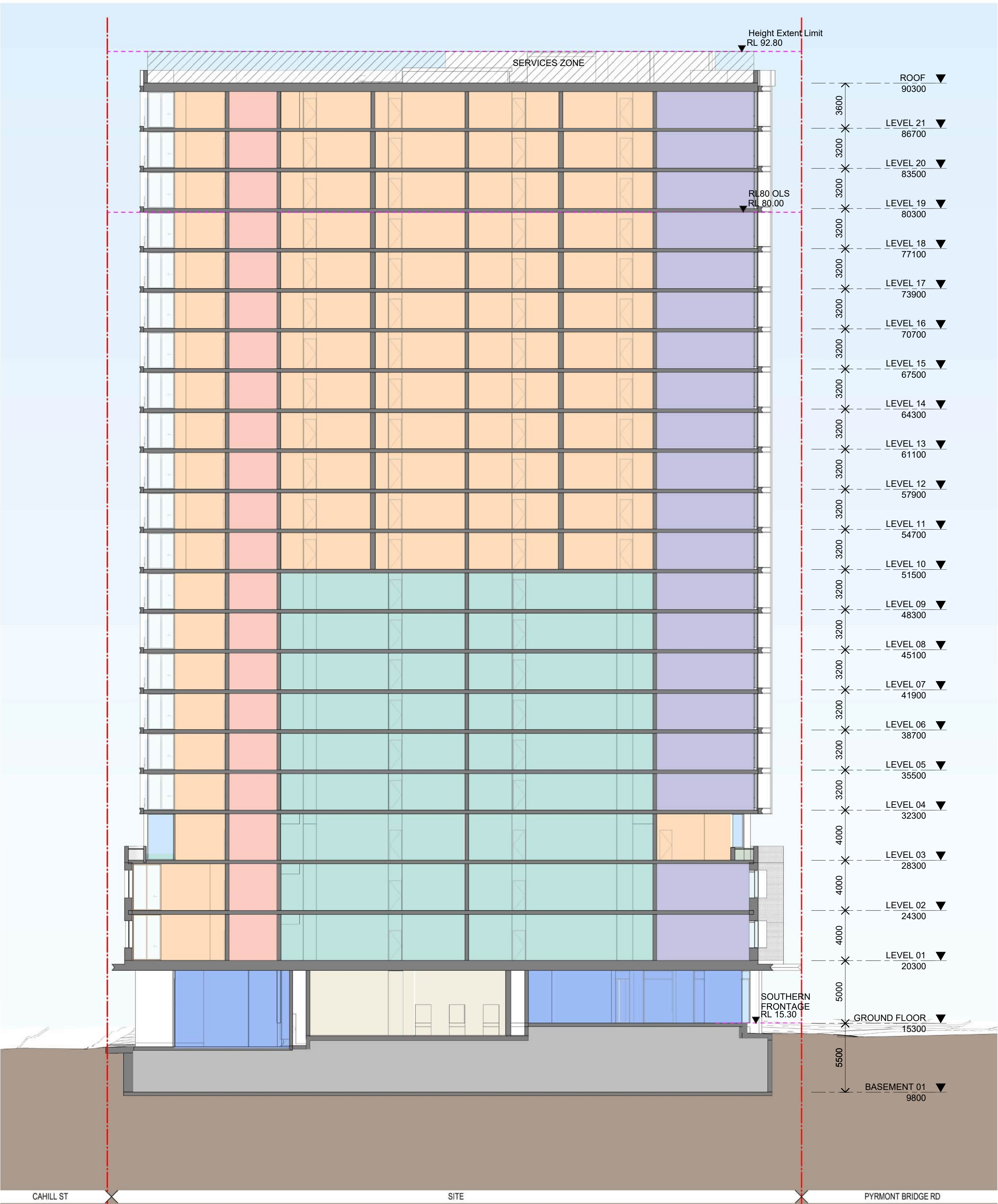
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1 Section B
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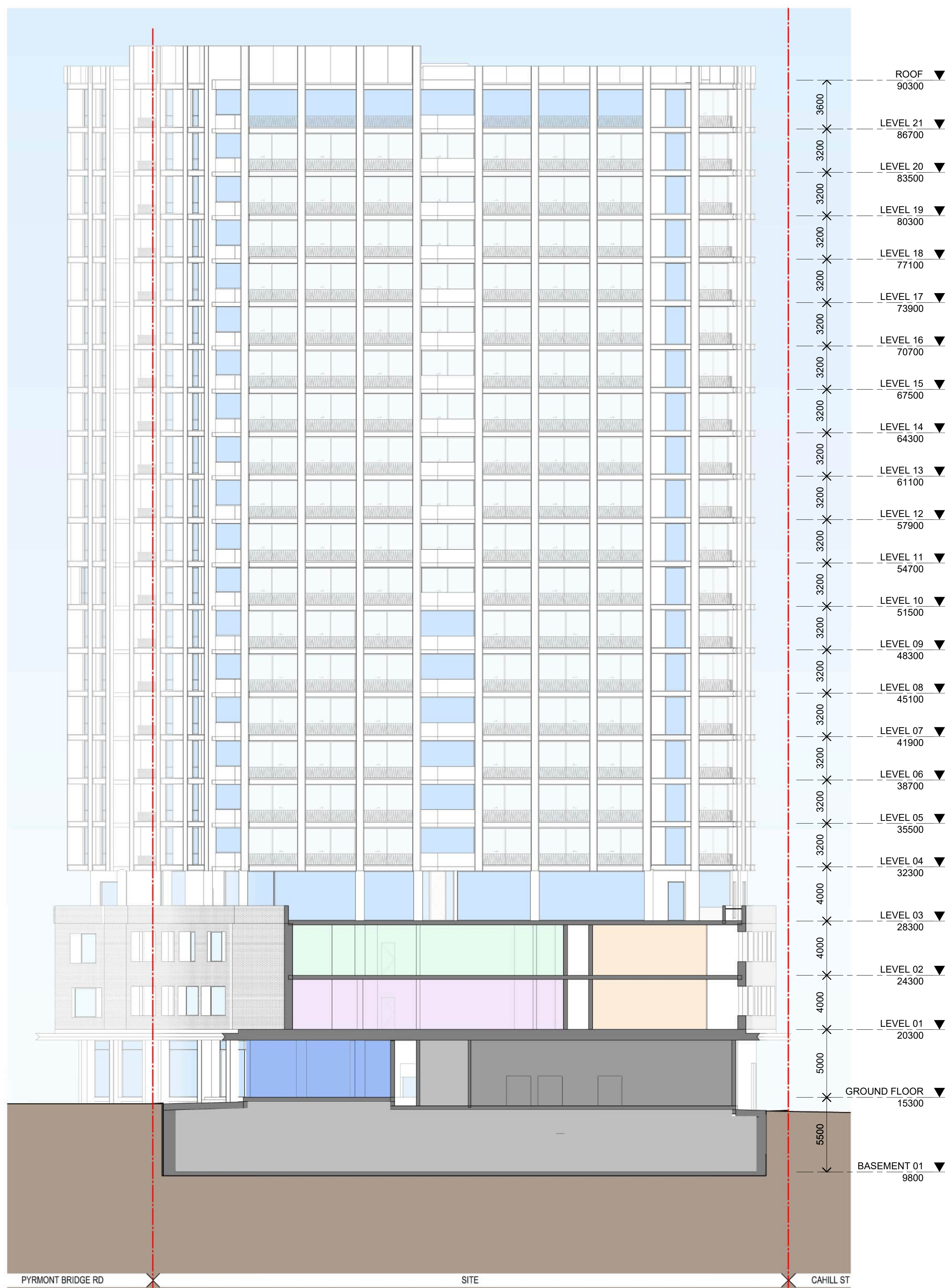
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2 SECTION C
SCALE 1 : 200

Client

COSGROVE
GROUP

Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name
SECTION - B & C

Date

03.10.2025

Scale

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Sheet Size

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Drawn

MA

Chk.

WG

Job No.

7134

Drawing No.

DA-1502

Revision

/ 7

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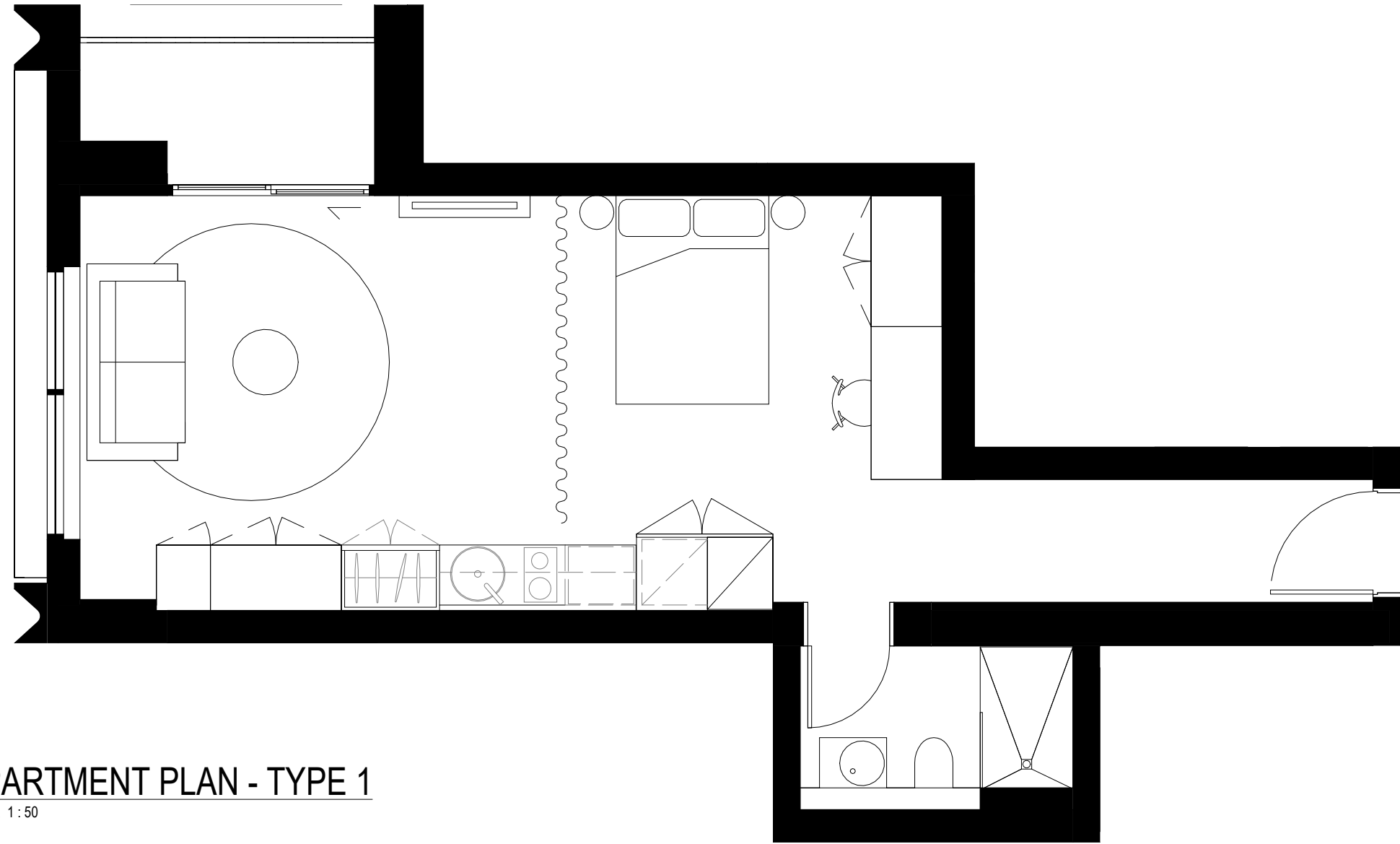
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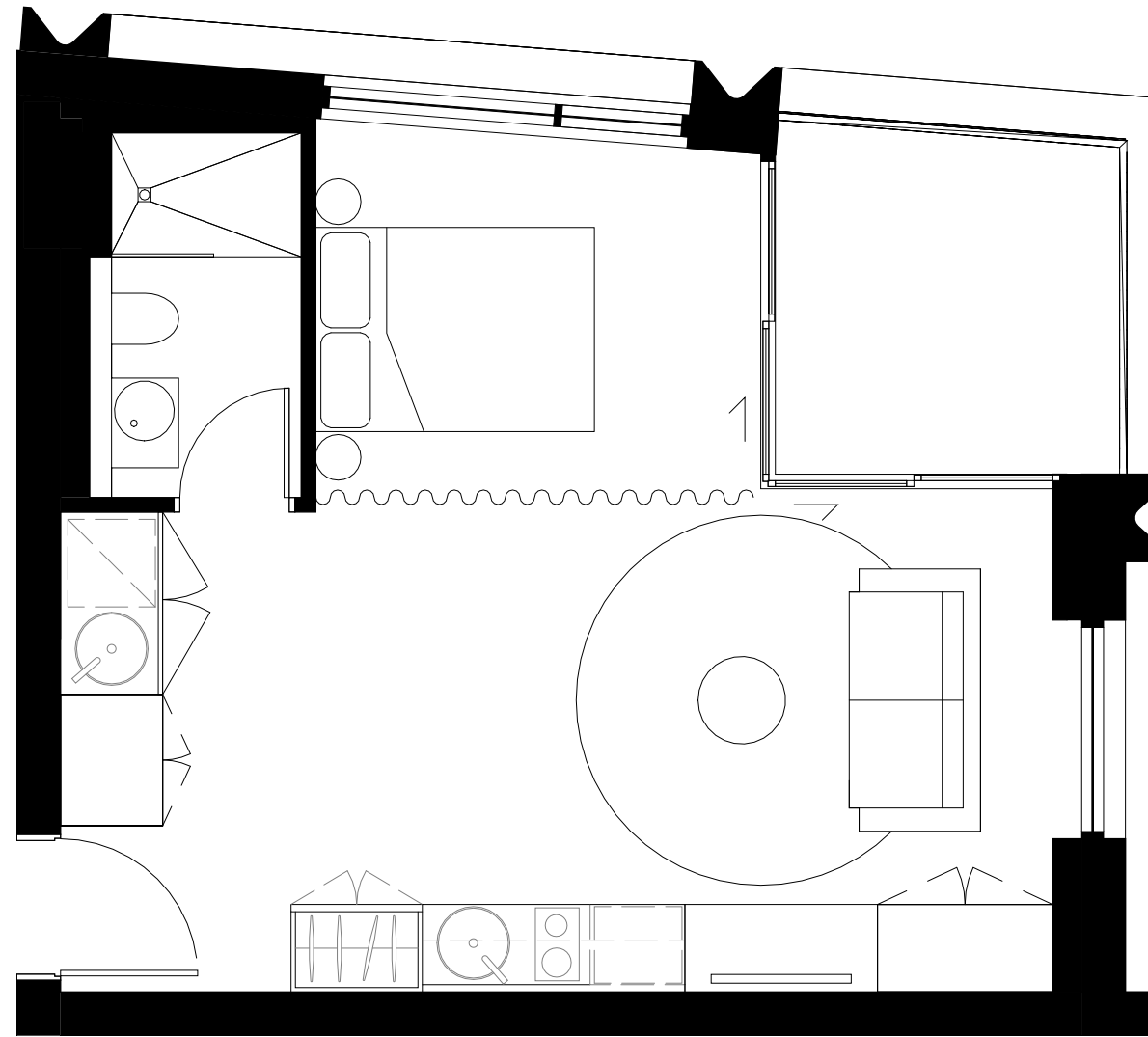
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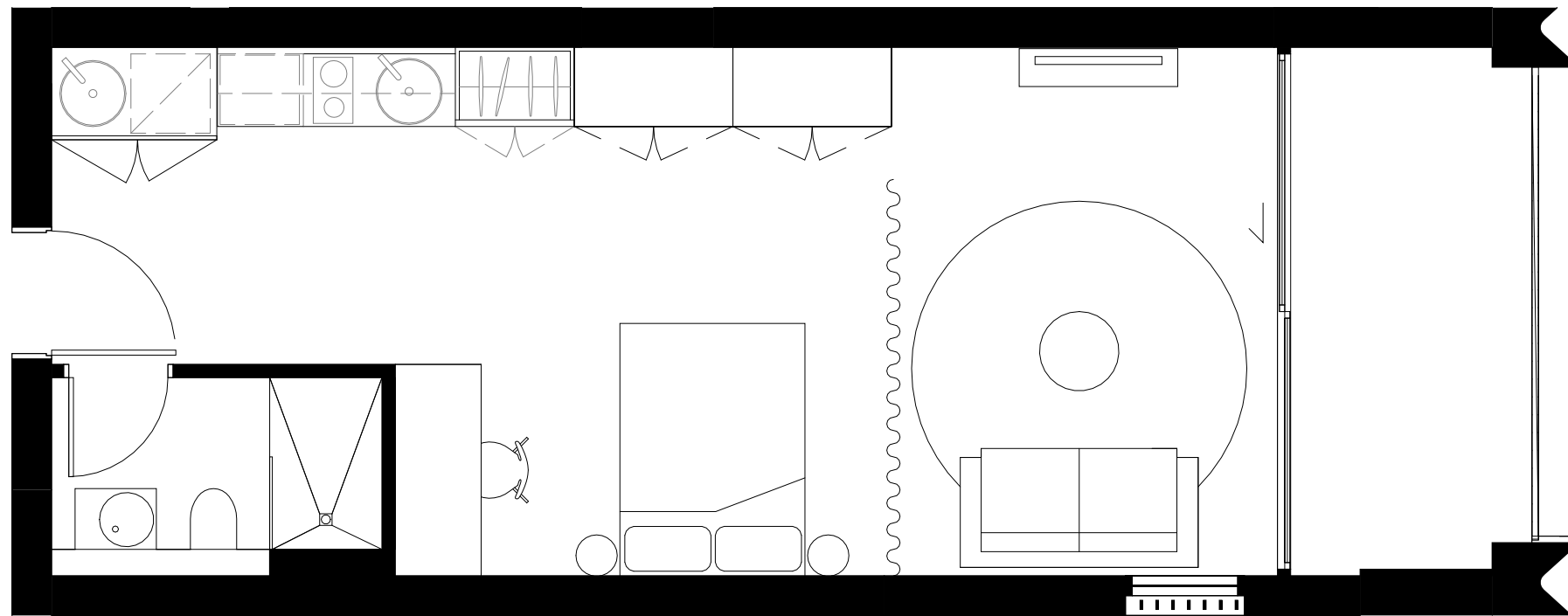
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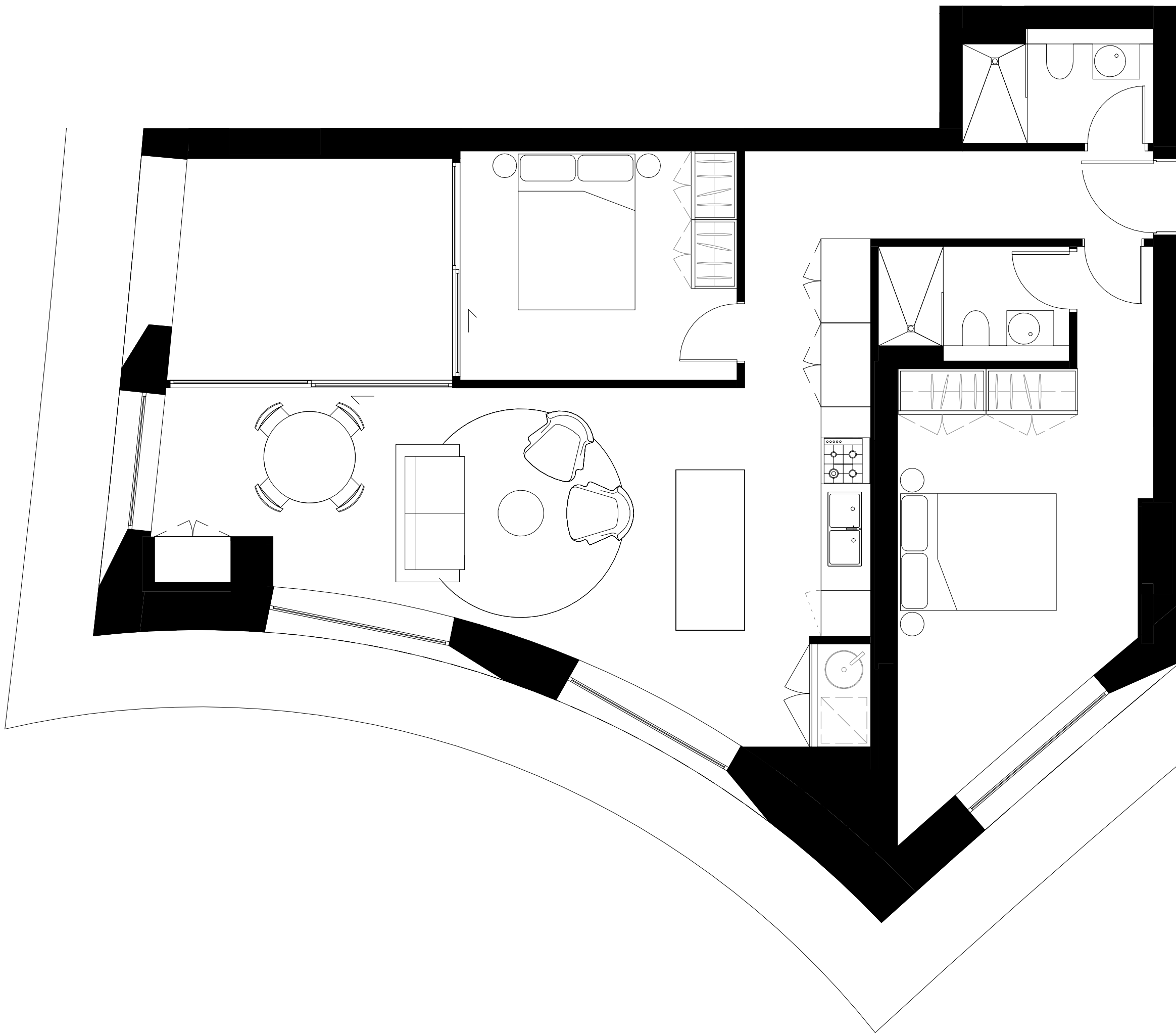
1 APARTMENT PLAN - TYPE 1
DA-1401 SCALE 1 : 50



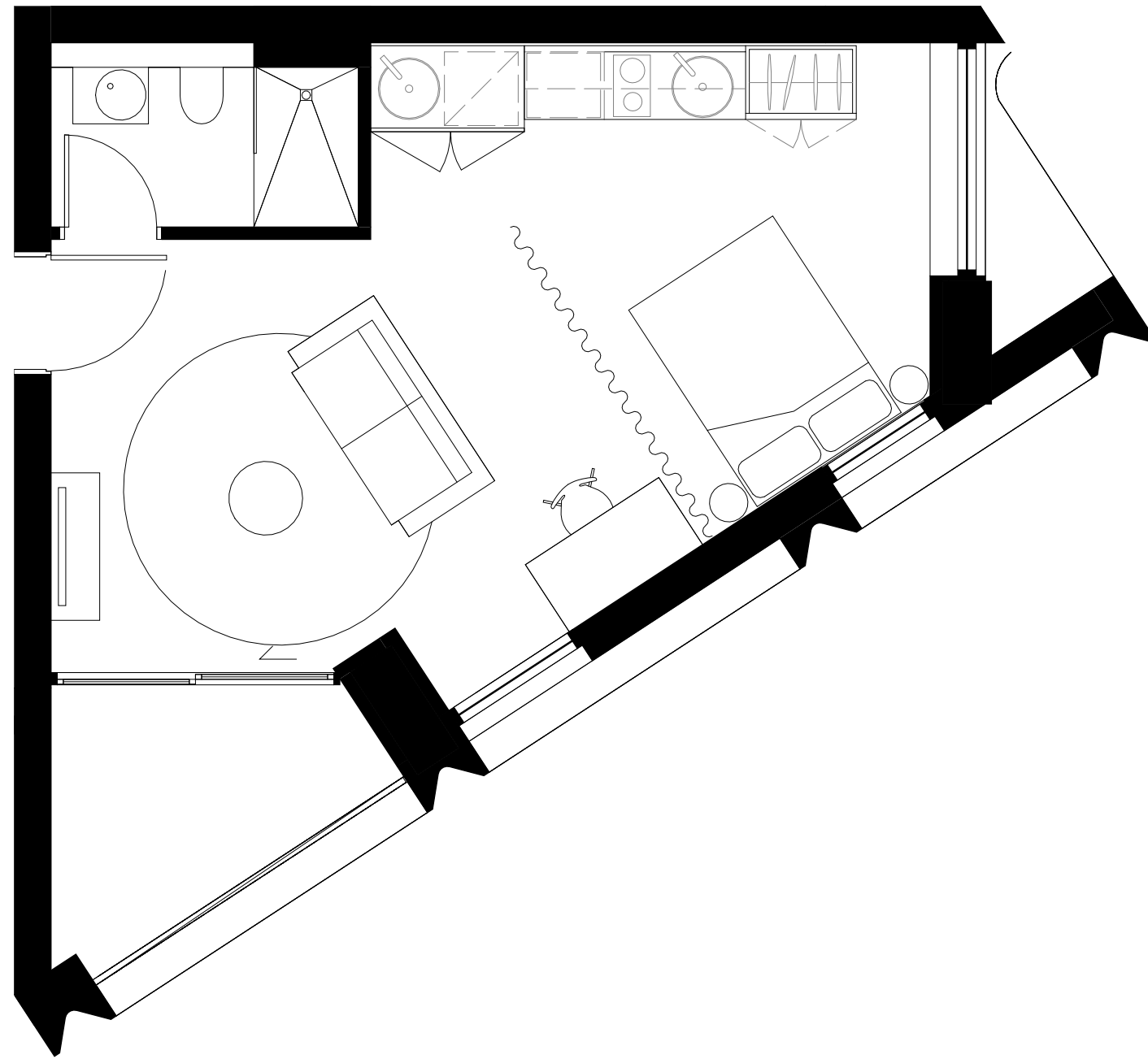
3 APARTMENT PLAN - TYPE 3
DA-1401 SCALE 1 : 50



4 APARTMENT PLAN - TYPE 4
DA-1401 SCALE 1 : 50



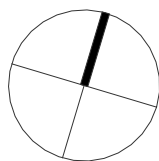
2 APARTMENT PLAN - TYPE 2
DA-1401 SCALE 1 : 50



5 APARTMENT PLAN - TYPE 5
DA-1401 SCALE 1 : 50

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0 500 1000 2500mm
1:50 @A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	07.07.2025	Issued for Client Information	MQ	WG
2	18.07.2025	Issued for Client Information	MQ	WG
3	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
4	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
5	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

APARTMENT TYPES - SHEET 1

Date

03.10.2025 1 : 50

Drawn

MA

Drawing No.

DA-4001

Scale

1 : 50

Chk.

WG

Revision

/ 5

Sheet Size

A1

Job No.

7134

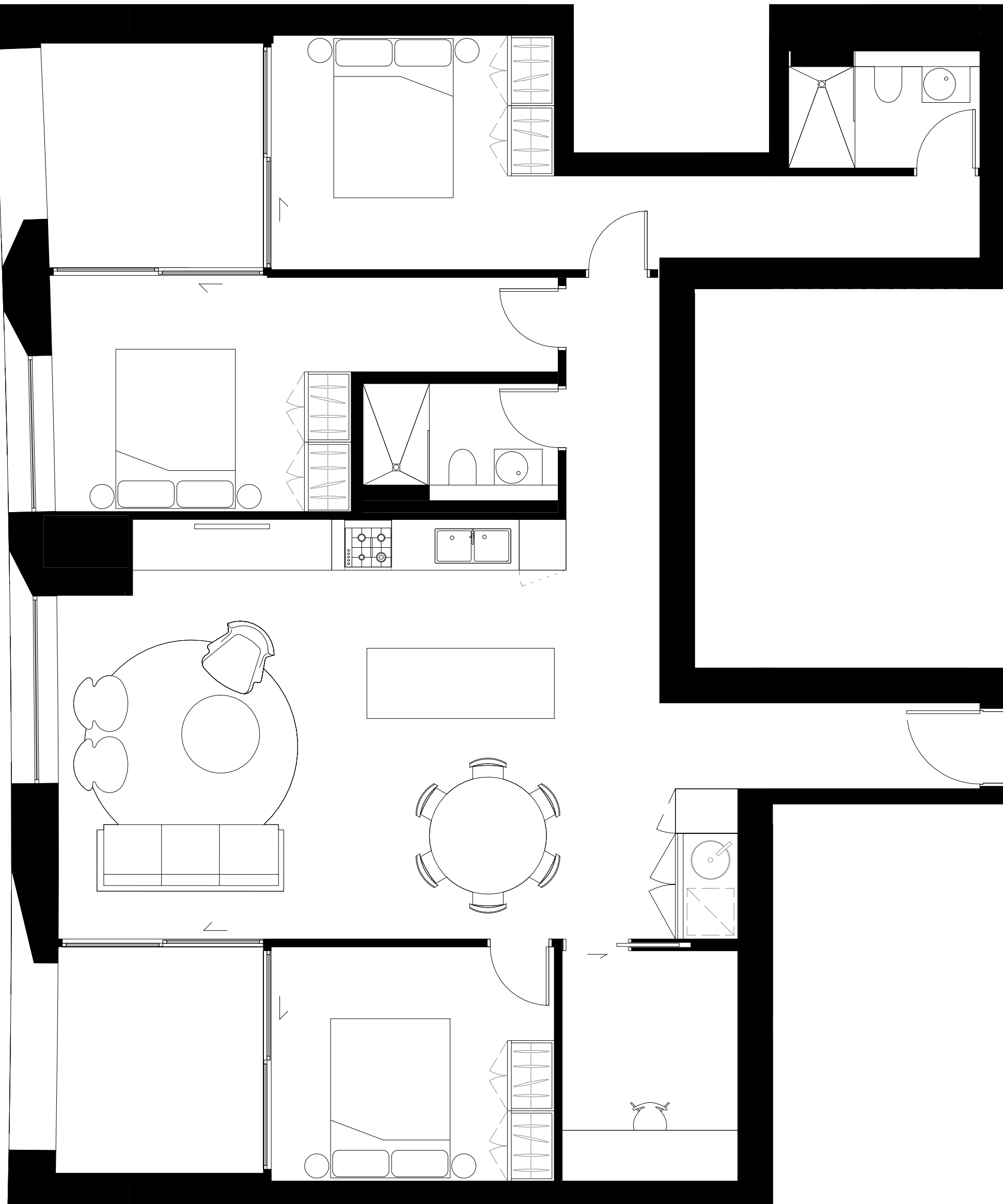
SJB Architects

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Sunny Hills NSW 2010

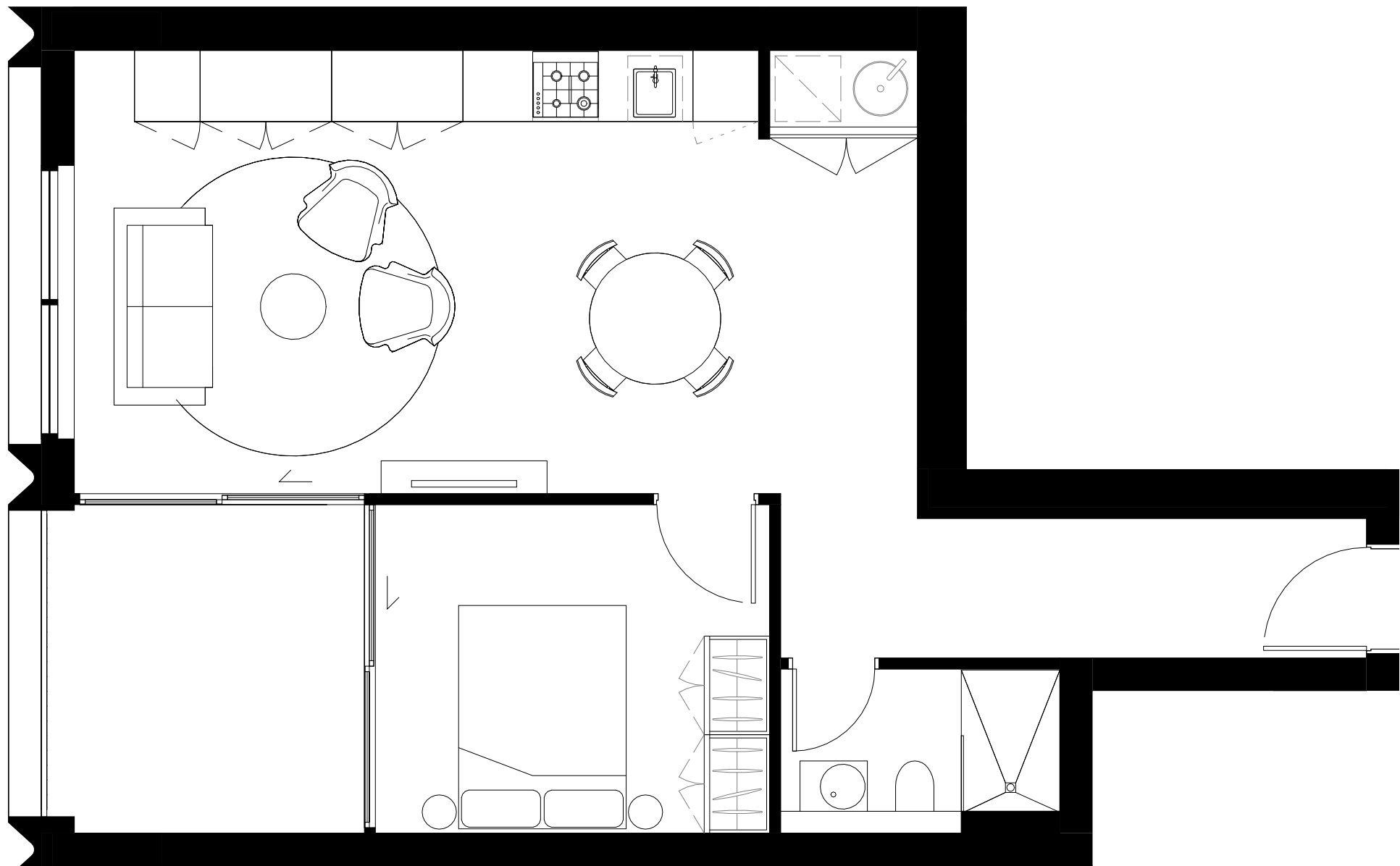
T 61 2 9380 9911

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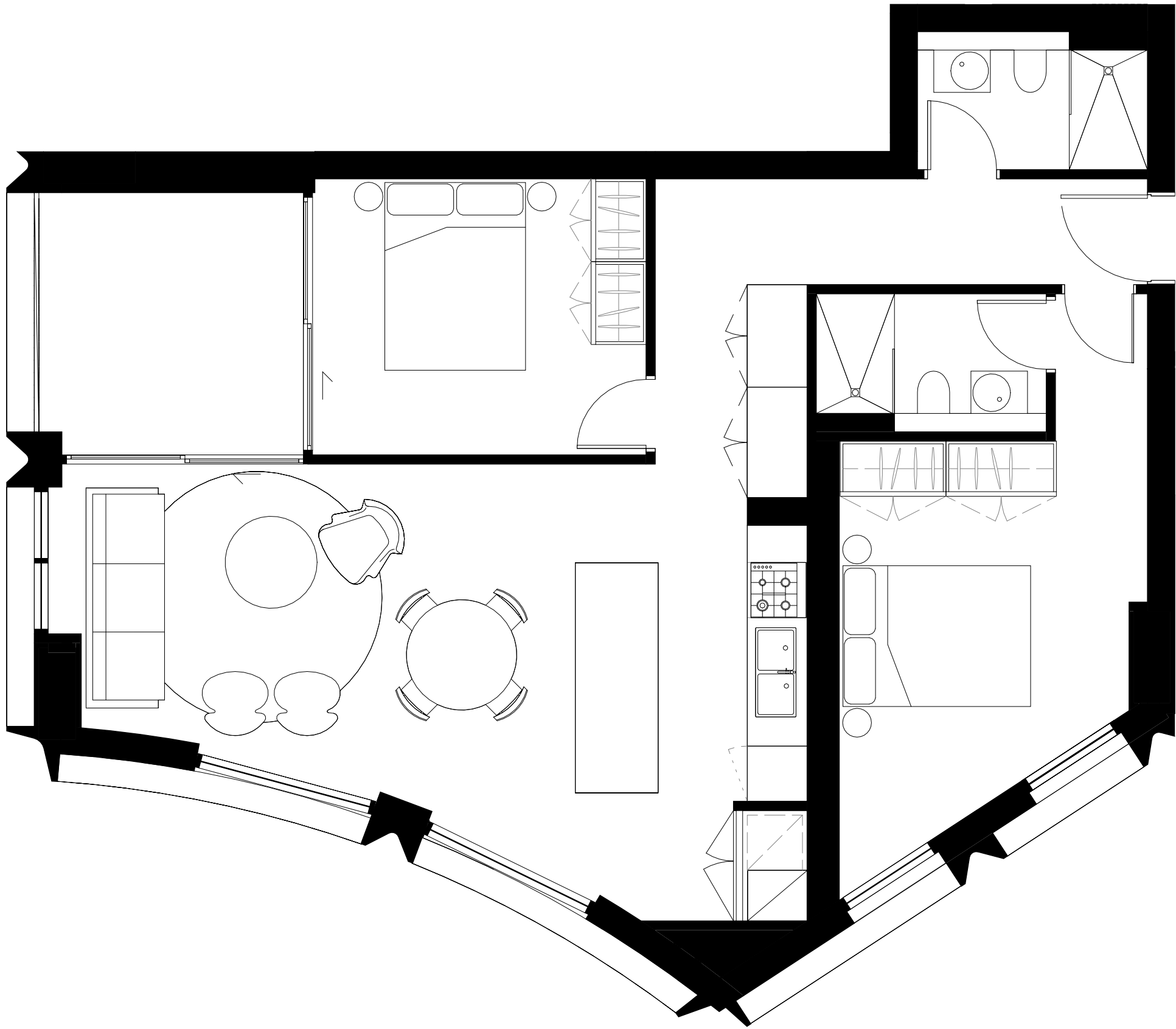




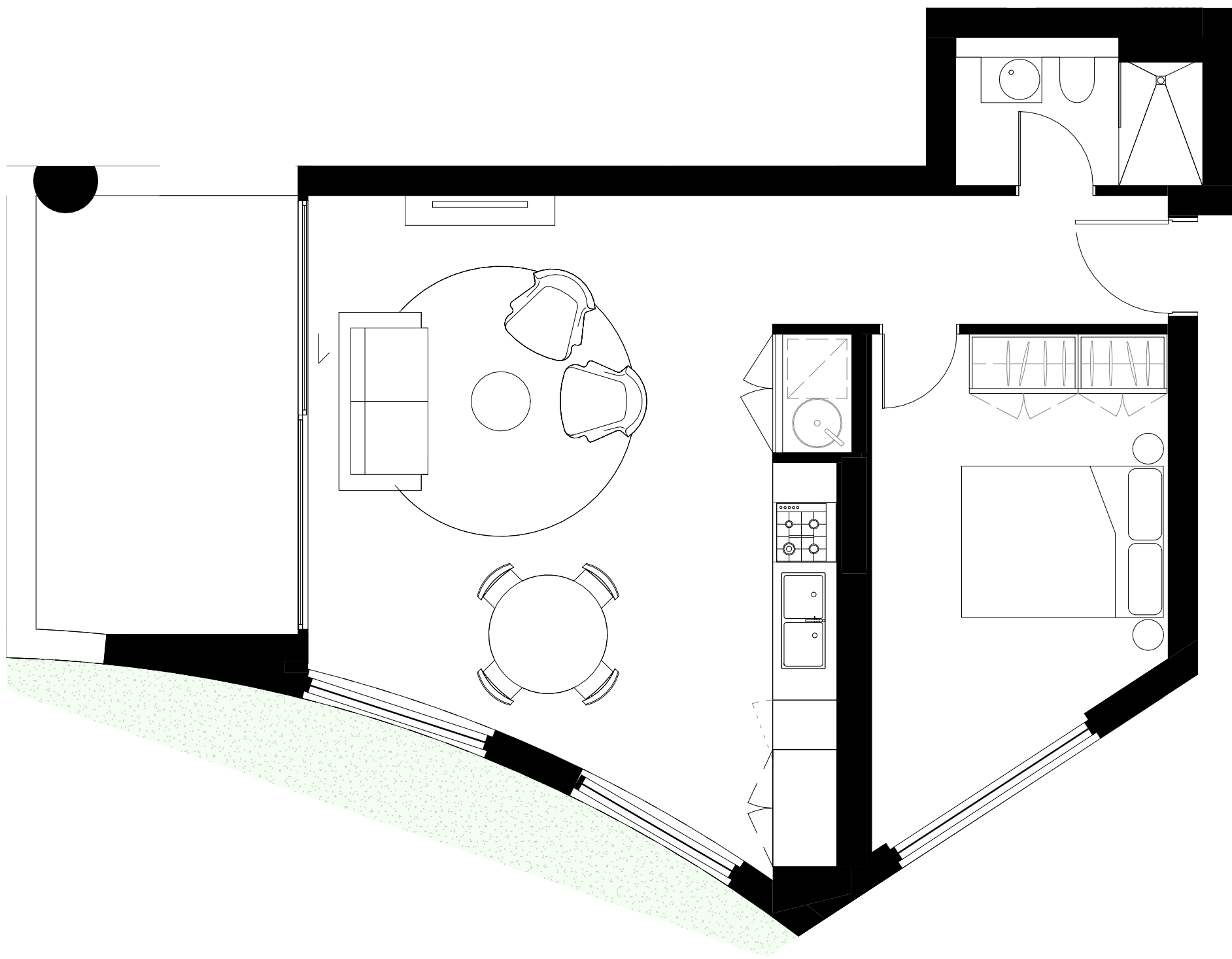
1 APARTMENT PLAN - TYPE 6
DA-1401 SCALE 1 : 50



2 APARTMENT PLAN - TYPE 7
DA-1401 SCALE 1 : 50



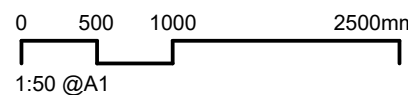
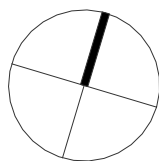
3 APARTMENT PLAN - TYPE 8
DA-1401 SCALE 1 : 50



4 APARTMENT PLAN - TYPE 9
DA-1401 SCALE 1 : 50

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
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5	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

APARTMENT TYPES - SHEET 2

Date

03.10.2025

Scale

1 : 50

Sheet Size

A1

Drawn

MA

Chk.

WG

Job No.

7134

Revision

DA-4002

Revision

/ 5

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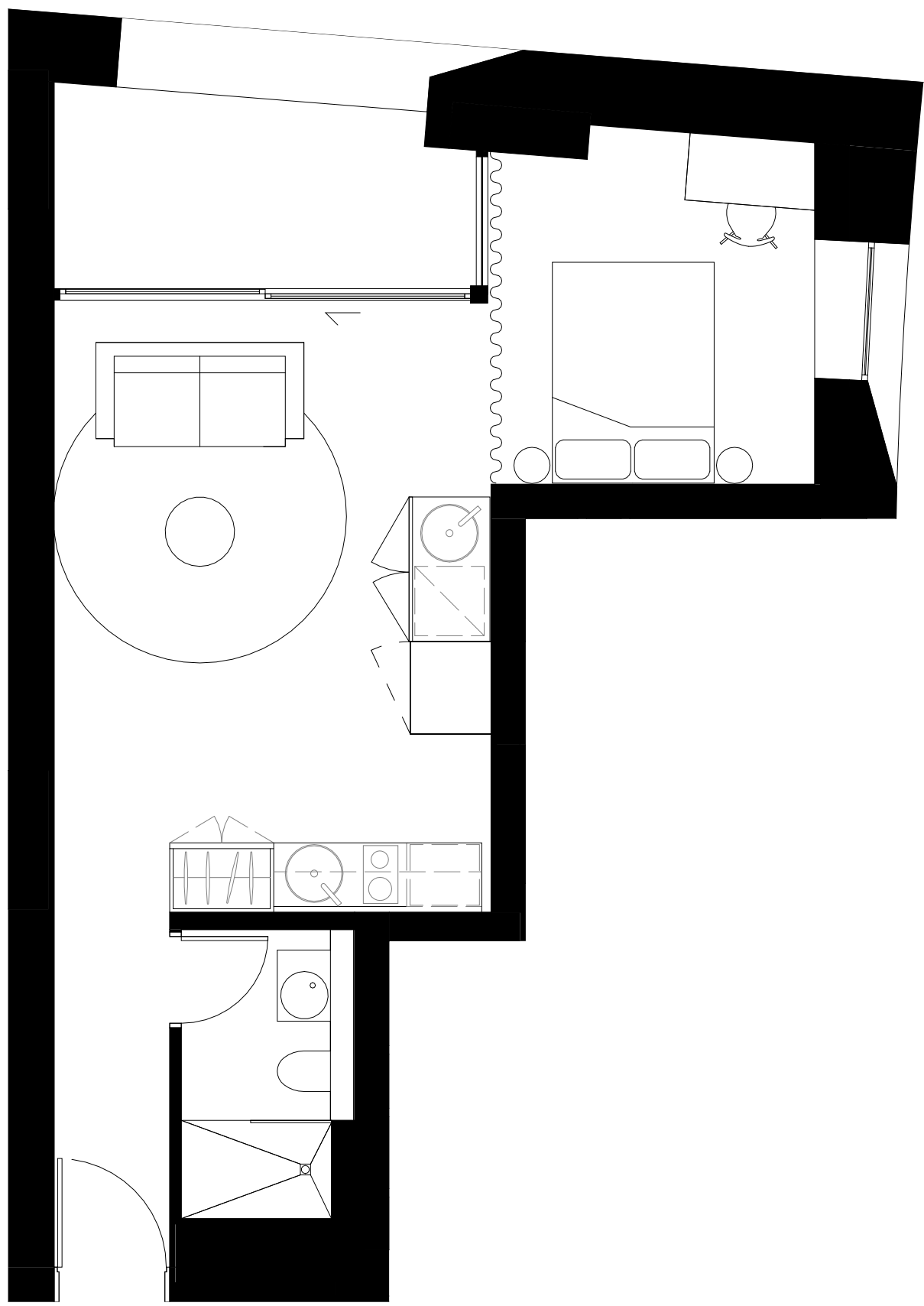
Level 2, 490 Crown Street
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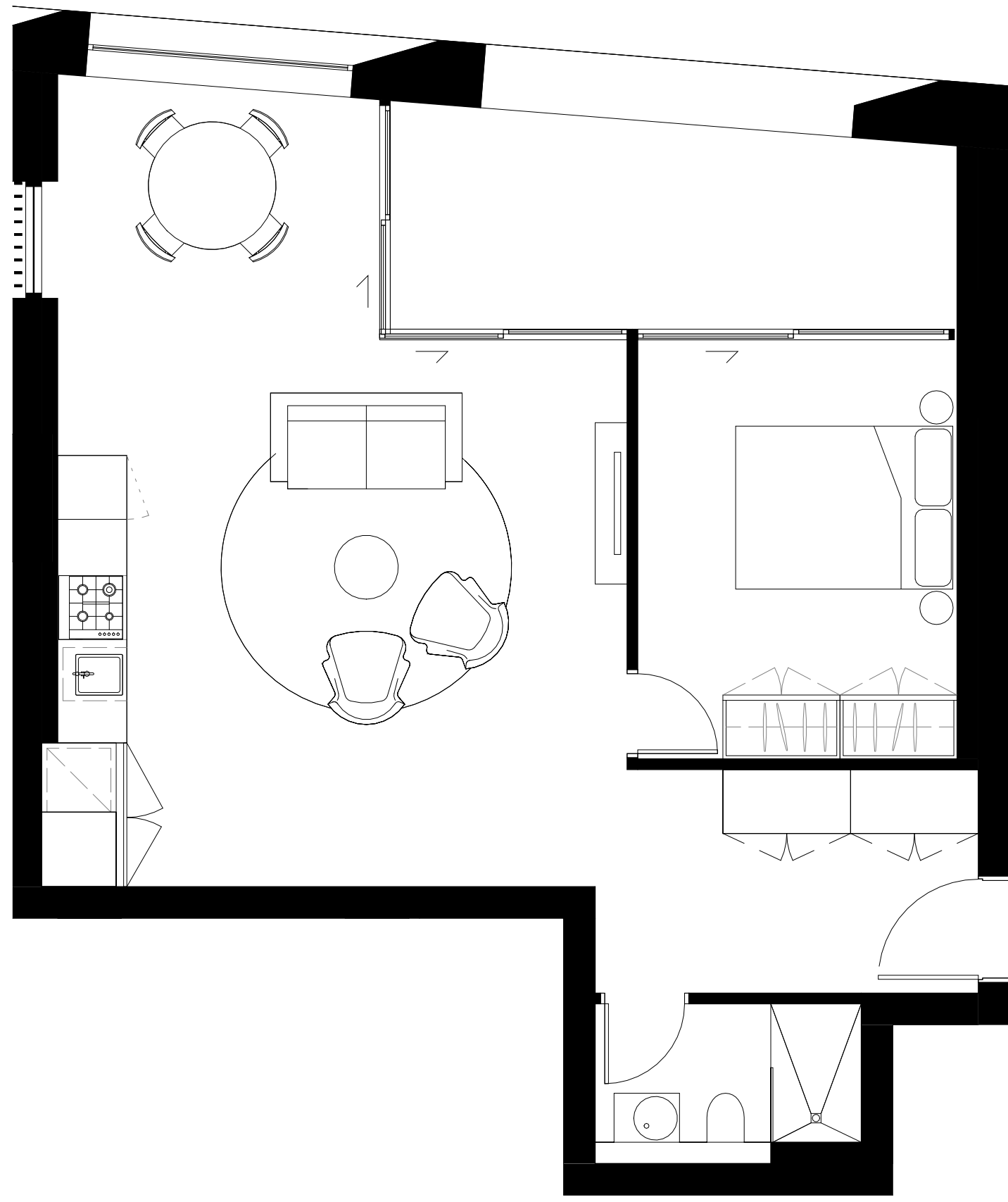
NOT FOR CONSTRUCTION



1 APARTMENT PLAN - TYPE 10
DA-1401 SCALE 1:50



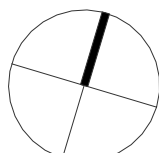
2 APARTMENT PLAN - TYPE 11
DA-1401 SCALE 1:50



3 APARTMENT PLAN - TYPE 12
DA-1401 SCALE 1:50

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PRELIMINARY



0 500 1000 2500mm
1:50 @A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	07.07.2025	Issued for Client Information	MQ	WG
2	18.07.2025	Issued for Client Information	MQ	WG
3	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
4	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
5	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

APARTMENT TYPES - SHEET 3

Date

03.10.2025 1 : 50

Drawn

MA

Chk.

WG

Sheet Size

A1

Job No.

7134

Drawing No.

DA-4003

Revision

/ 5

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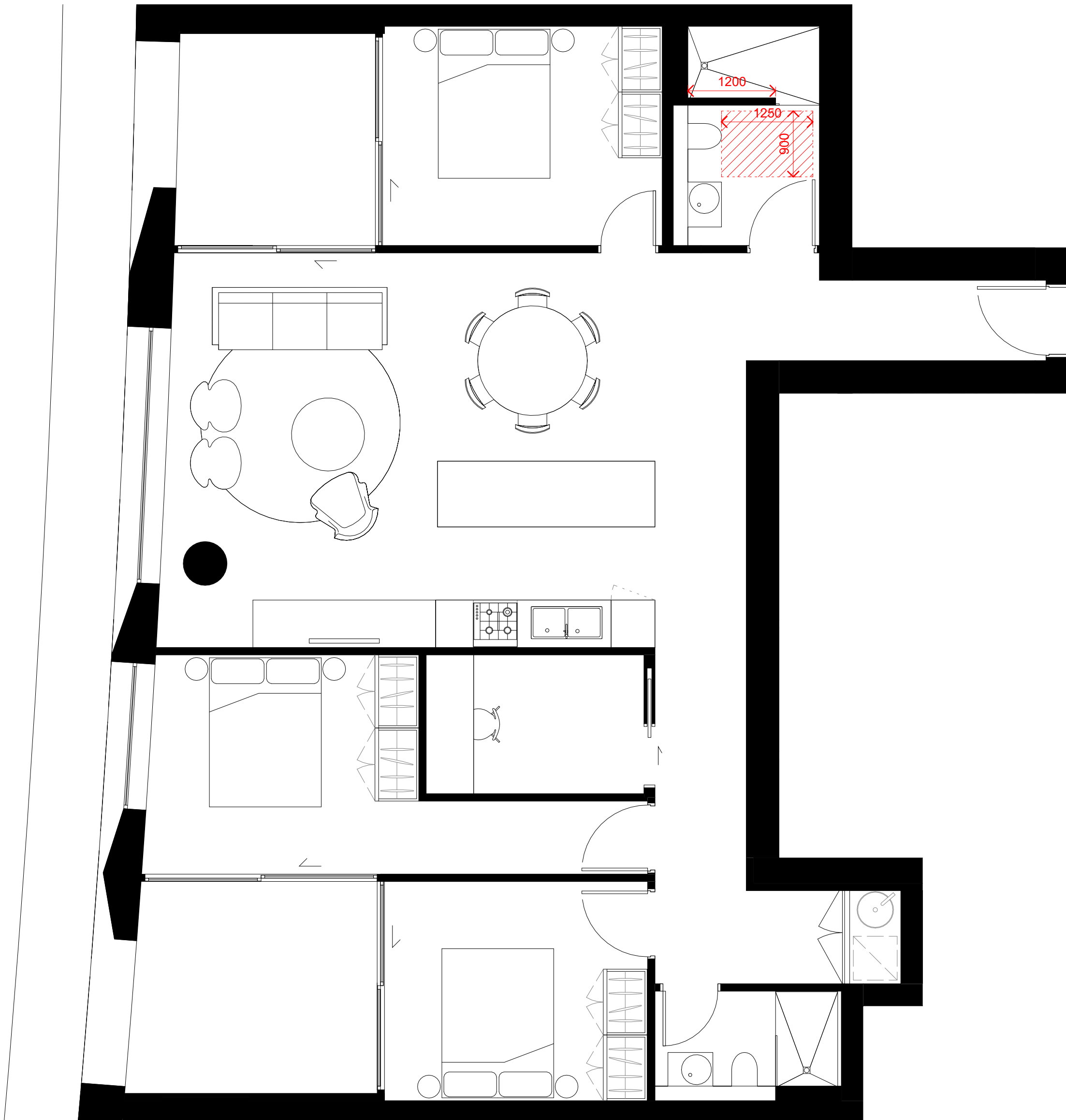
Level 2, 490 Crown Street
Sunny Hills NSW 2010

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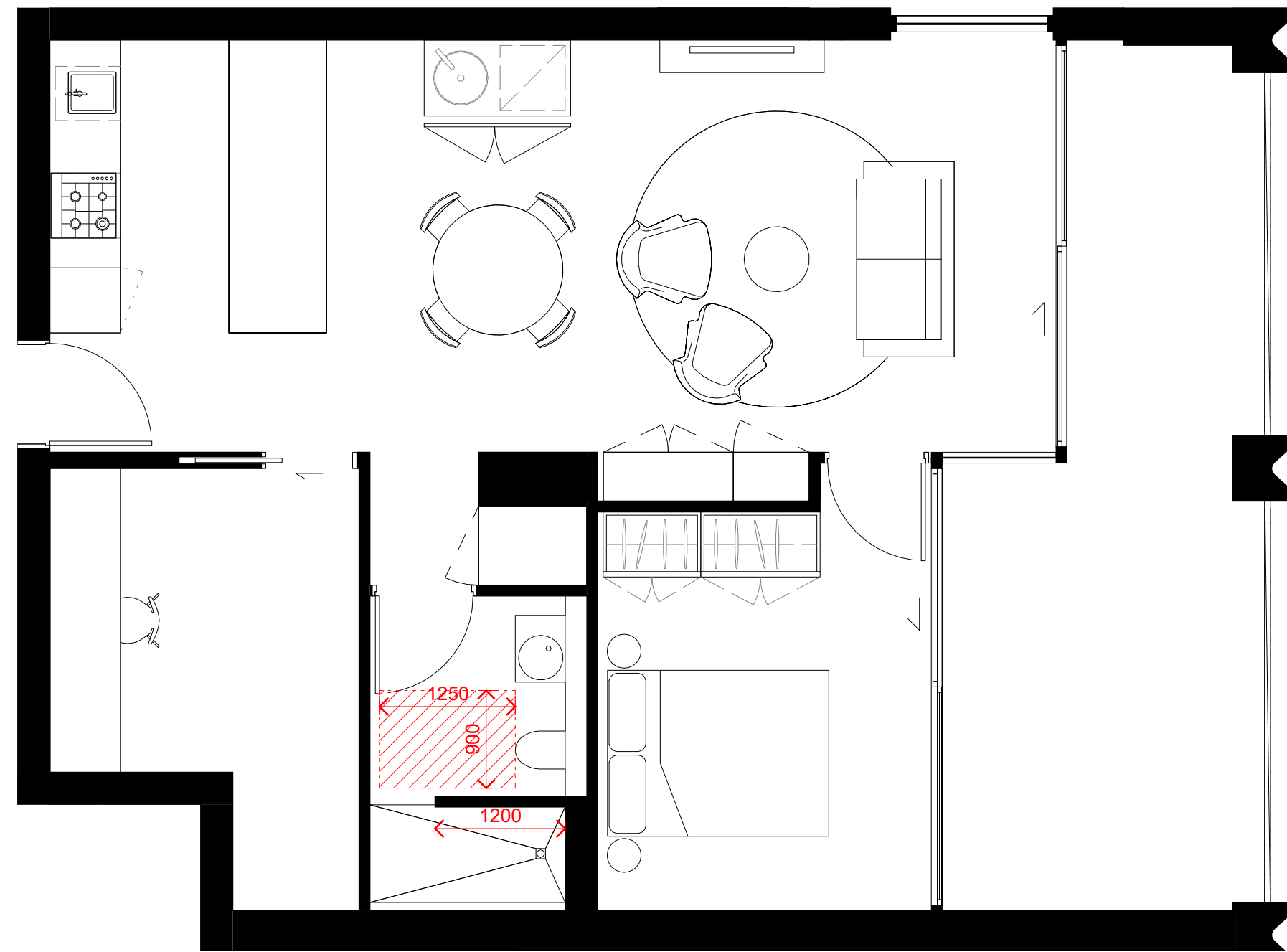
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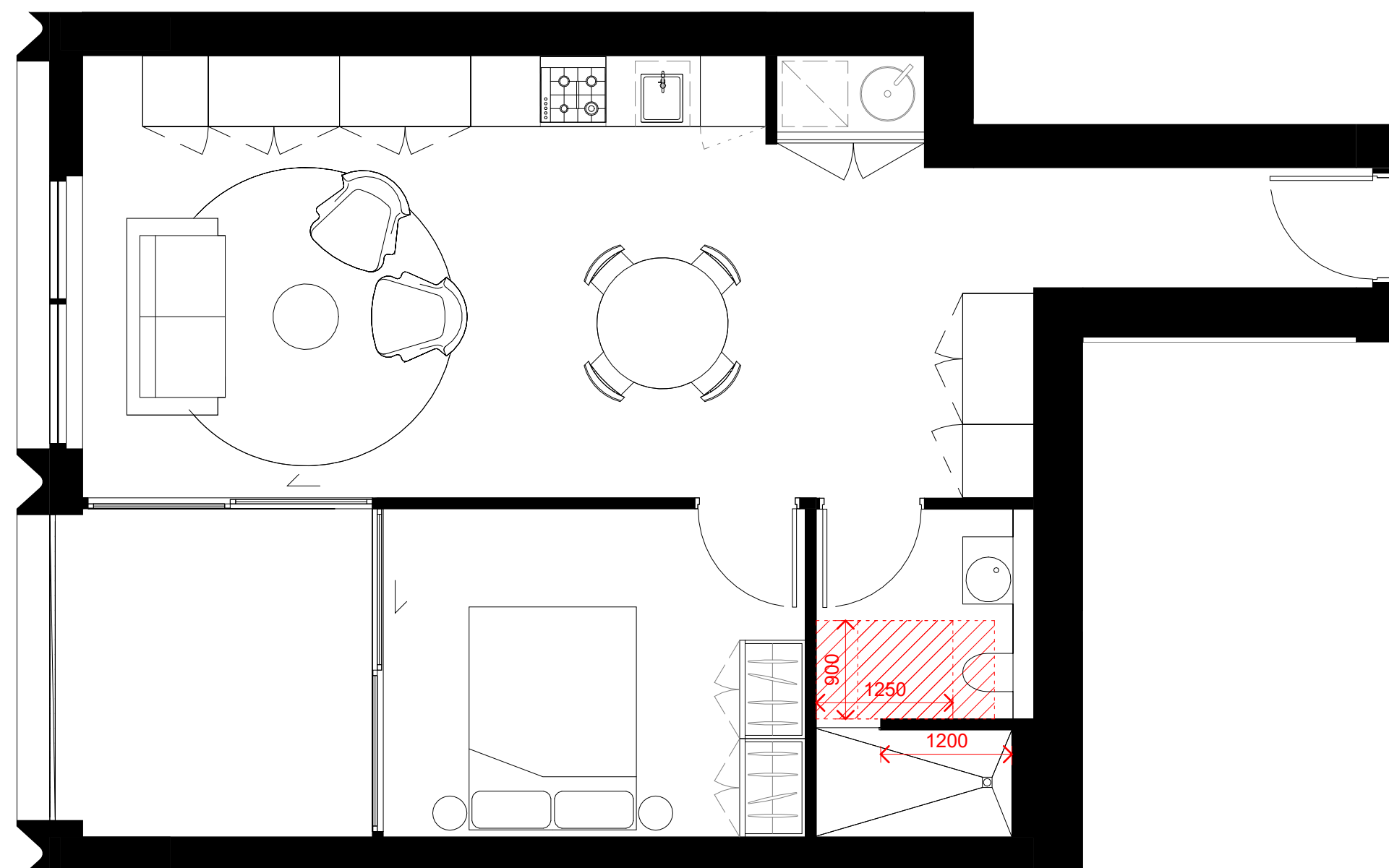
NOT FOR CONSTRUCTION



1 APARTMENT PLAN - TYPE 13
DA-1401 SCALE 1 : 50
SILVER LIVABLE APARTMENT



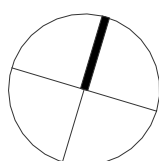
2 APARTMENT PLAN - TYPE 14
DA-1401 SCALE 1 : 50
SILVER LIVABLE APARTMENT



3 APARTMENT PLAN - TYPE 15
DA-1401 SCALE 1 : 50
SILVER LIVABLE APARTMENT

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PRELIMINARY



0 500 1000 2500mm
1:50 @A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	07.07.2025	Issued for Client Information	MQ	WG
2	18.07.2025	Issued for Client Information	MQ	WG
3	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
4	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
5	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

APARTMENT TYPES - SHEET 4 - SILVER LIVABLE

Date

03.10.2025

Scale

1 : 50

Sheet Size

A1

Drawn

MA

Chk.

WG

Job No.

7134

Drawing No.

DA-4004

Revision

/ 5

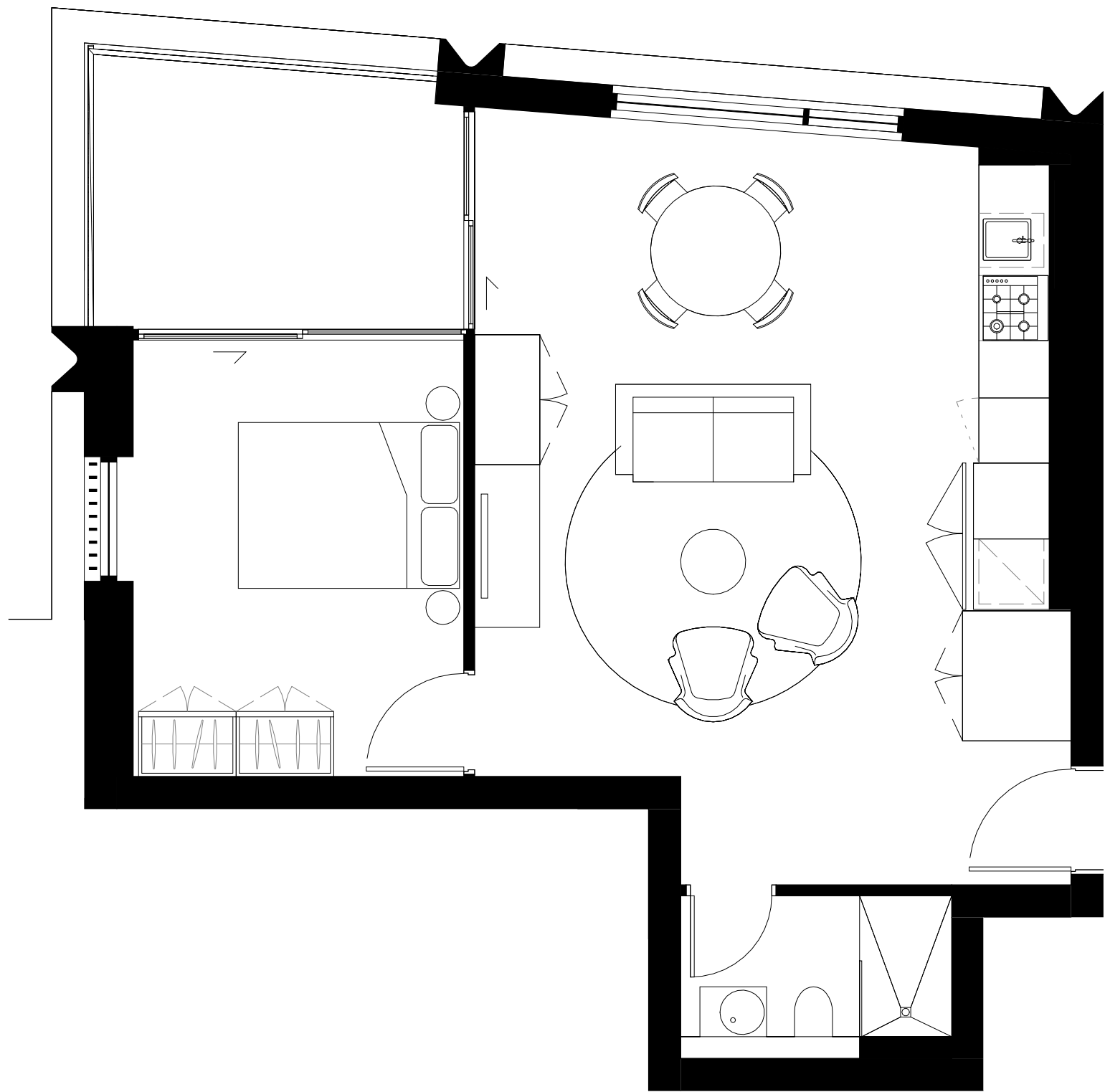
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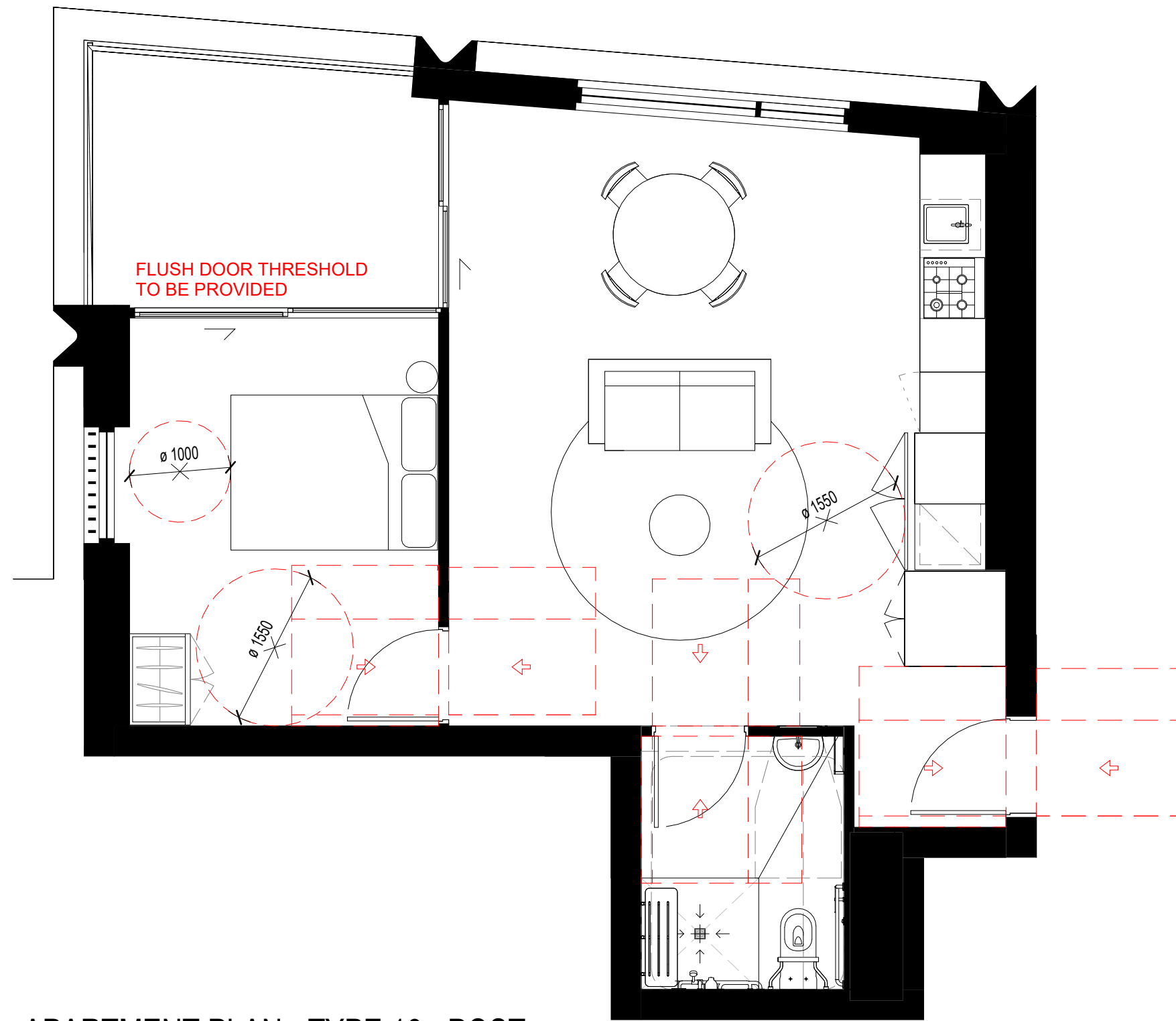
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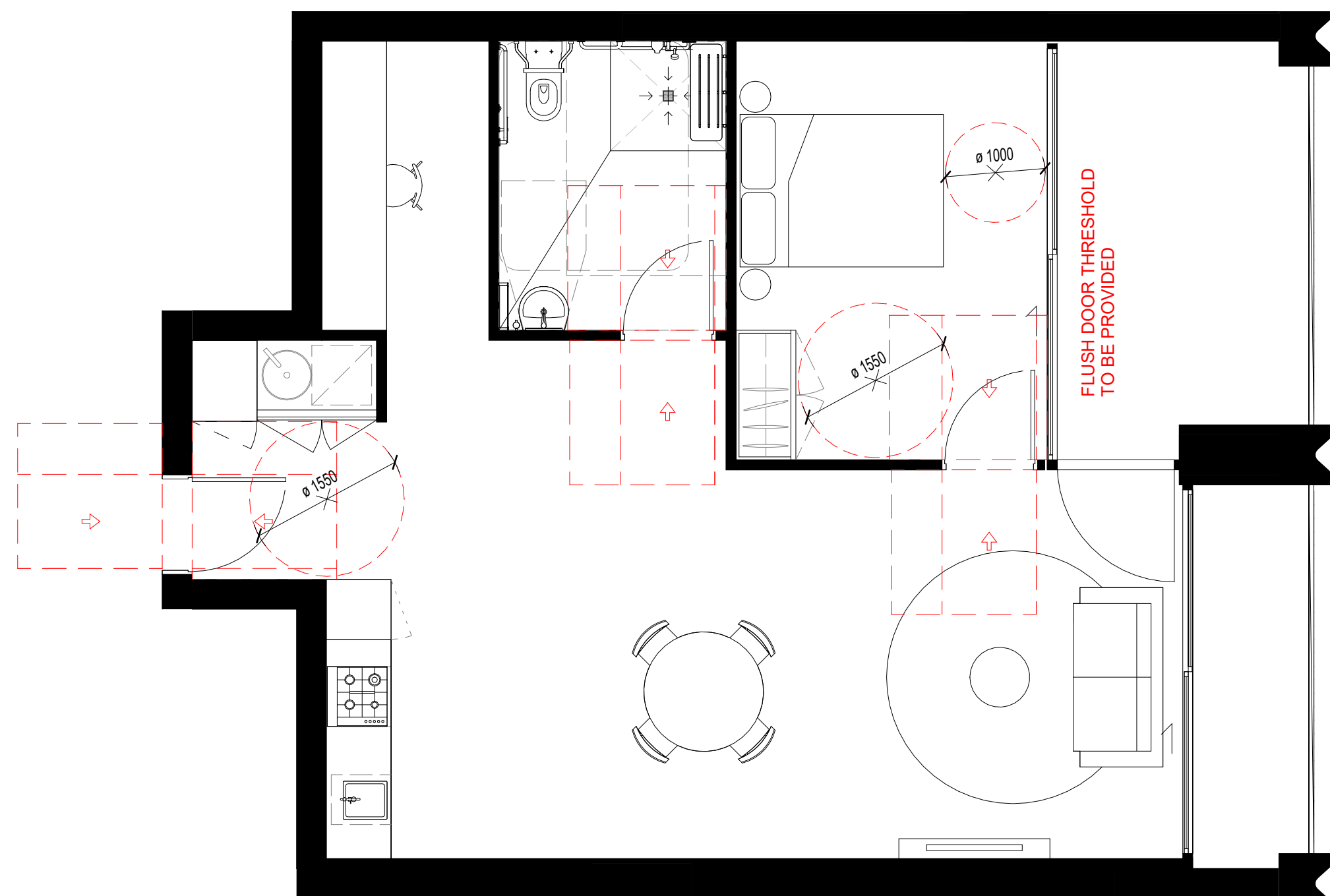
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DA-1401 SCALE 1:50
ADAPTED APARTMENT



3 APARTMENT PLAN - TYPE 16 - POST ADAPTED
DA-1401 SCALE 1:50



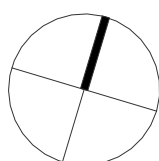
2 APARTMENT PLAN - TYPE 17- PRE ADAPTED
DA-1401 SCALE 1:50
ADAPTED & SILVER LIVABLE APARTMENT



4 APARTMENT PLAN - TYPE 17- POST ADAPTED
DA-1401 SCALE 1:50

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PRELIMINARY



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1:50 @A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
2	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
3	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

APARTMENT TYPES - SHEET 5 - SILVER LIVABLE
& ADPTABLE

Date

03.10.2025

Scale

1 : 50

Sheet Size

A1

Drawn

MQ

Chk.

WG

Job No.

7134

Drawing No.

DA-4005

Revision

/ 3

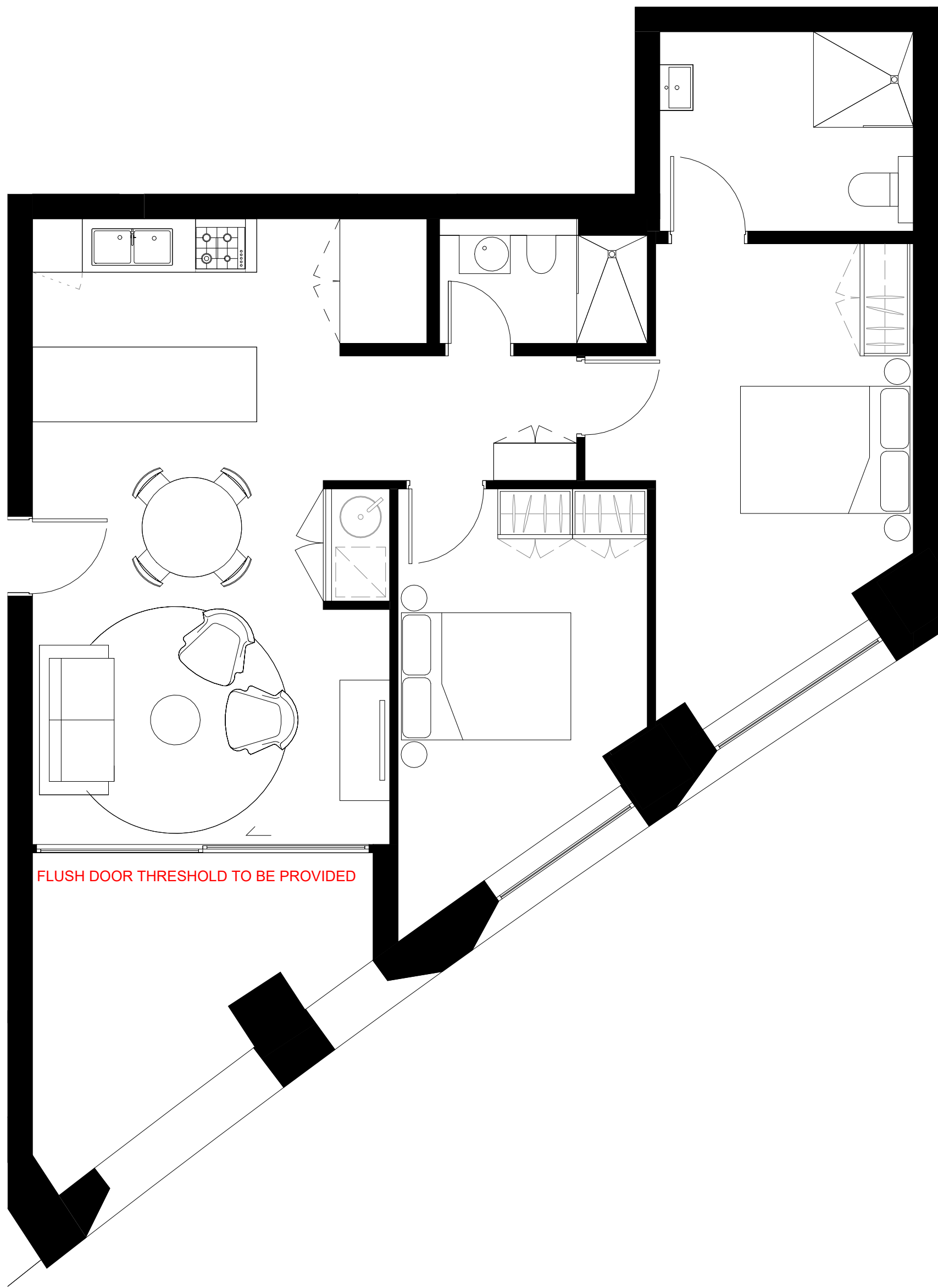
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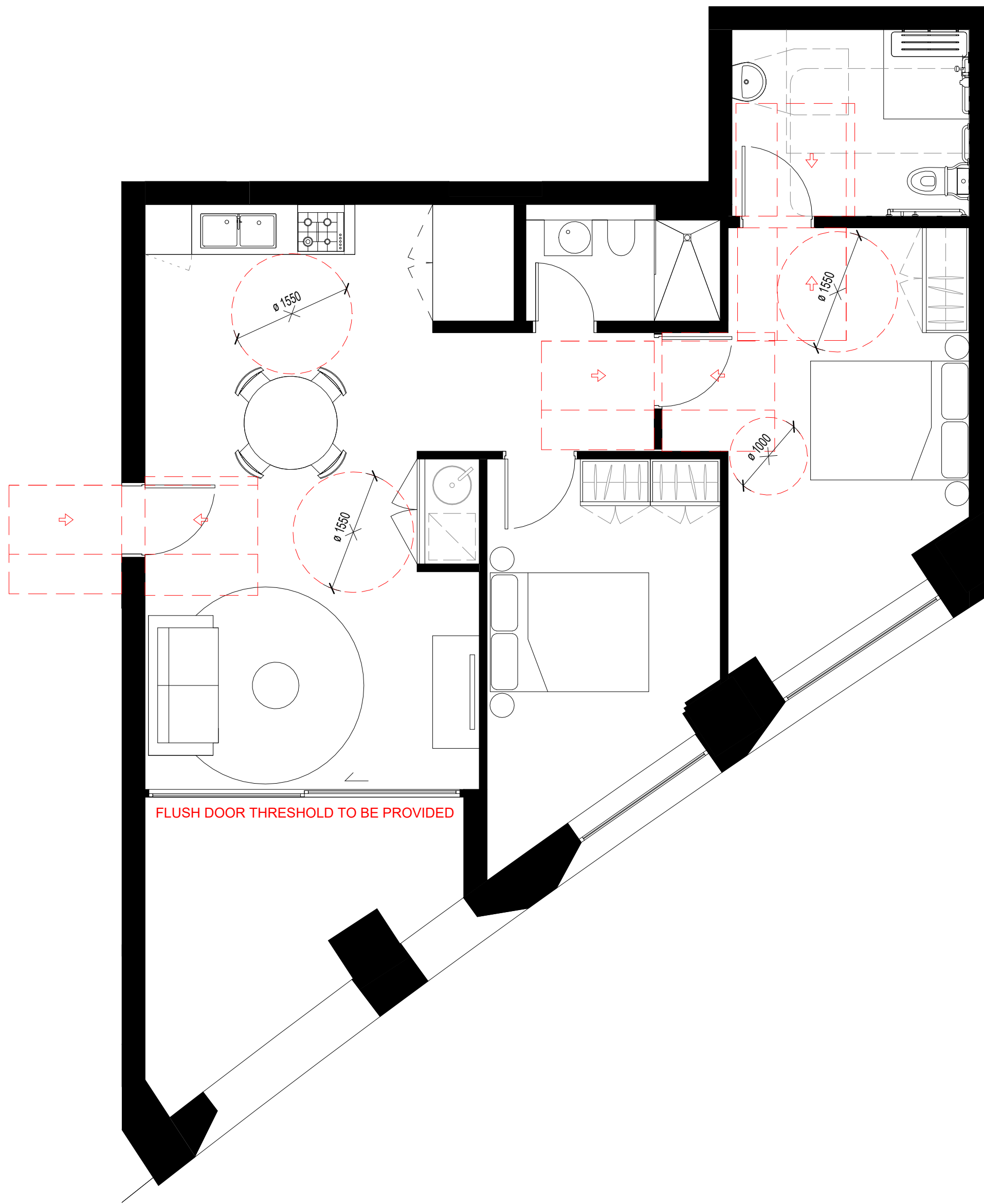
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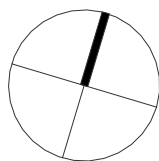
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DA-1401 SCALE 1 : 50
ADAPTED & SILVER LIVABLE APARTMENT



2 APARTMENT PLAN - TYPE 18 - POST
DA-1401 SCALE 1 : 50
ADAPTED

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PRELIMINARY



0 500 1000 2500mm
1:50 @A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
2	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
3	03.10.2025	Consultant Co-ordination for SSDA	NQ	WG

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

APARTMENT TYPES - SHEET 6 - SILVER LIVABLE
& ADPTABLE

Date

03.10.2025 1 : 50

Drawn

MQ

Chk.

WG

Sheet Size

A1

Job No.

7134

Drawing No.

DA-4006

Revision

/ 3

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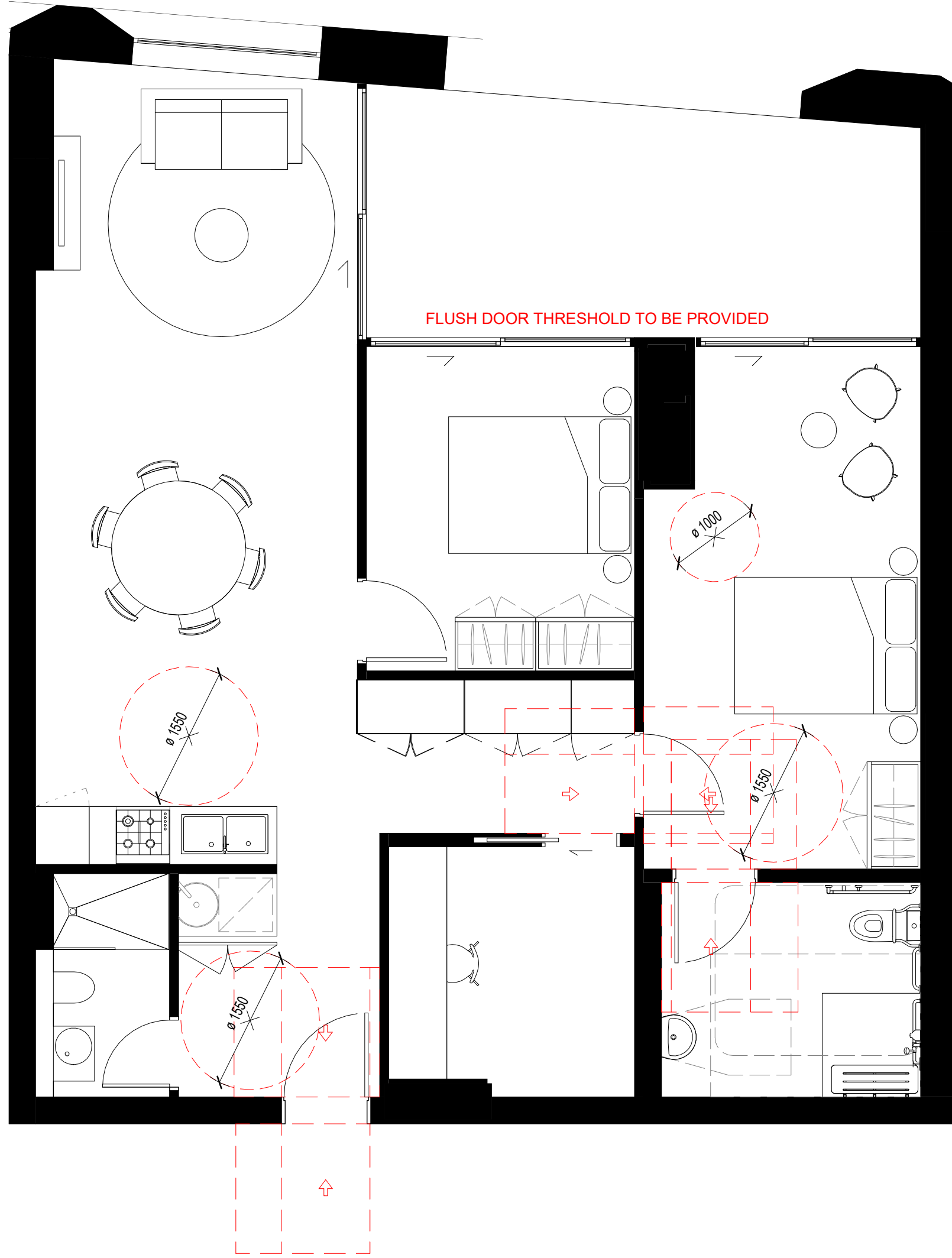
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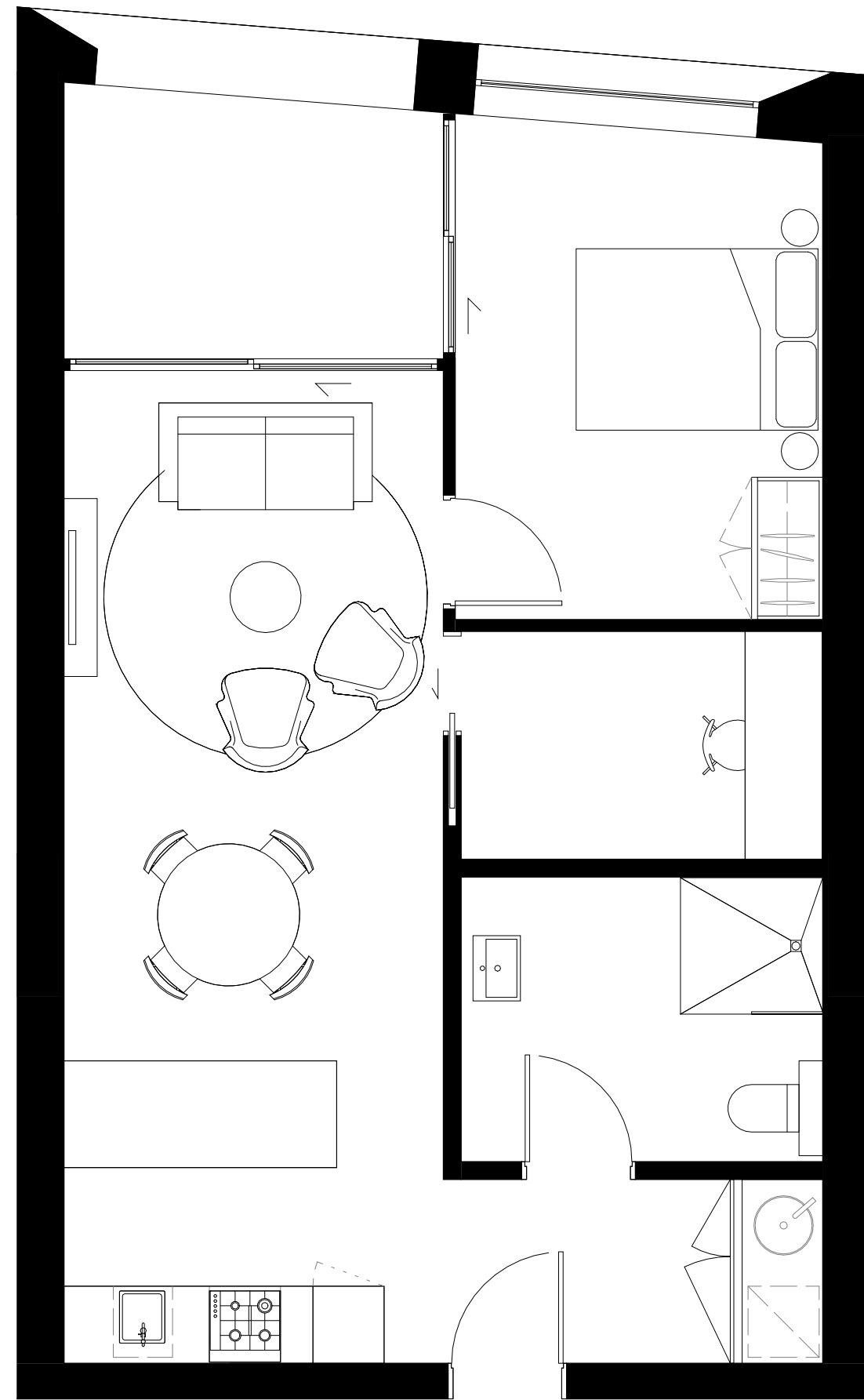
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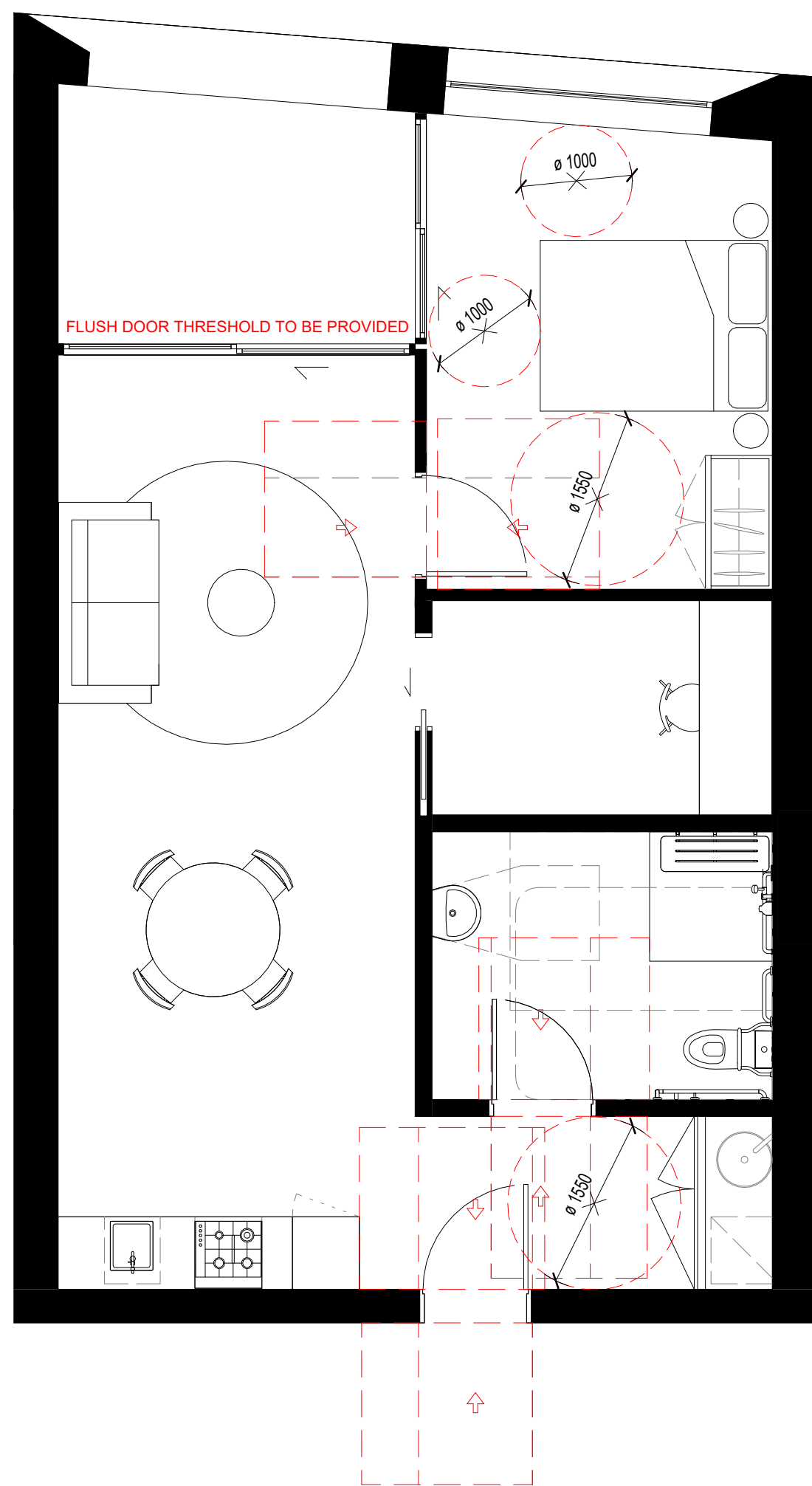
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2 APARTMENT PLAN - TYPE 19 - POST ADAPTED
DA-1401 SCALE 1 : 50



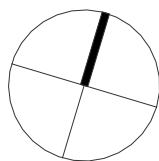
3 APARTMENT PLAN - TYPE 20 - PRE ADAPTED
DA-1401 SCALE 1 : 50



4 APARTMENT PLAN - TYPE 20 - POST ADAPTED
DA-1401 SCALE 1 : 50

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PRELIMINARY



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

APARTMENT TYPES - SHEET 7 - SILVER LIVABLE
& ADPTABLE

Date

03.10.2025 1 : 50

Drawn

MA

Chk.

WG

Sheet Size

A1

Job No.

7134

Drawing No.

DA-4007

Revision

/ 2

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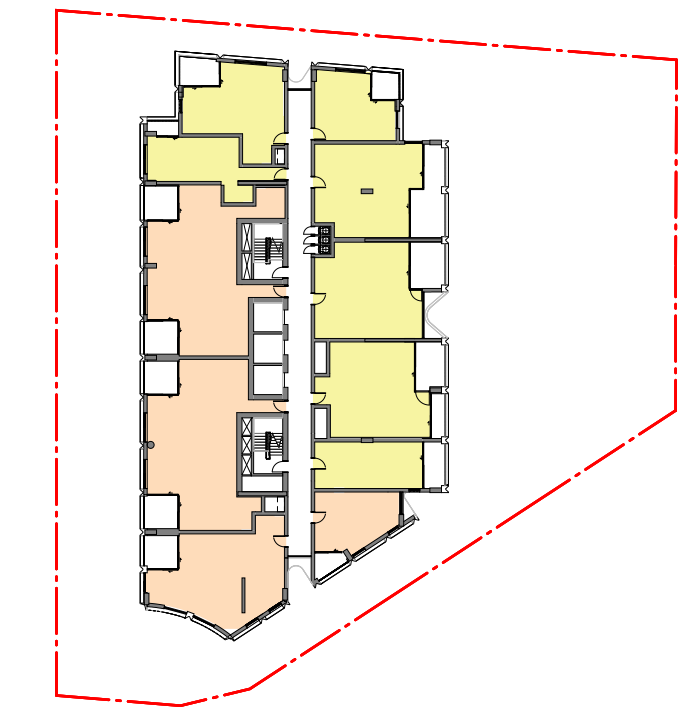
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LEGEND

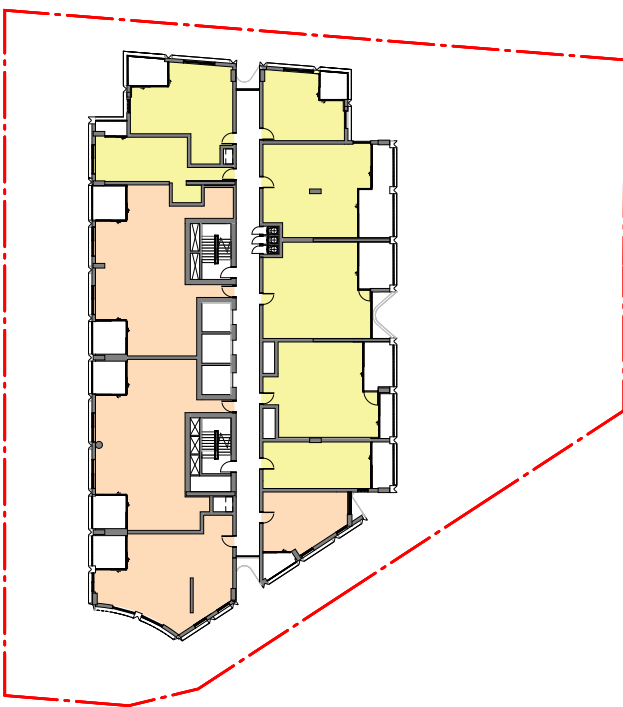
- MIN 2 HOURS SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM.
- MIN 1 HOUR SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM.
- LESS THAN 1 HOUR SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM.

ADG DESIGN CRITERIA

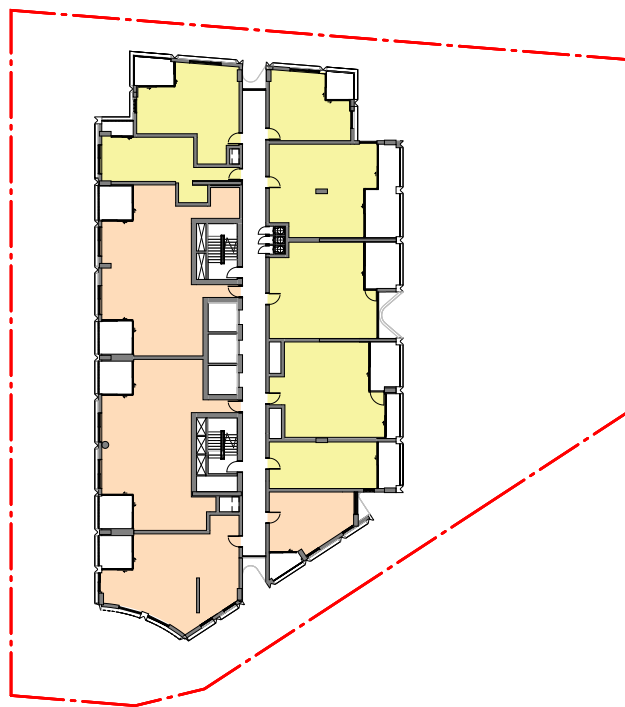
- LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING TO RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER.
- A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING TO RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER.



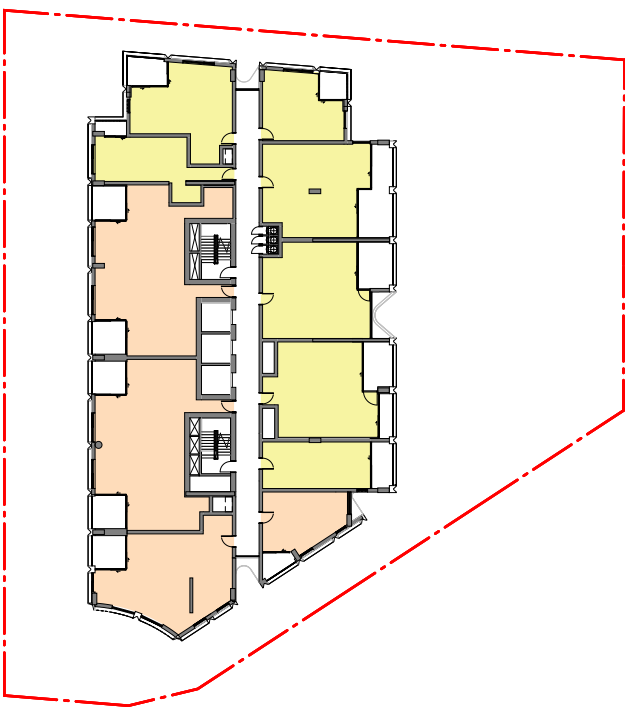
SOLAR - LEVEL 04



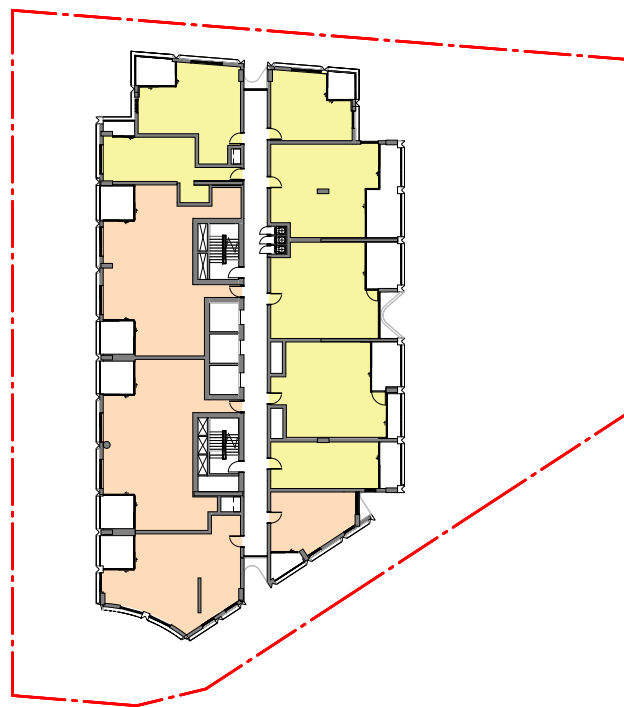
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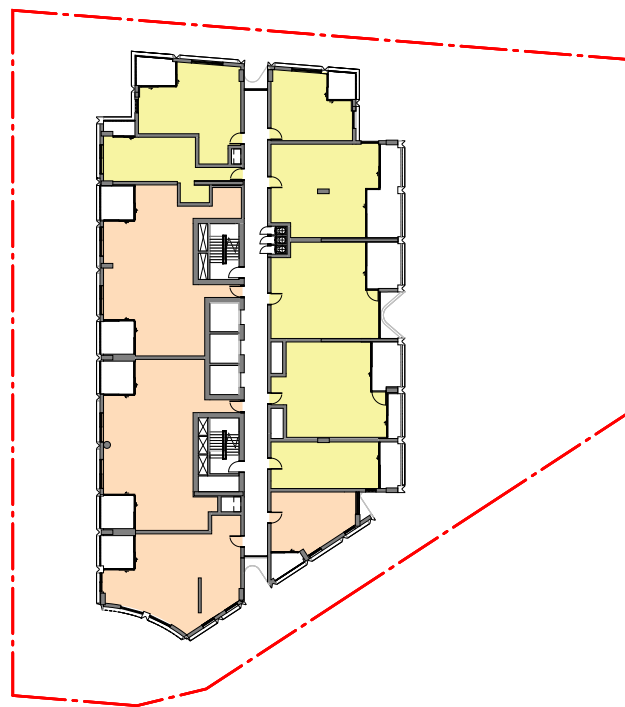
SOLAR - LEVEL 06



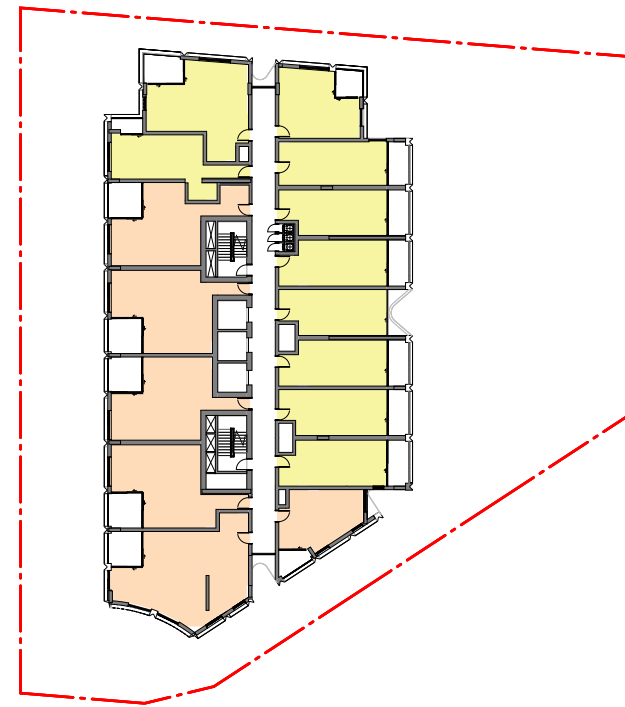
SOLAR - LEVEL 07



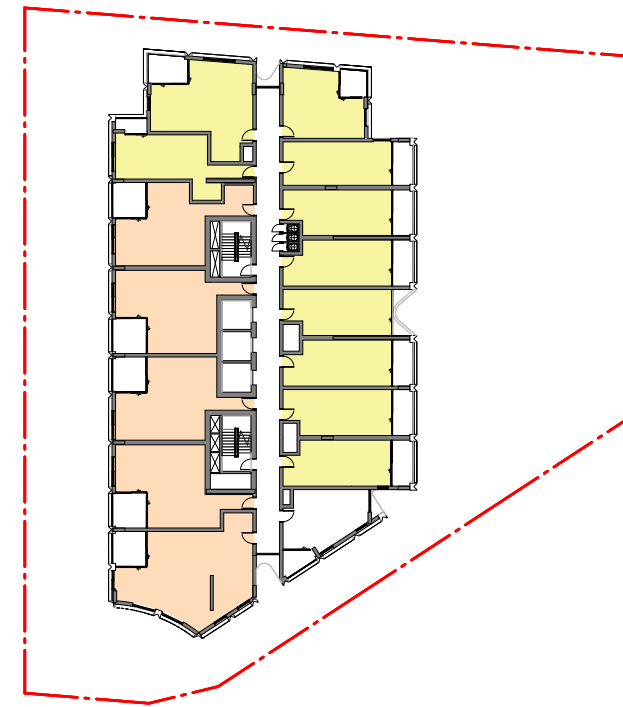
SOLAR - LEVEL 08



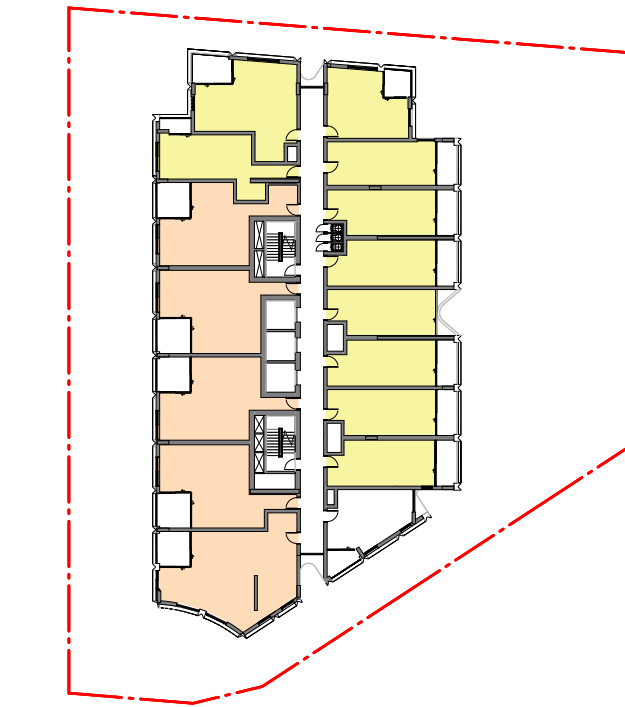
SOLAR - LEVEL 09



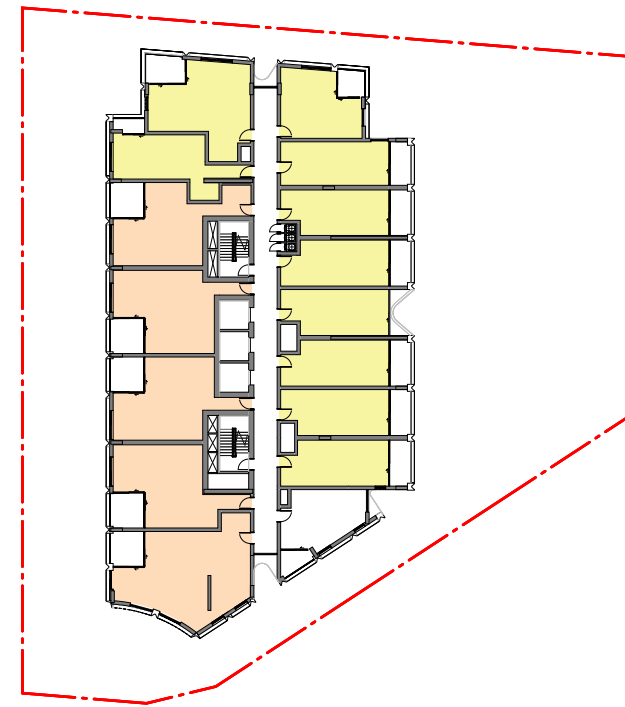
SOLAR - LEVEL 10



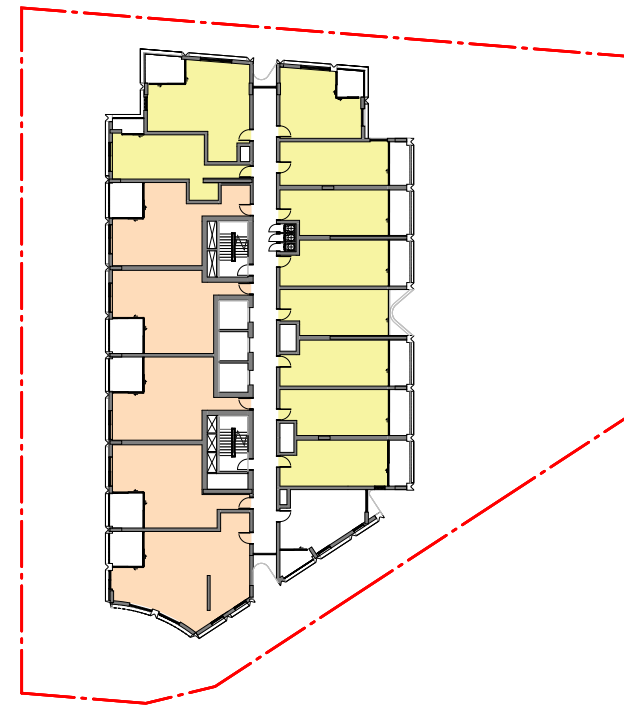
SOLAR - LEVEL 11



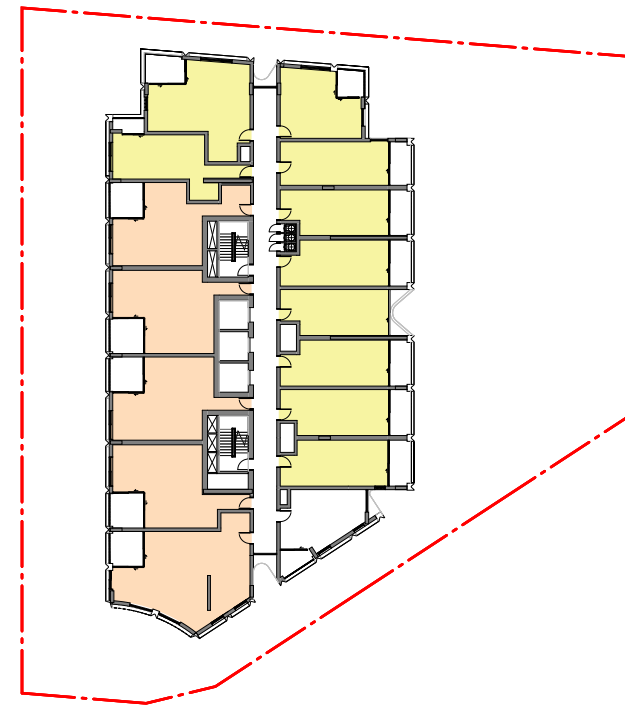
SOLAR - LEVEL 12



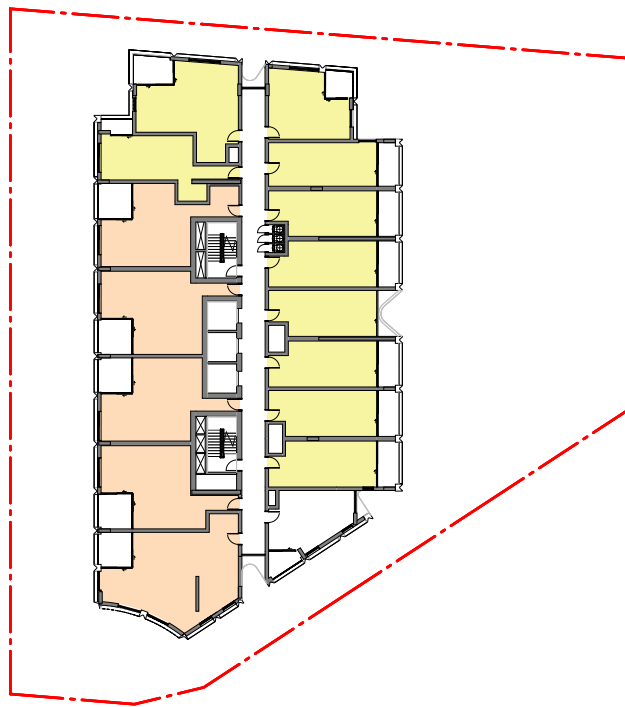
SOLAR - LEVEL 13



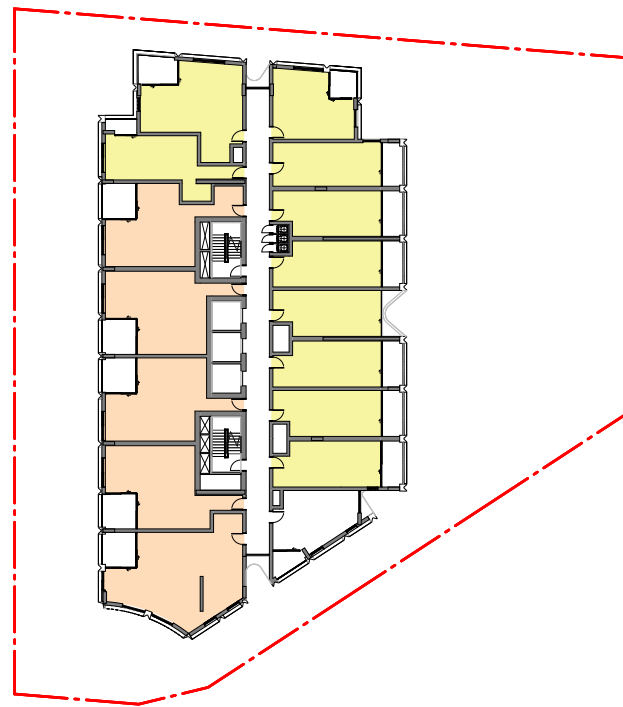
SOLAR - LEVEL 14



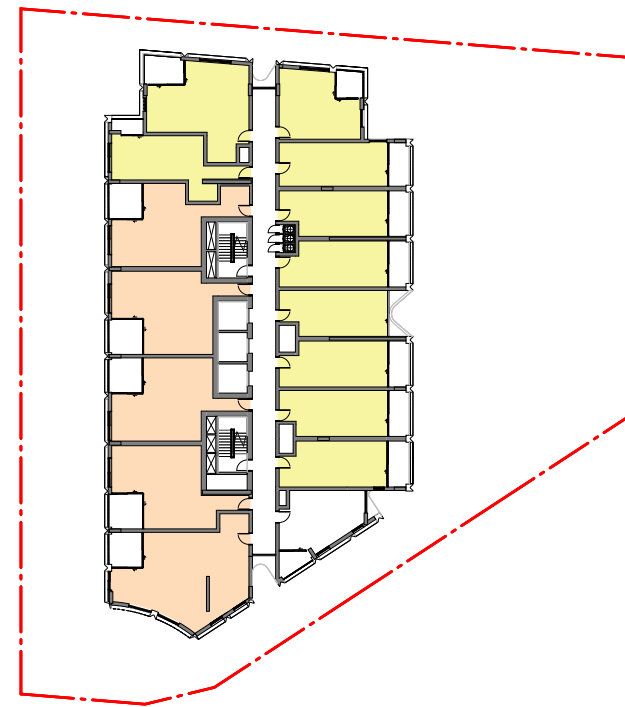
SOLAR - LEVEL 15



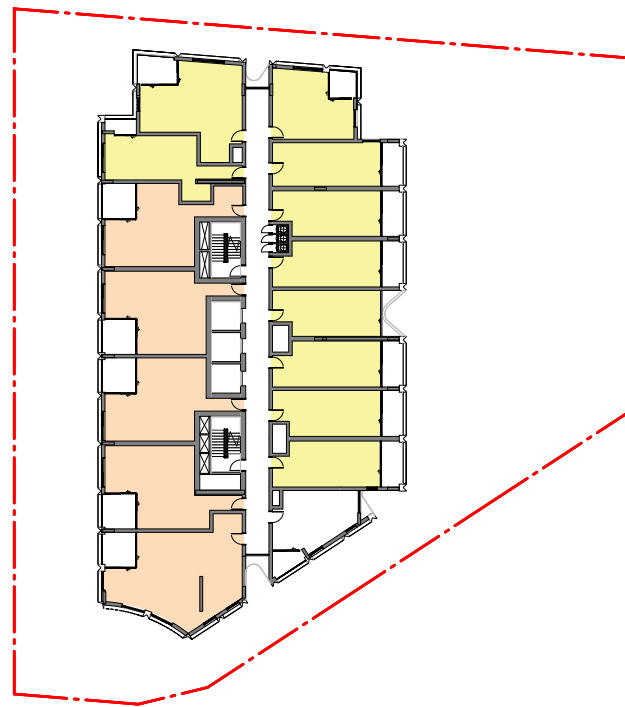
SOLAR - LEVEL 16



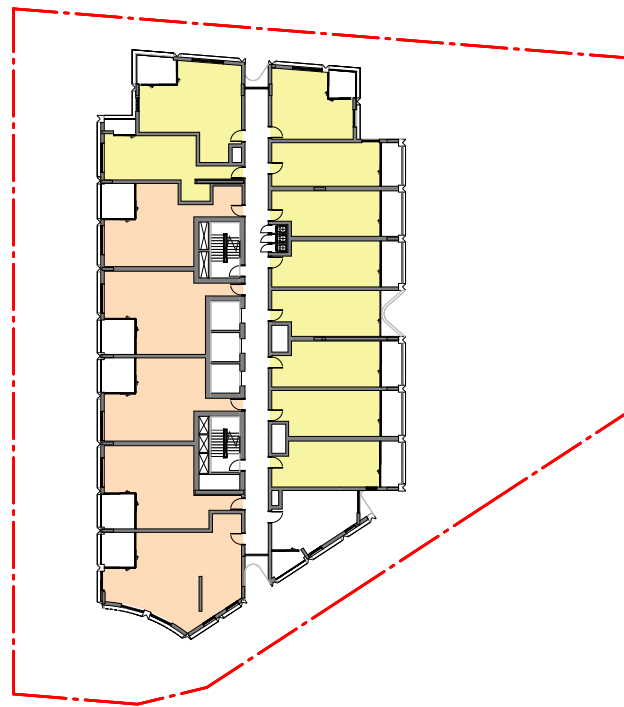
SOLAR - LEVEL 17



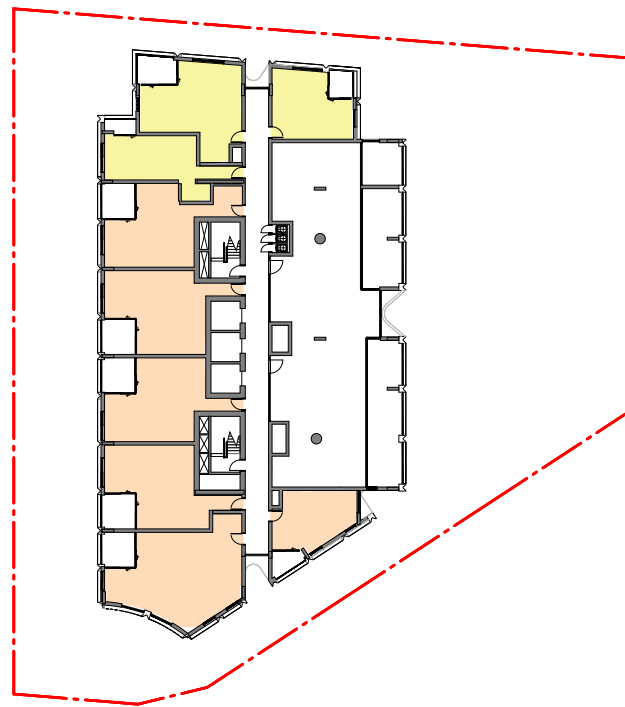
SOLAR - LEVEL 18



SOLAR - LEVEL 19



SOLAR - LEVEL 20



SOLAR - LEVEL 21

SOLAR - 9:00AM TO 3:00PM

	2 HRS	<2 HR
L01	7	2
L02	7	2
L03	3	3
L04	7	4
L05	7	4
L06	7	4
L07	7	4
L08	7	4
L09	7	4
L10	10	6
L11	10	6
L12	10	6
L13	10	6
L14	10	6
L15	10	6
L16	10	6
L17	10	6
L18	10	6
L19	10	6
L20	10	6
L21	3	6
TOTAL	172	103
	62%	28%

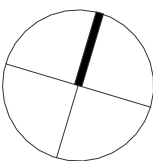
SOLAR - 9:00 AM TO 3:30 PM

	2 HRS	<2 HR
L01	7	1
L02	7	1
L03	3	3
L04	9	2
L05	9	2
L06	9	2
L07	9	2
L08	9	2
L09	9	2
L10	14	2
L11	14	2
L12	14	2
L13	14	2
L14	14	2
L15	14	2
L16	14	2
L17	14	2
L18	14	2
L19	14	2
L20	14	2
L21	7	2
TOTAL	237	38
	86%	14%

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PRELIMINARY



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	07.07.2025	Issued for Client Information	MQ	WG
2	18.07.2025	Issued for Client Information	MQ	WG
3	06.08.2025	Issued for Client Information	MQ	WG
4	15.08.2025	Concept Issue	MQ	WG
5	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
6	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

SOLAR COMPLIANCE

Date

03.10.2025 As indicated

Drawn

MA

Drawing No.

DA-8121

Scale

As indicated A1

Chk.

WG

Revision

/ 7

Sheet Size

A1

Job No.

7134

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LEGEND

- RECEIVES CROSS VENTILATION
- DOES NOT RECEIVE CROSS VENTILATION

ADG DESIGN CRITERIA

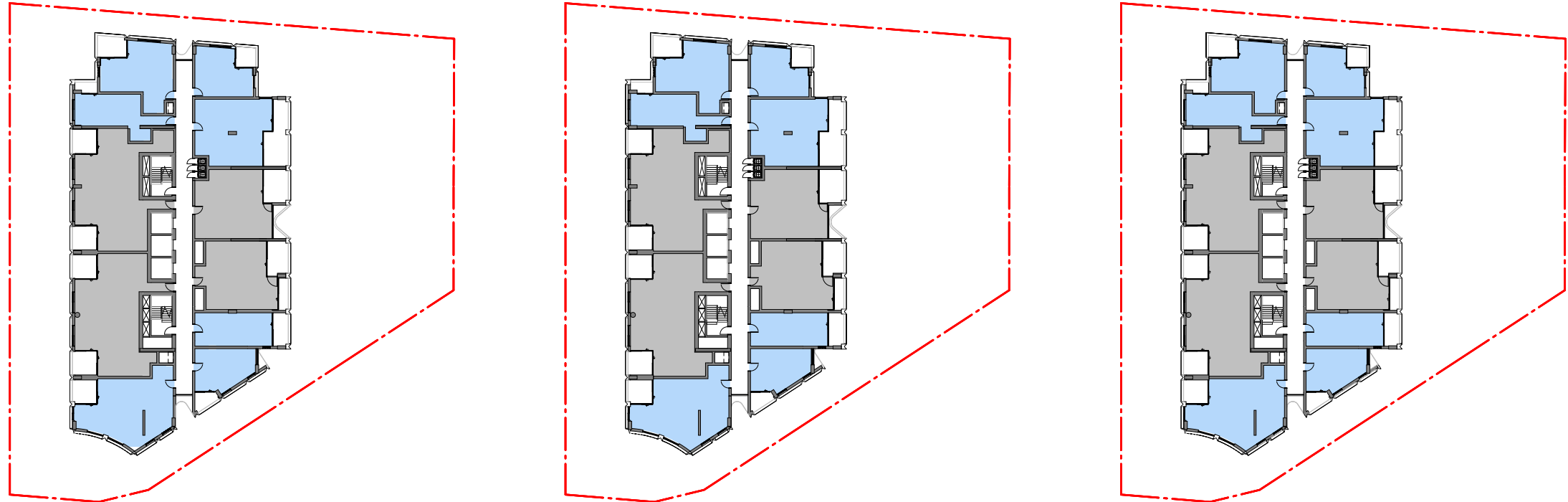
AT LEAST 60% OF APARTMENTS AREA NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.



CROSS VENT - LEVEL 01

CROSS VENT - LEVEL 02

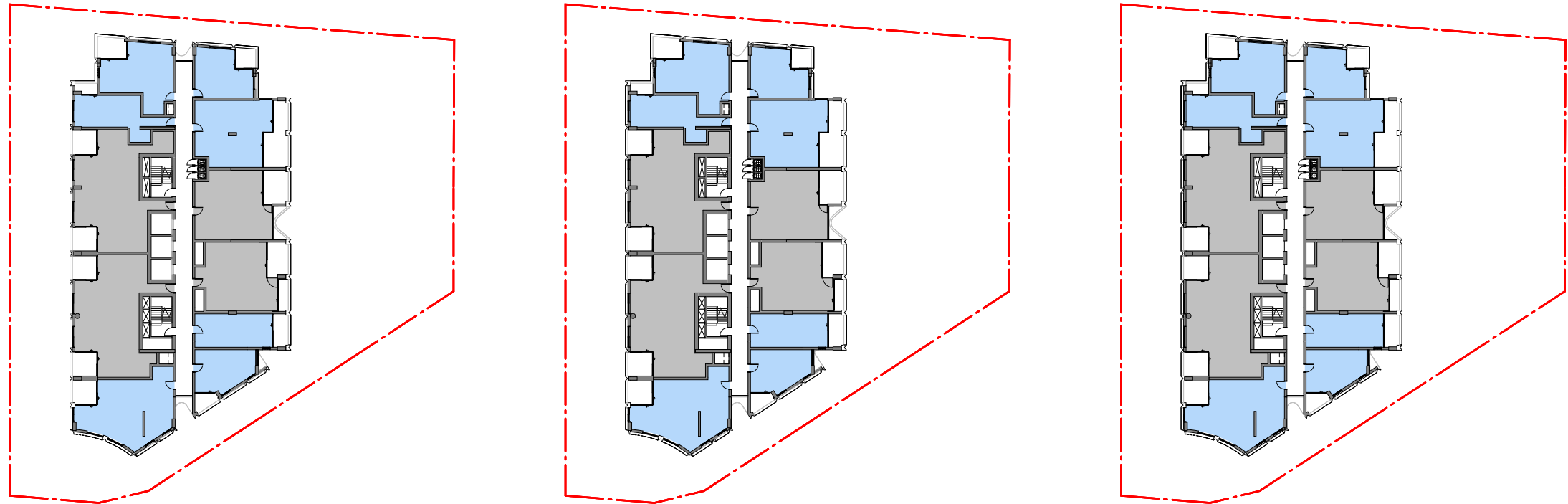
CROSS VENT - LEVEL 03



CROSS VENT - LEVEL 04

CROSS VENT - LEVEL 05

CROSS VENT - LEVEL 06



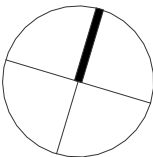
CROSS VENT - LEVEL 07

CROSS VENT - LEVEL 08

CROSS VENT - LEVEL 09

LEVEL	YES	NO
L01	4	5
L02	4	5
L03	4	2
L04	7	4
L05	7	4
L06	7	4
L07	7	4
L08	7	4
L09	7	4
L10		
L11		
L12		
L13		
L14		
L15		
L16		
L17		
L18		
L19		
L20		
L21		
TOTAL	54	36
	60%	40%

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PRELIMINARY

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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6	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

CROSS VENTILATION

Date

03.10.2025

Scale

As indicated

Sheet Size

A1

Drawn

MA

Chk.

WG

Job No.

7134

Drawing No.

DA-8131

Revision

/ 7

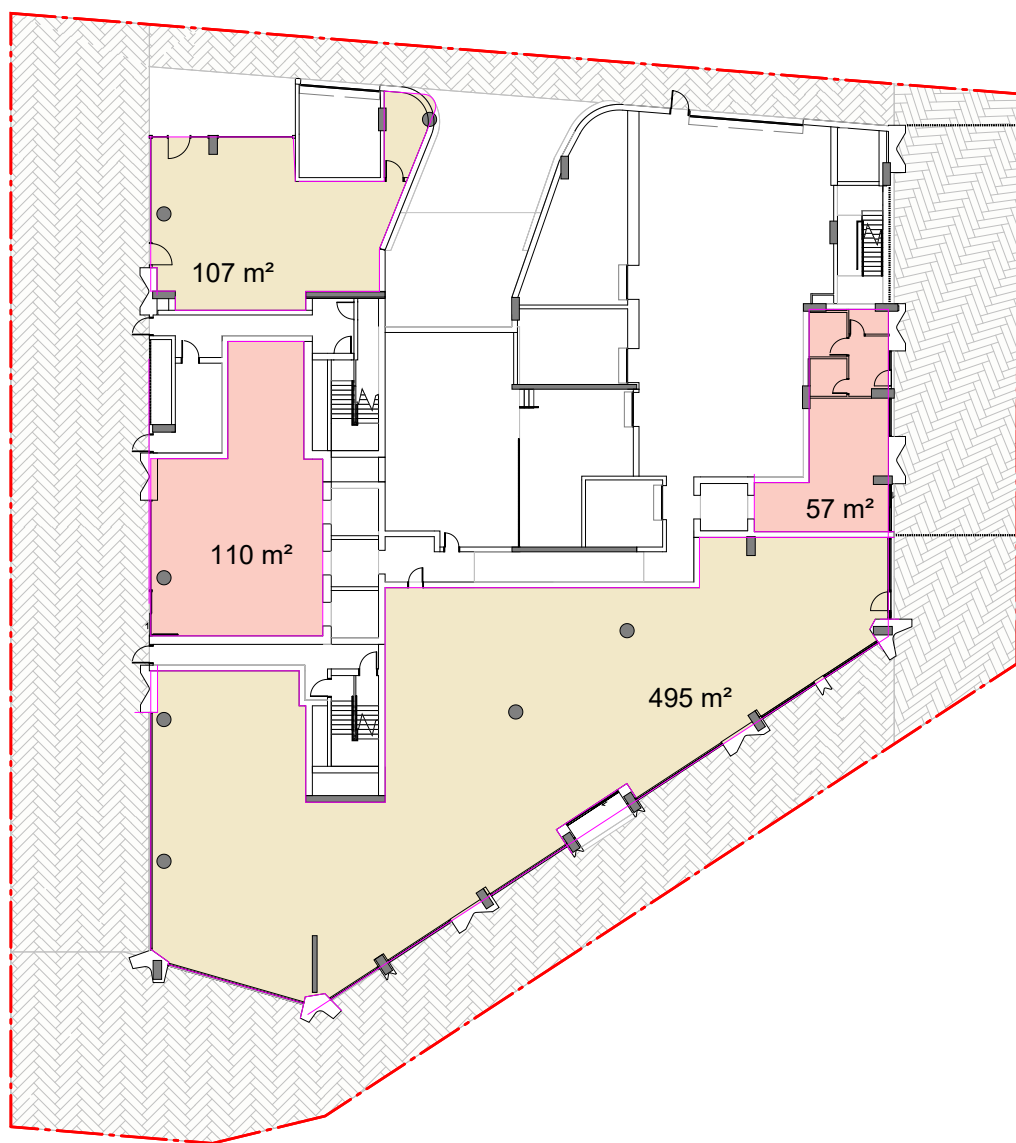
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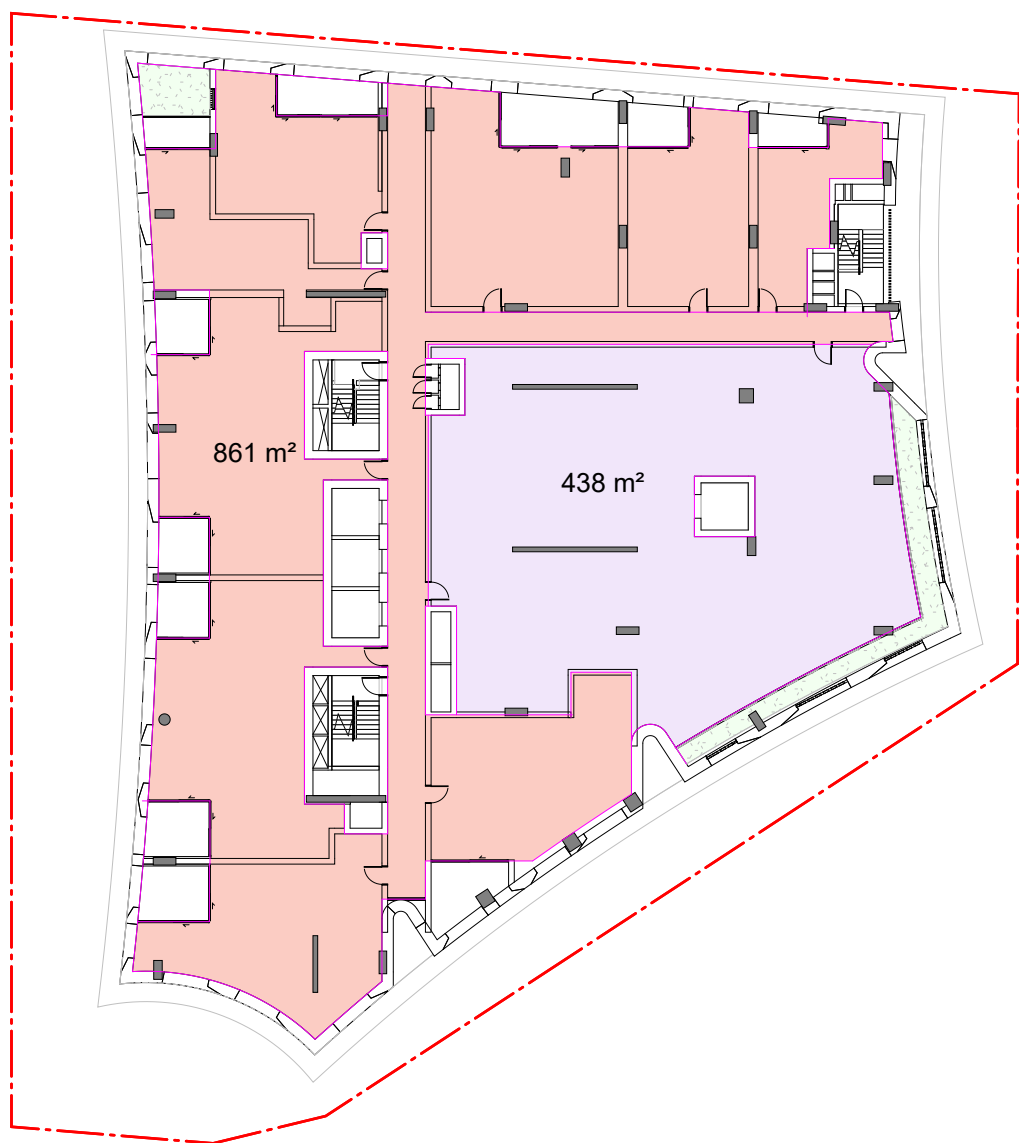
www.sjb.com.au



NOT FOR CONSTRUCTION



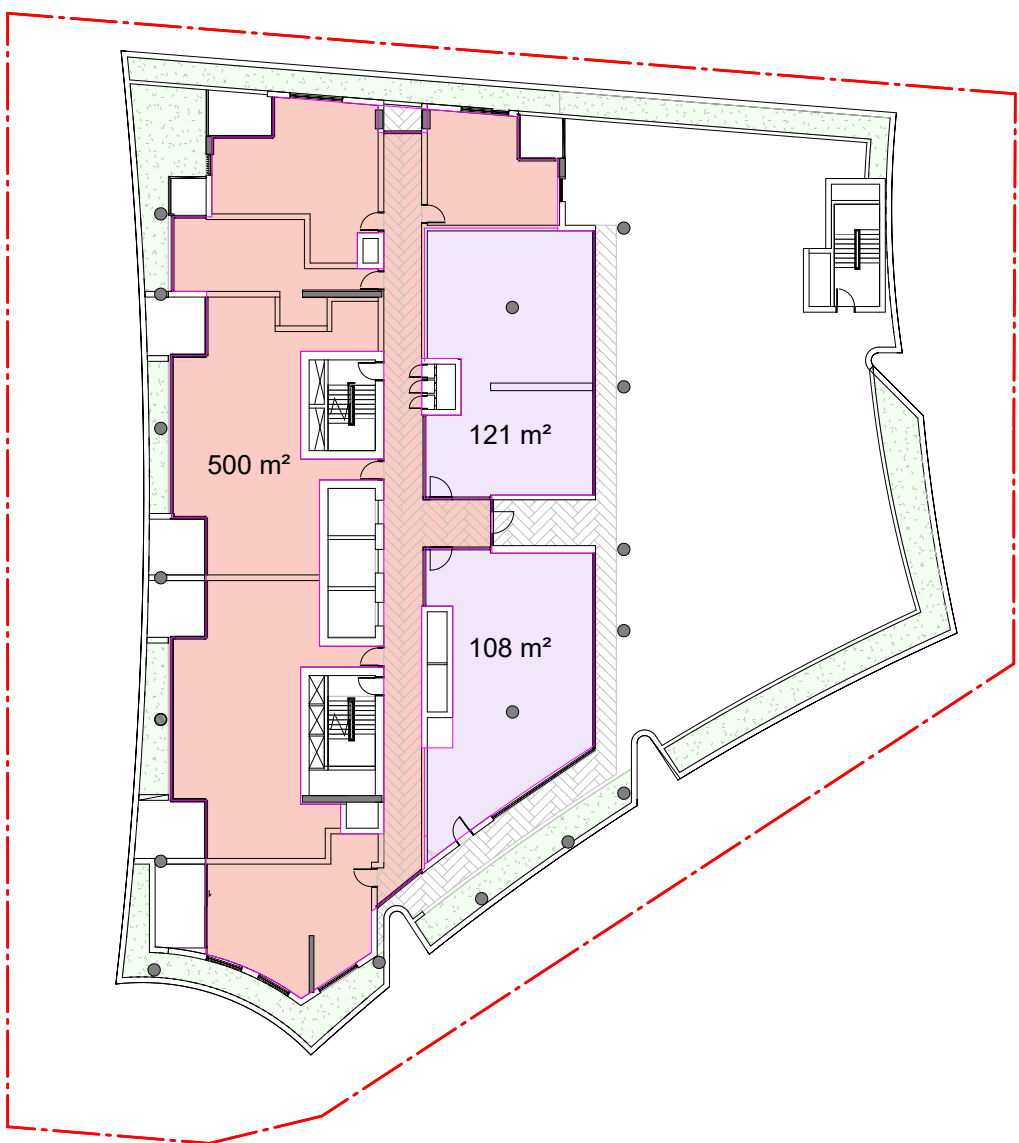
GROUND FLOOR



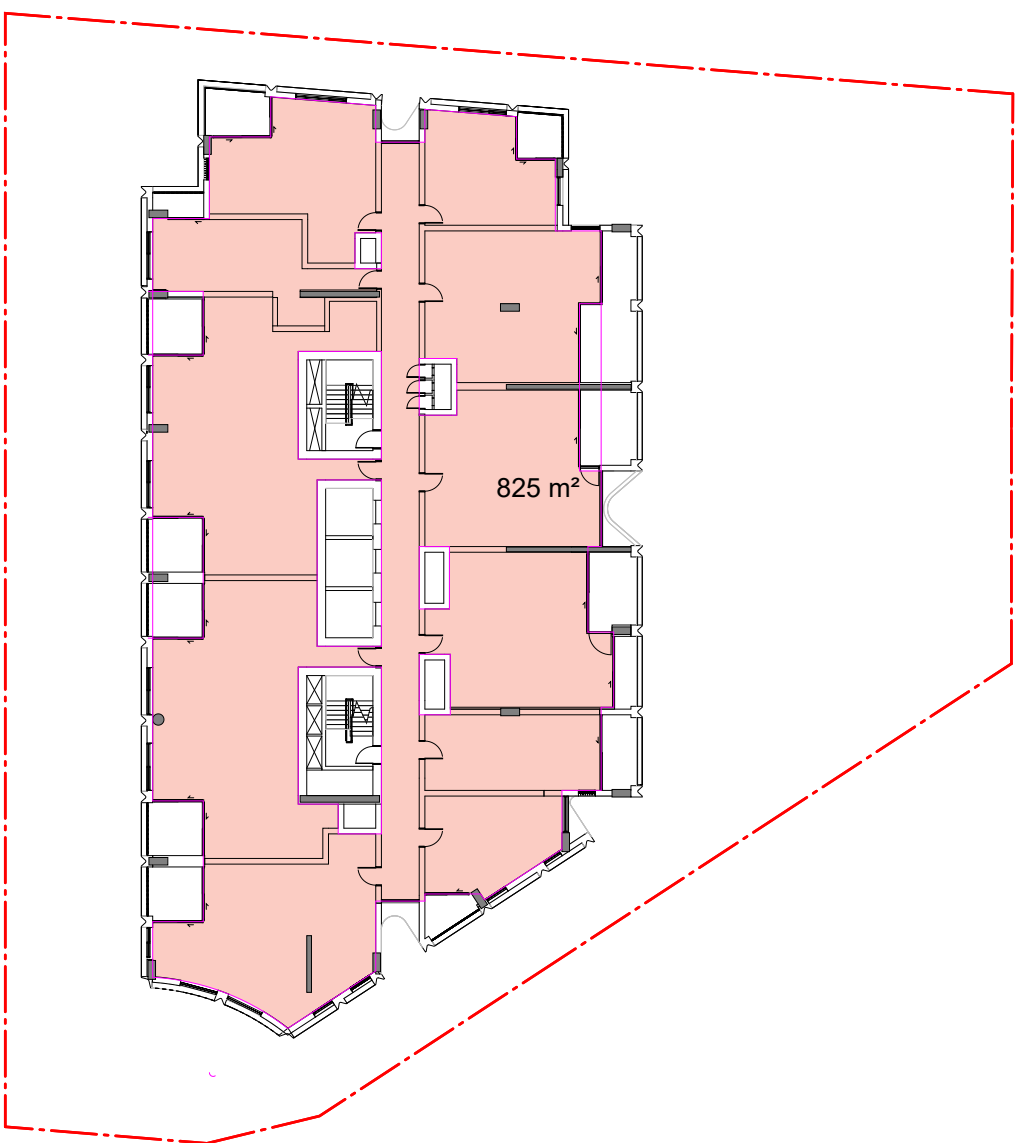
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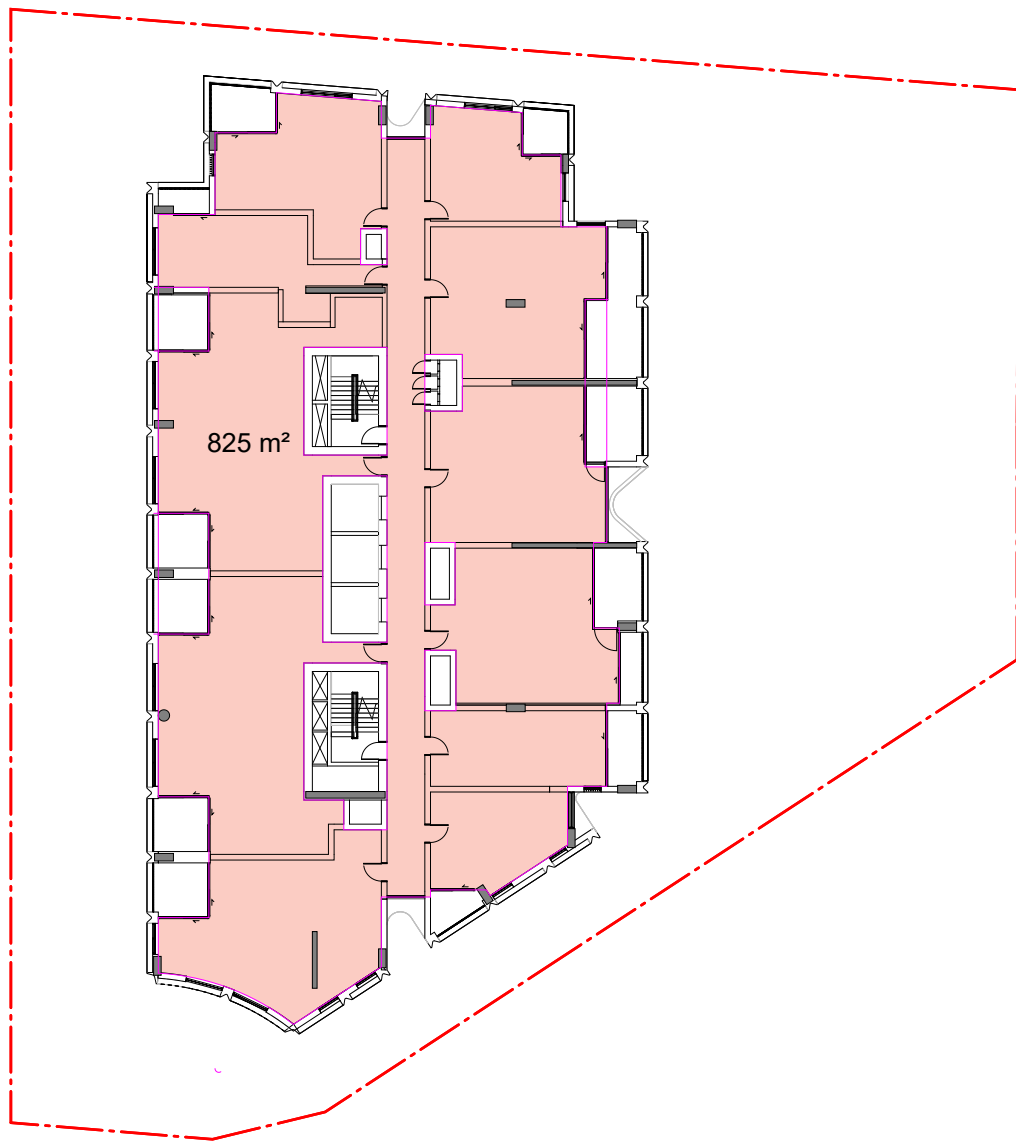
LEVEL 02



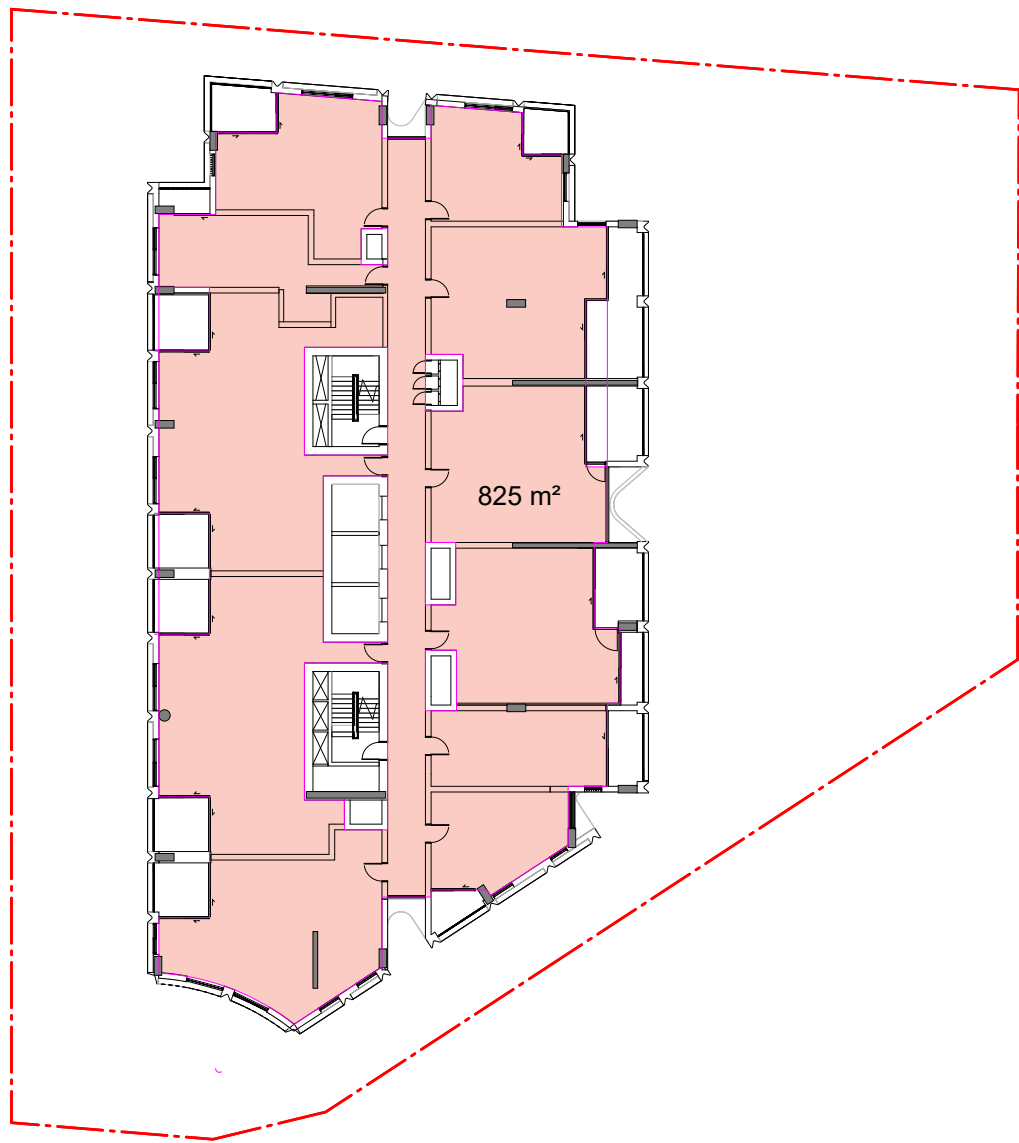
LEVEL 03



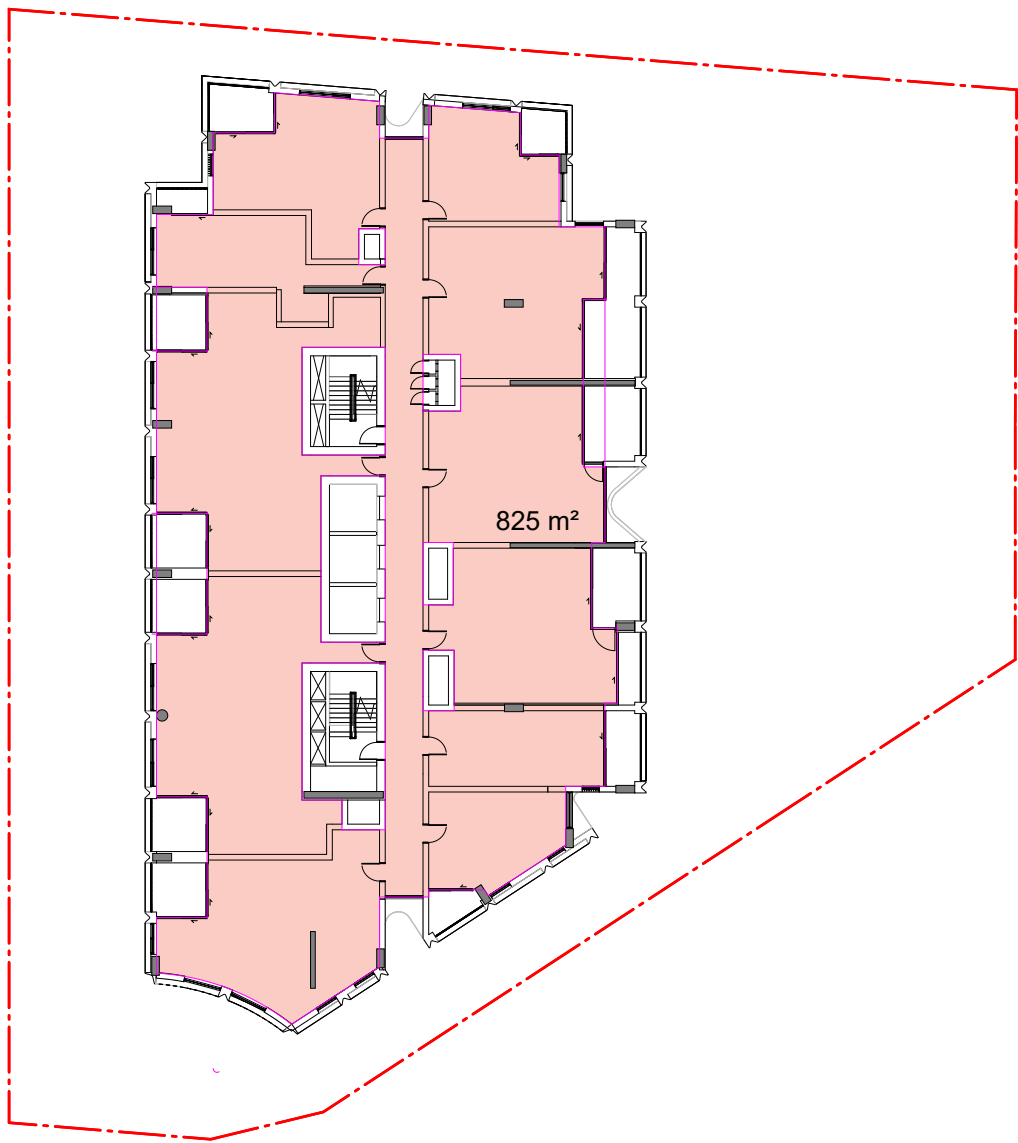
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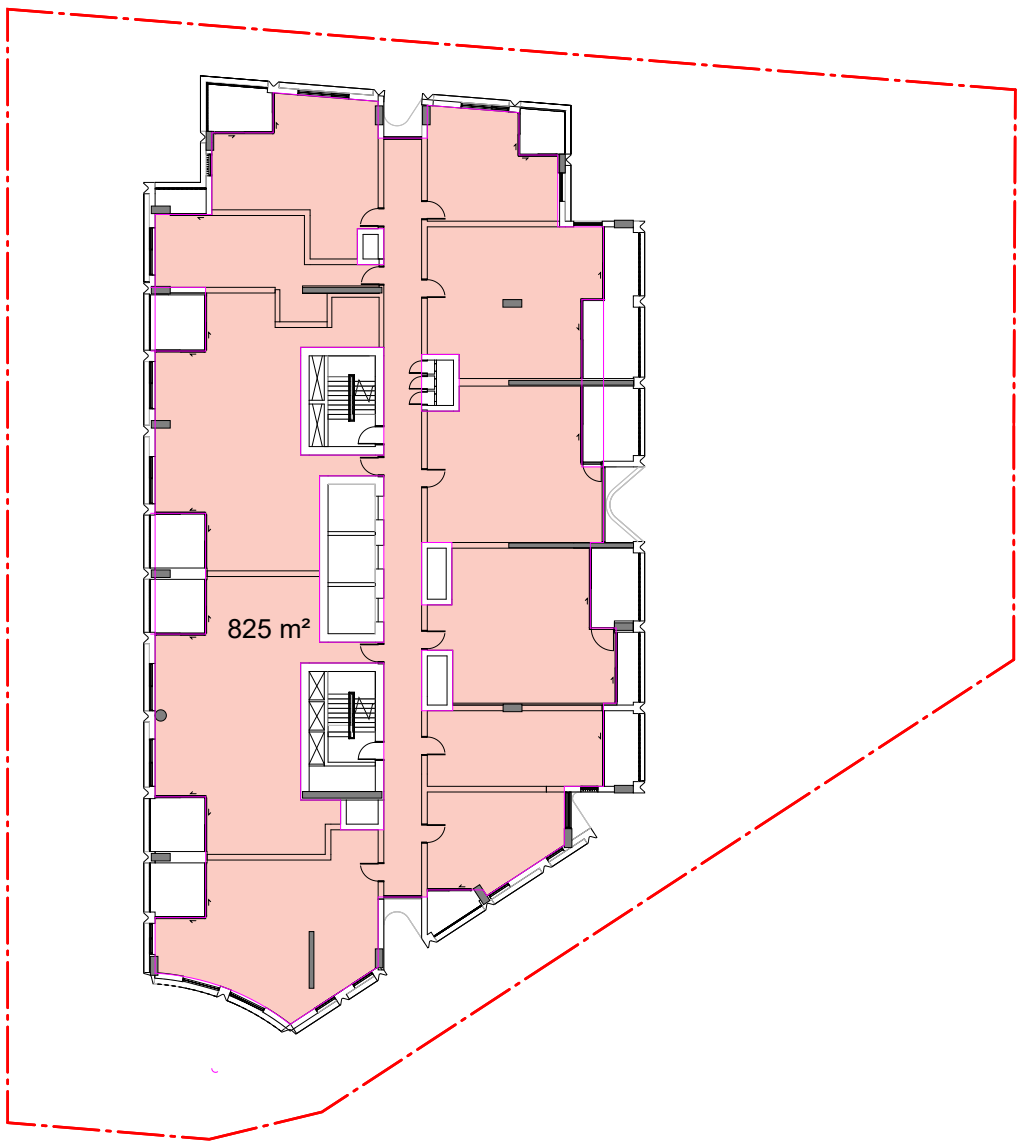
LEVEL 05



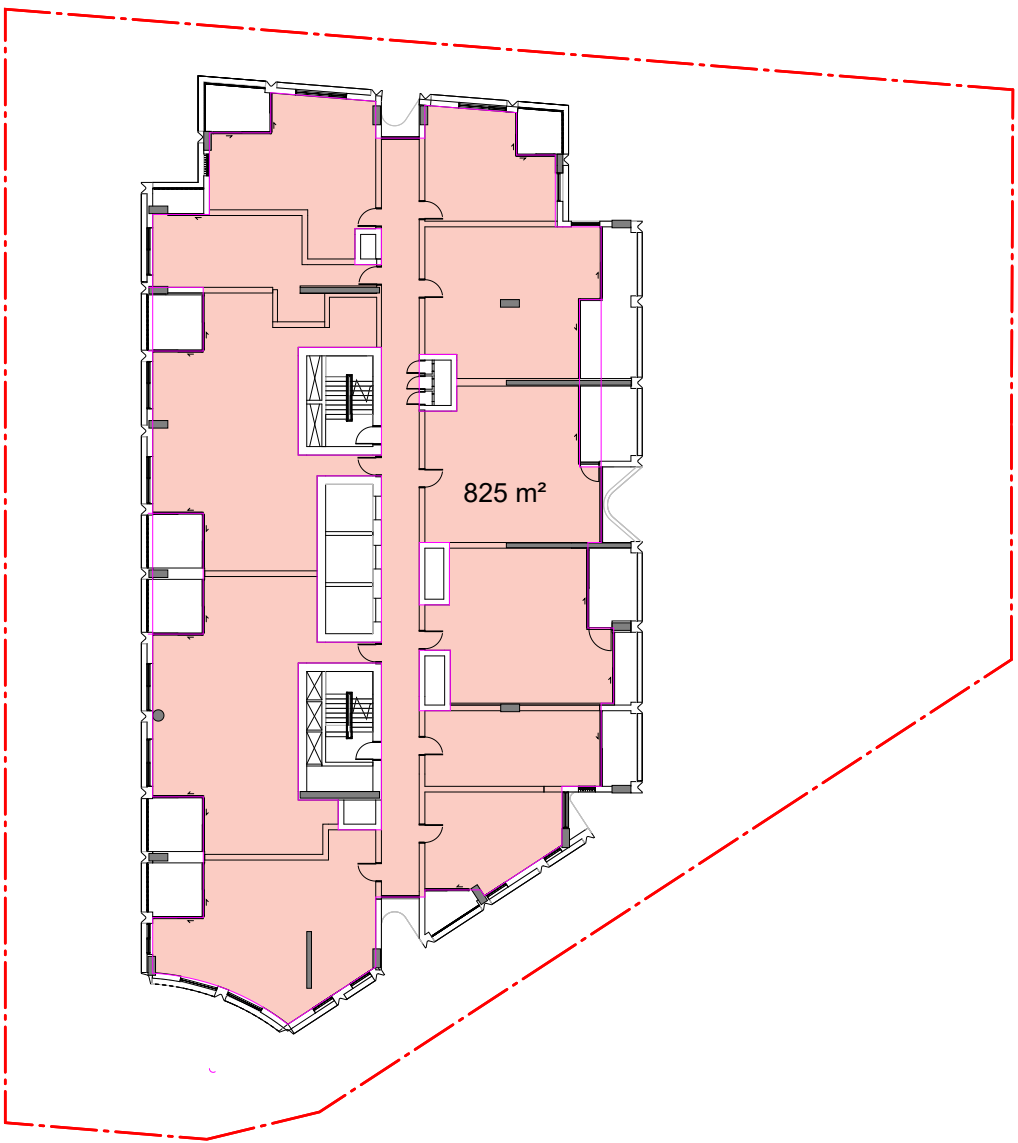
LEVEL 06



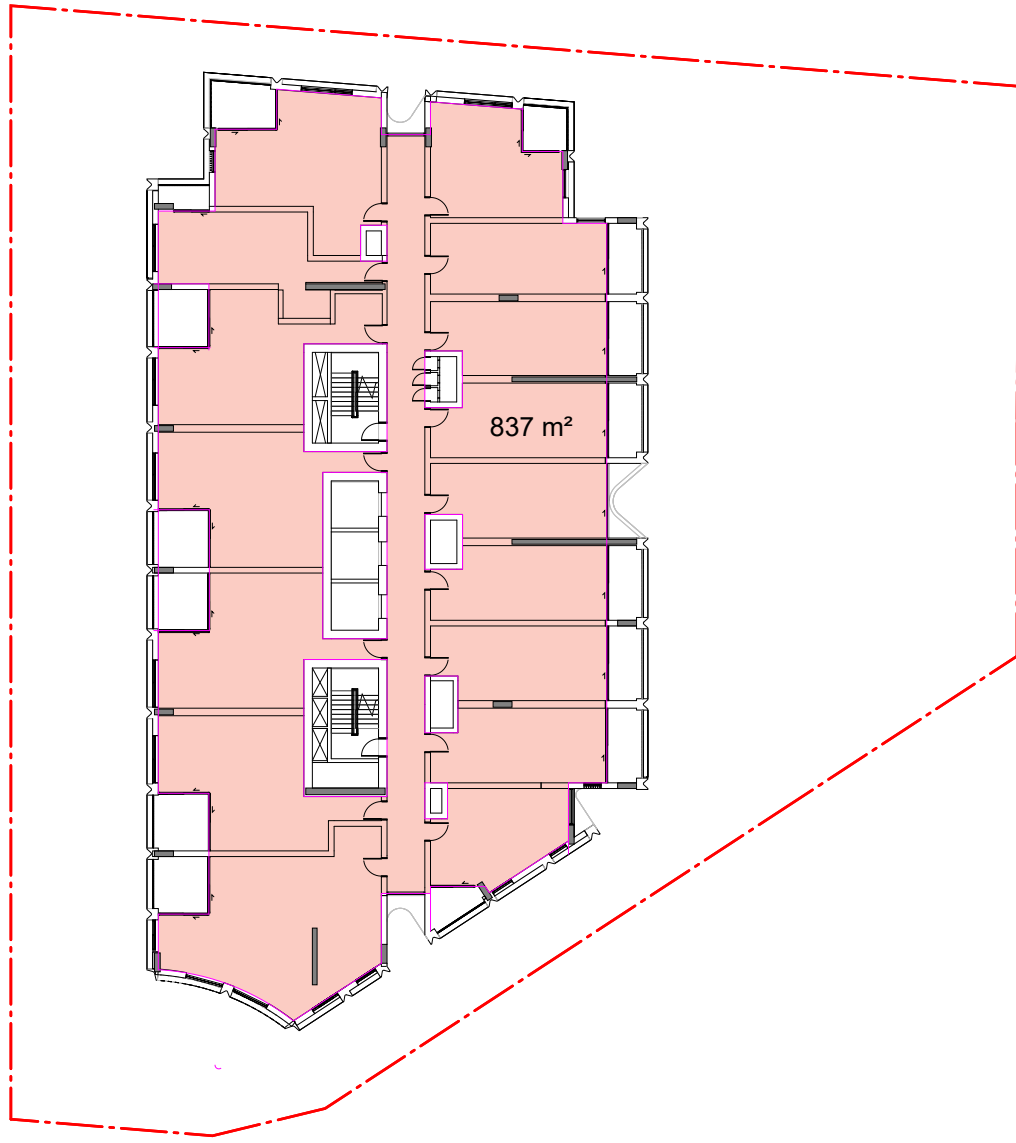
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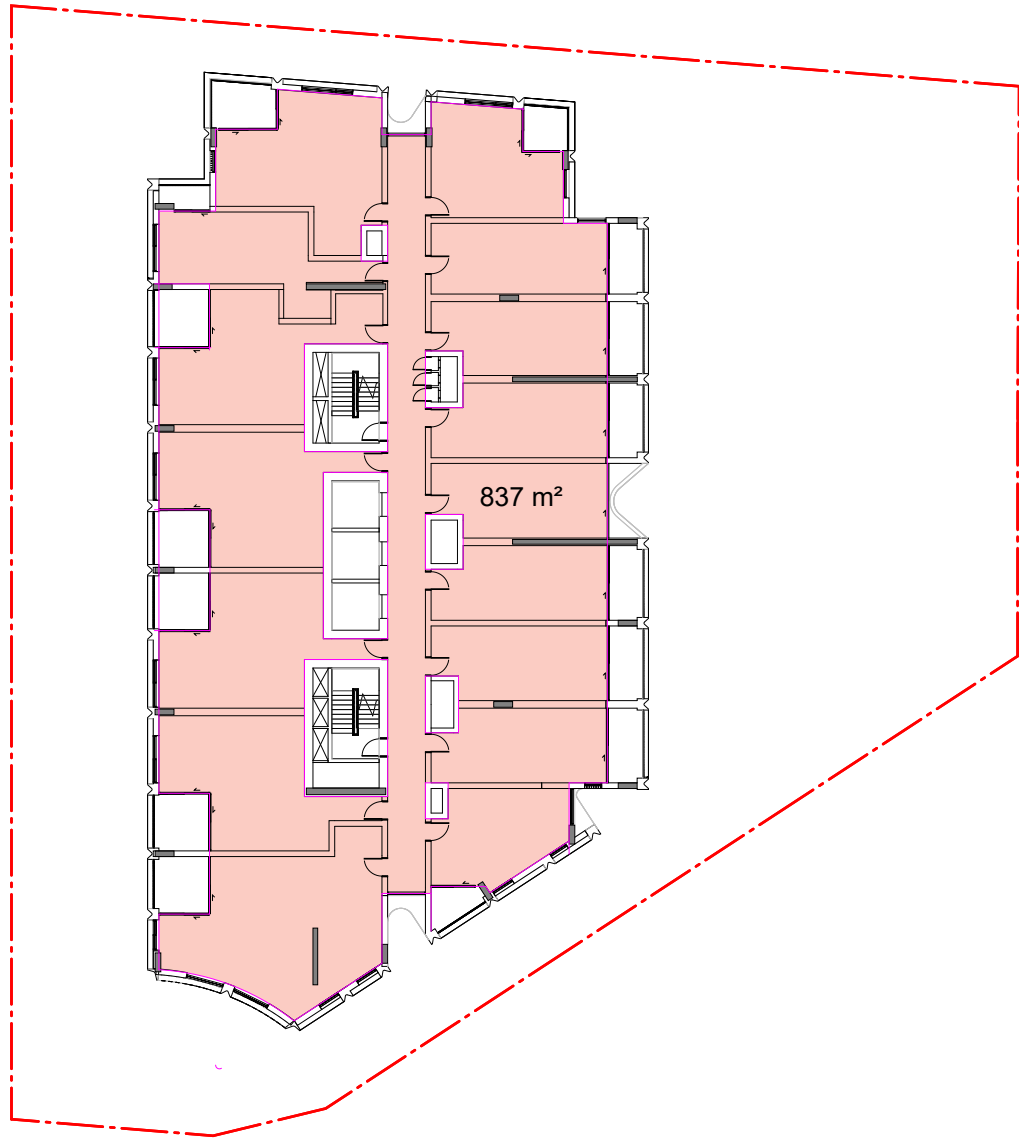
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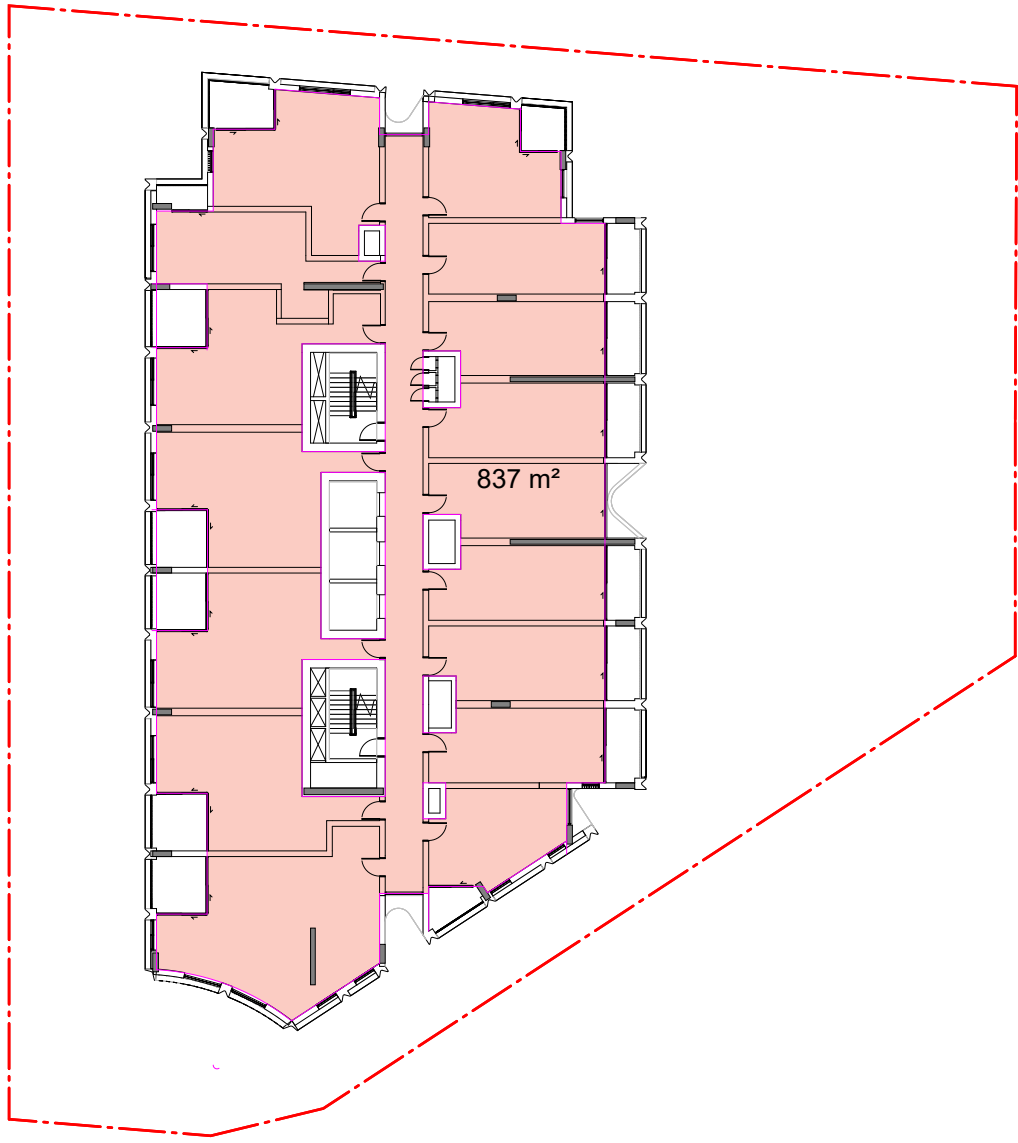
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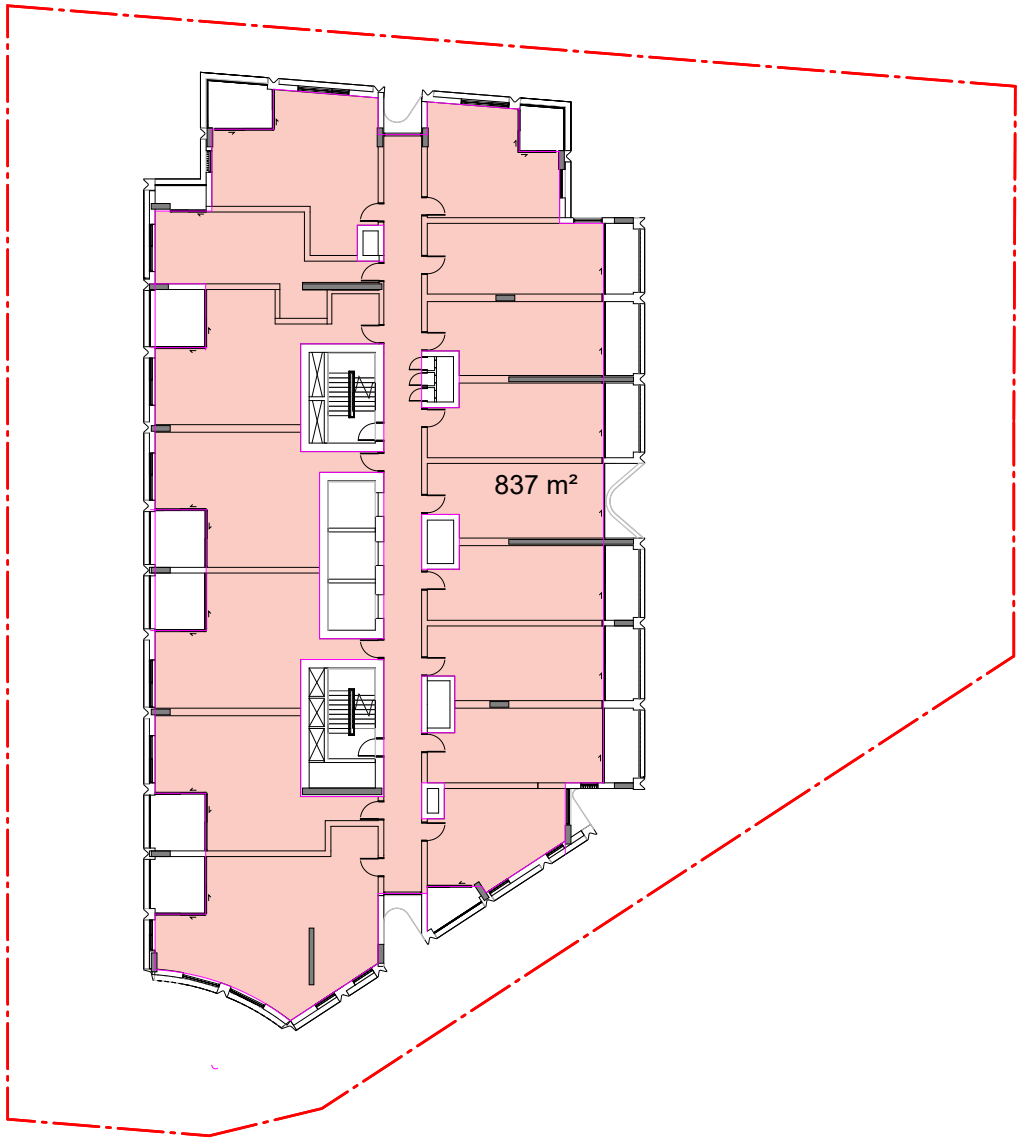
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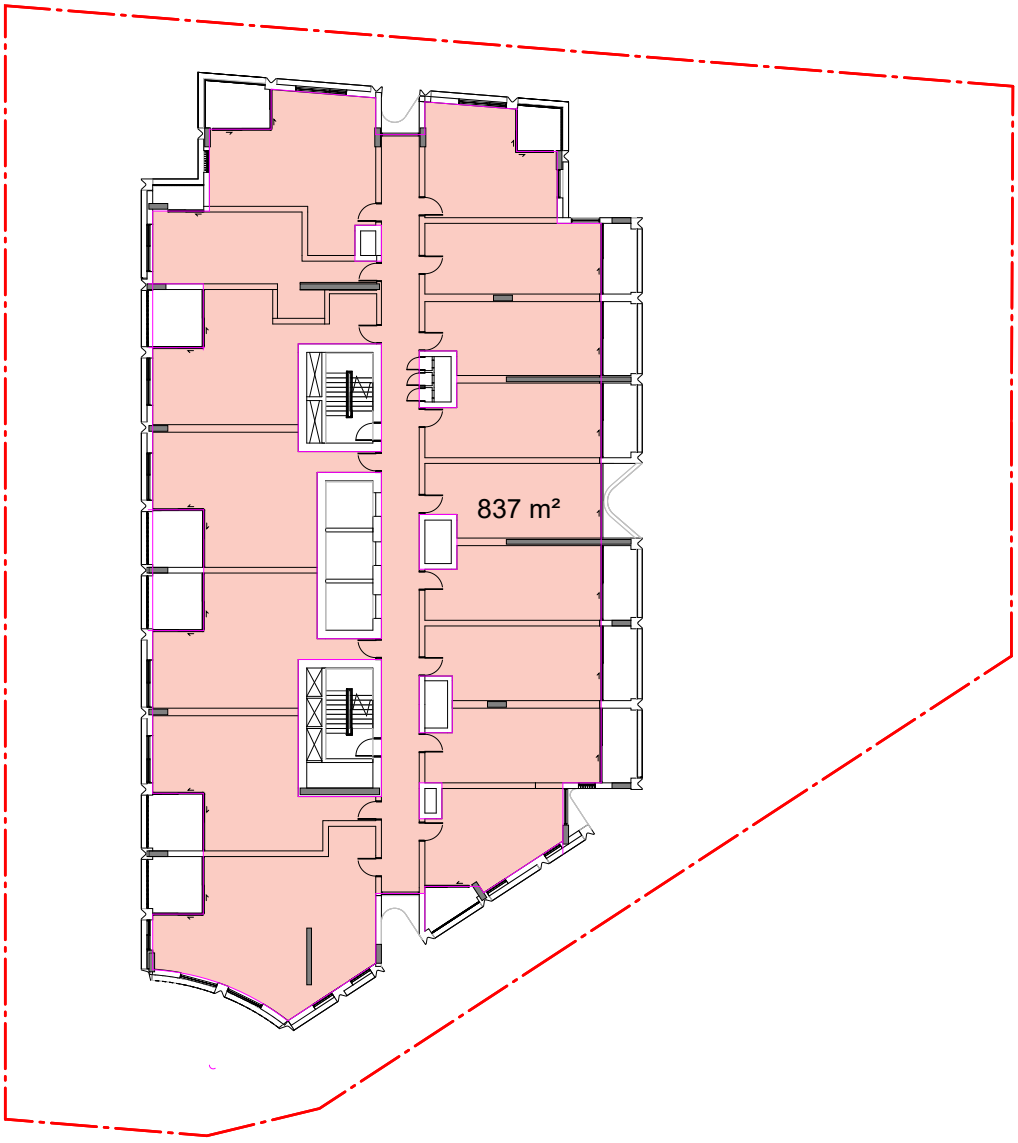
LEVEL 11



LEVEL 12



LEVEL 13

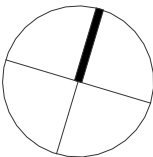


LEVEL 14

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PRELIMINARY



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	07.07.2025	Issued for Client Information	MQ	WG
2	10.07.2025	Issued for Client Information	MQ	WG
3	06.08.2025	Issued for Client Information	MQ	WG
4	15.08.2025	Concept Issue	MQ	WG
5	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
6	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

COSGROVE
GROUP

Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

GFA PLANS

Date

03.10.2025

Scale

1 : 400

Sheet Size

A1

Drawn

MQ

Chk.

WG

Job No.

7134

Revision

DA-8201

Revision

/ 7

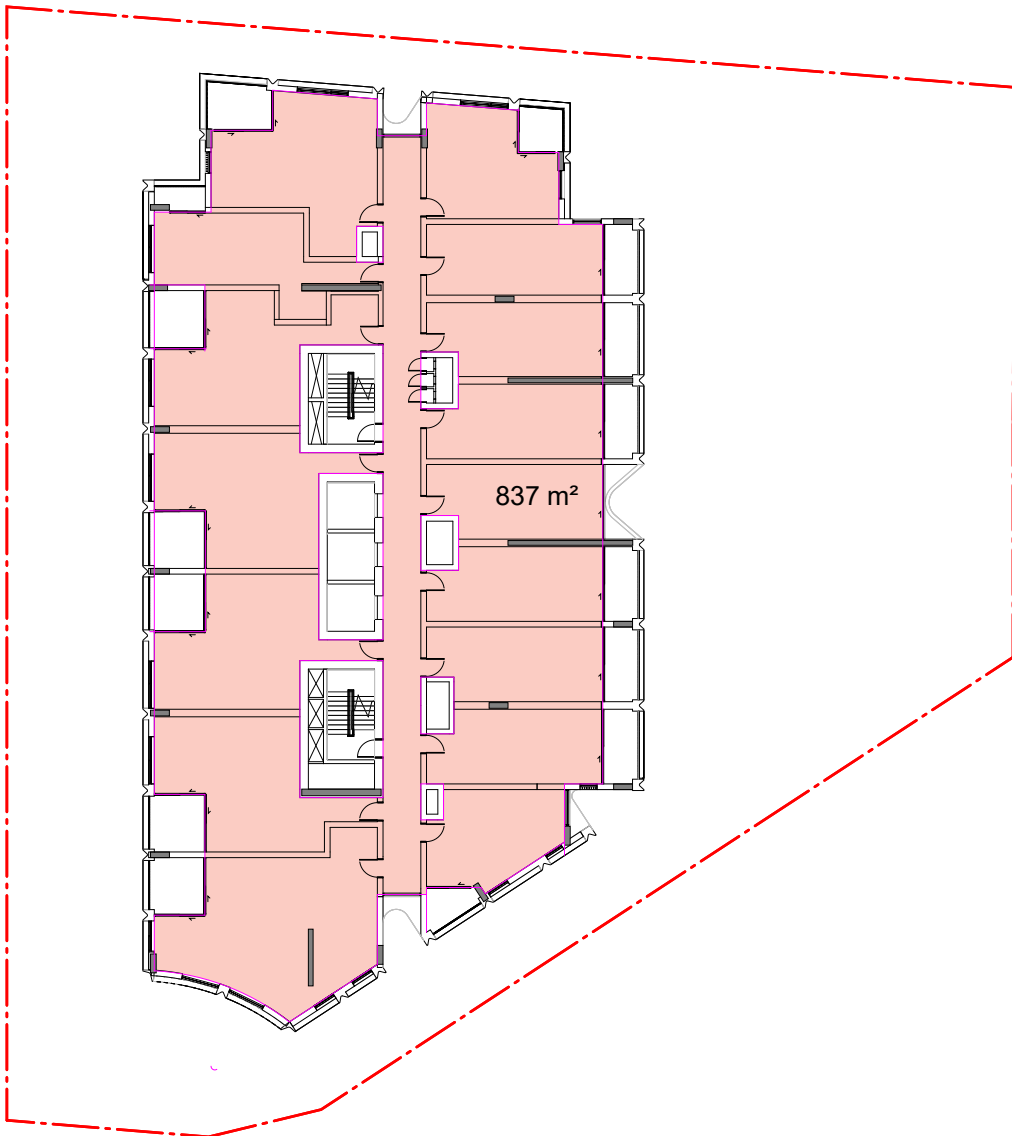
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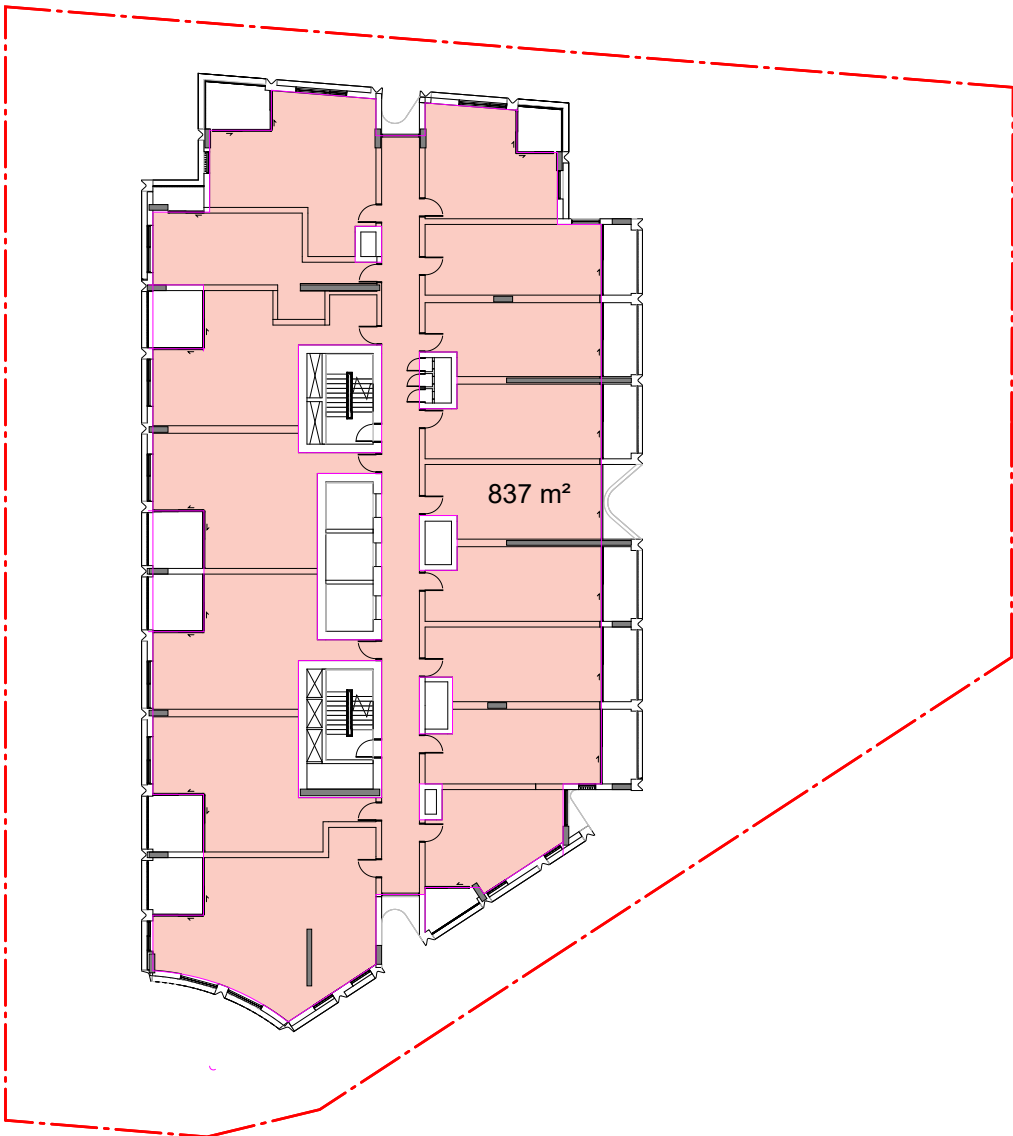
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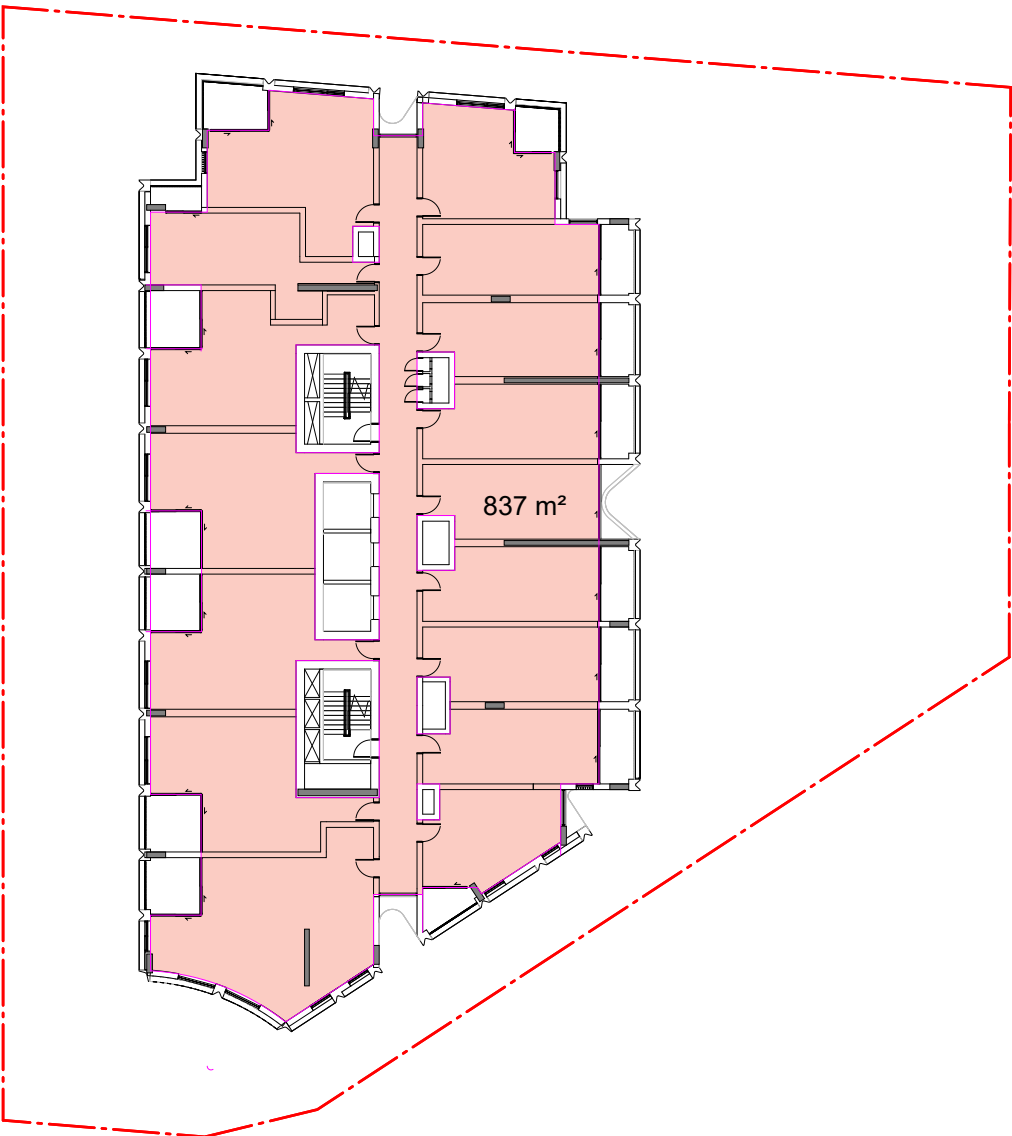




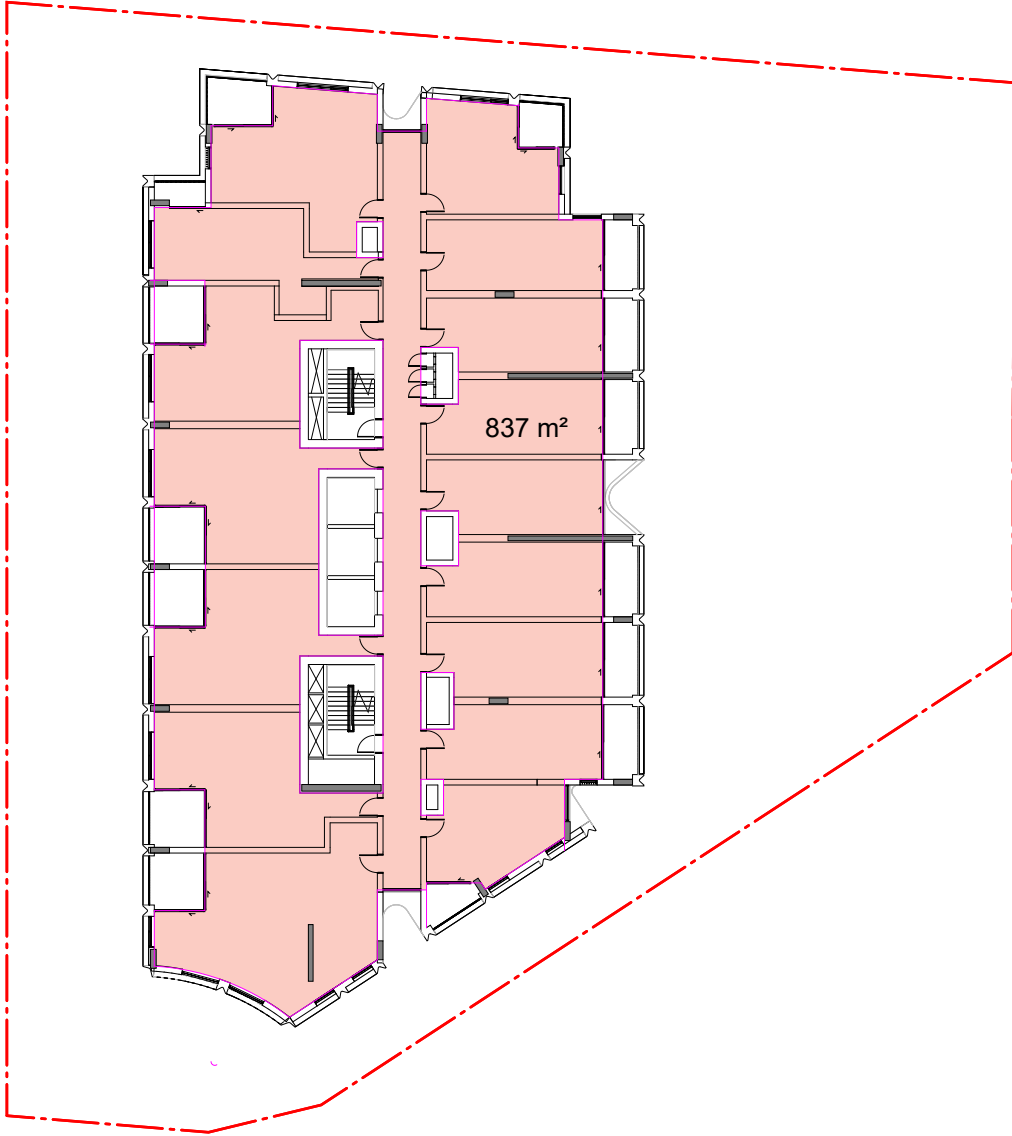
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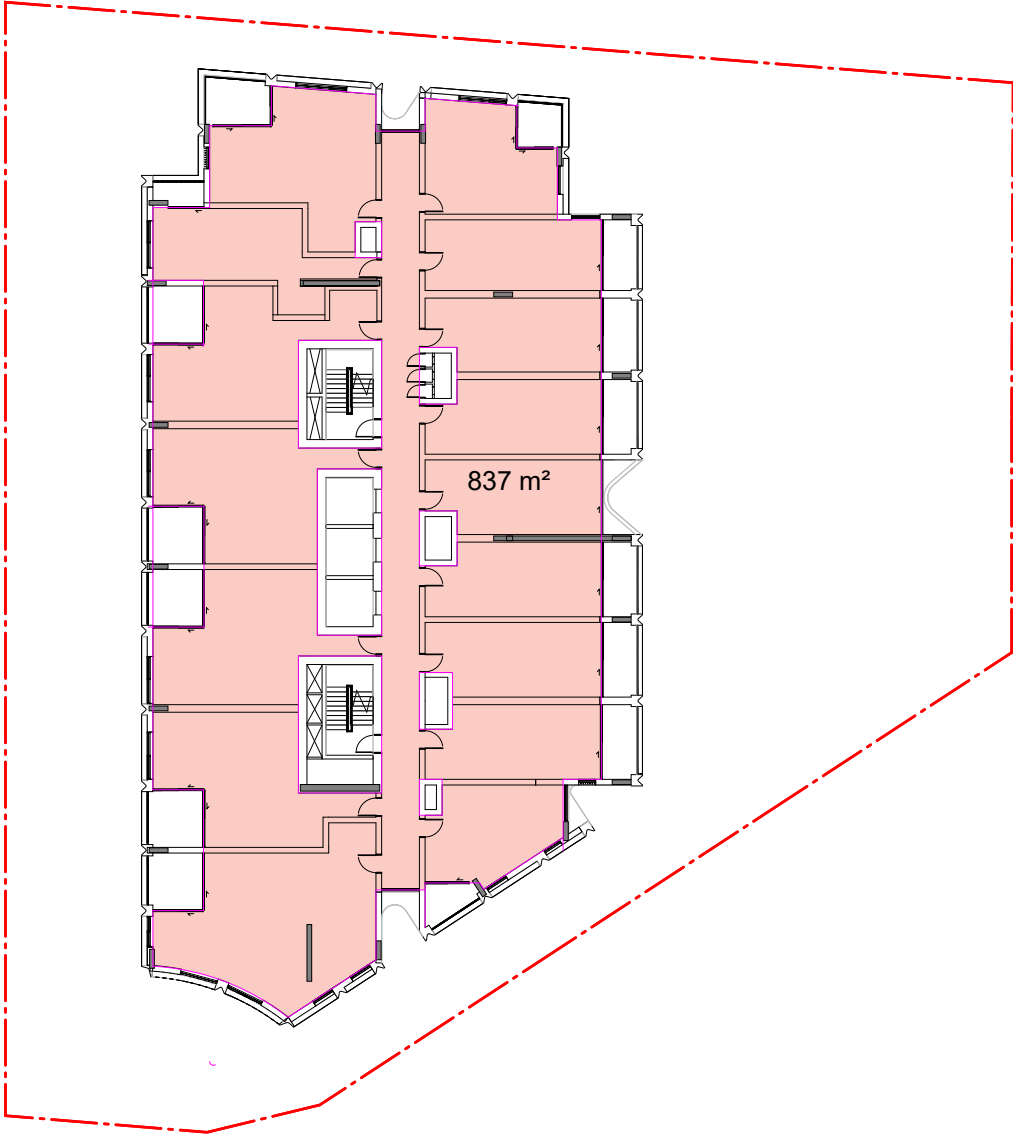
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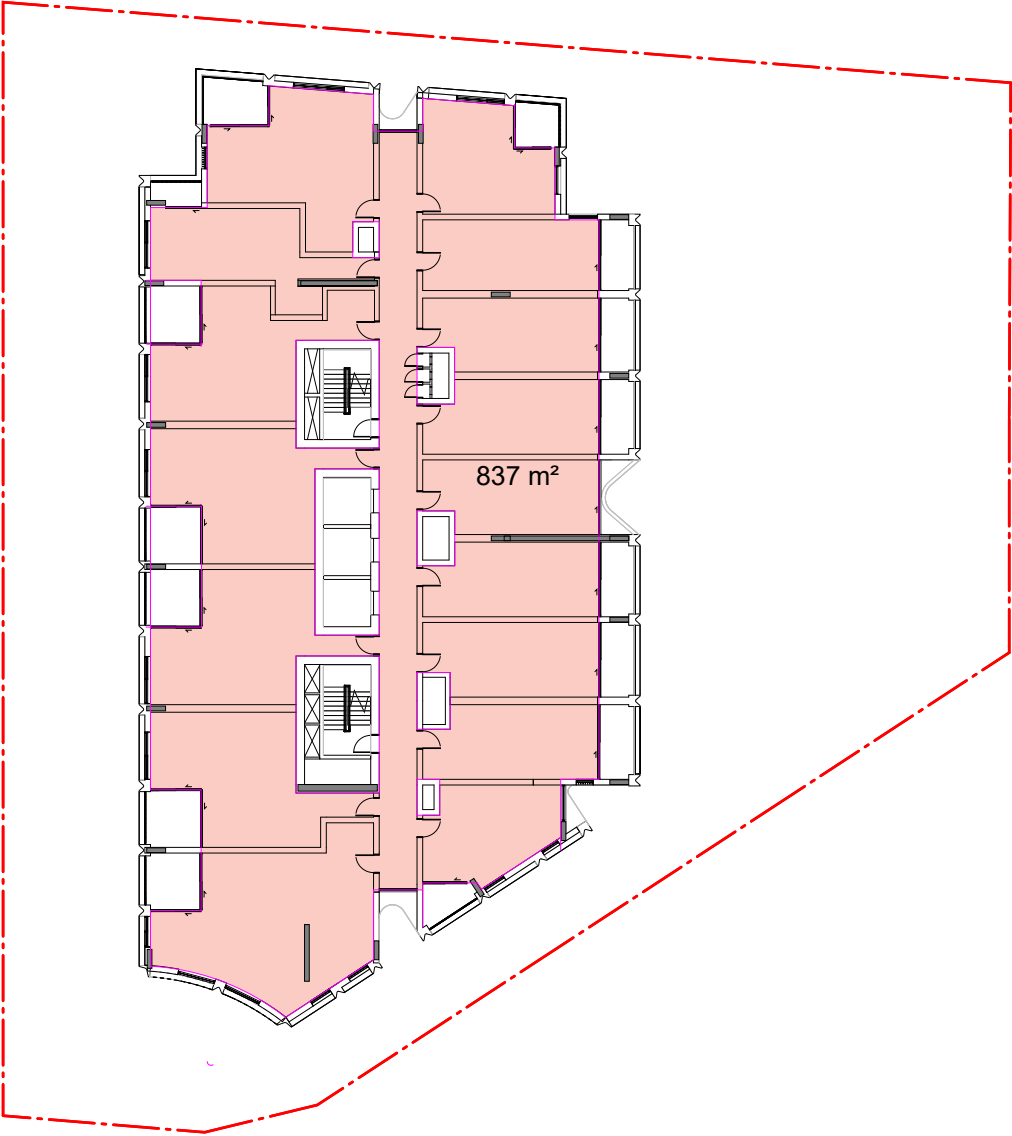
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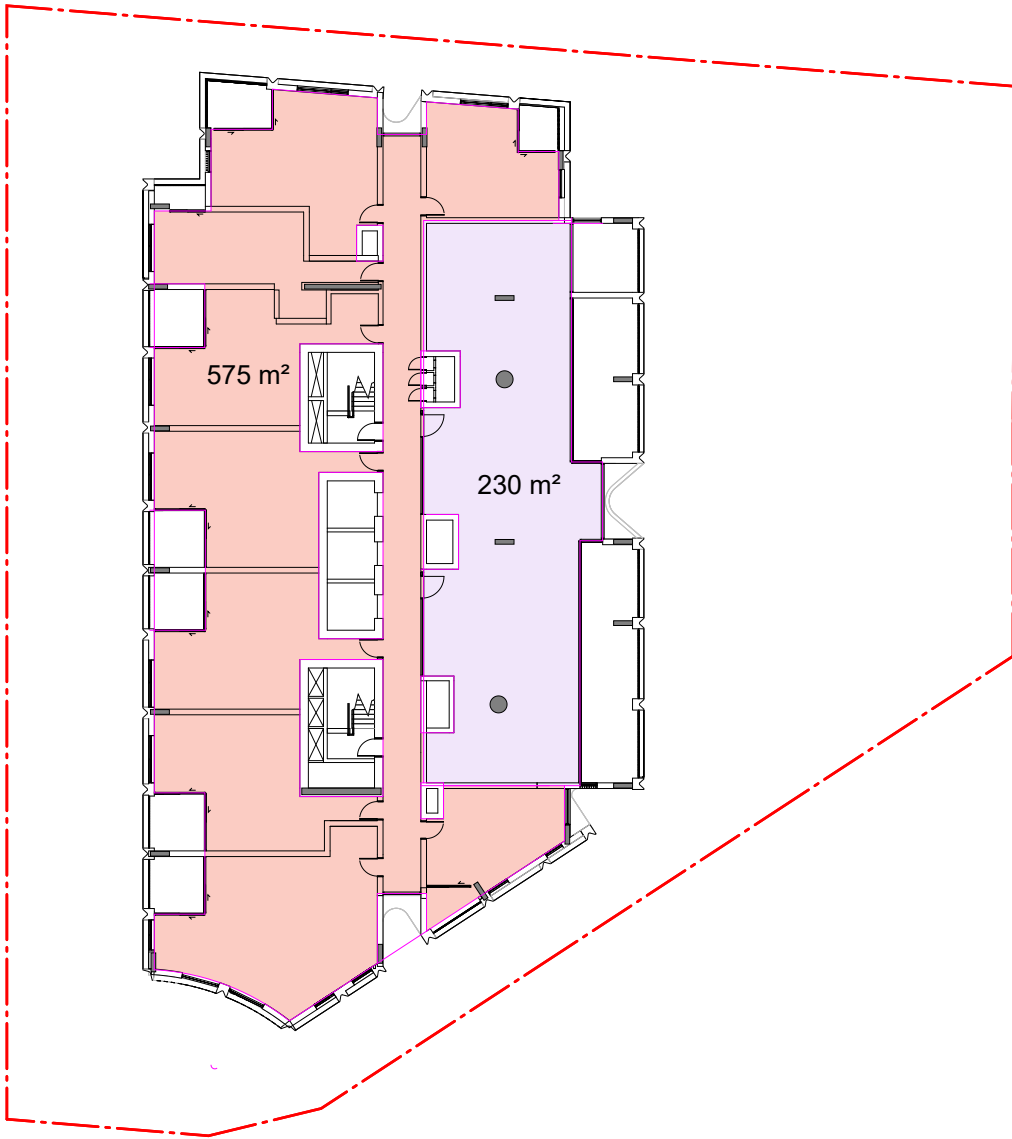
LEVEL 18



LEVEL 19



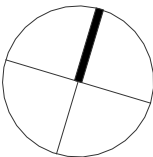
LEVEL 20



LEVEL 21

Area Schedule (GFA)	
Level	Area
GROUND FLOOR	769 m²
LEVEL 01	1299 m²
LEVEL 02	1299 m²
LEVEL 03	729 m²
LEVEL 04	825 m²
LEVEL 05	825 m²
LEVEL 06	825 m²
LEVEL 07	825 m²
LEVEL 08	825 m²
LEVEL 09	825 m²
LEVEL 10	837 m²
LEVEL 11	837 m²
LEVEL 12	837 m²
LEVEL 13	837 m²
LEVEL 14	837 m²
LEVEL 15	837 m²
LEVEL 16	837 m²
LEVEL 17	837 m²
LEVEL 18	837 m²
LEVEL 19	837 m²
LEVEL 20	837 m²
LEVEL 21	805 m²
Total	19054 m²

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	07.07.2025	Issued for Client Information	MQ	WG
2	18.07.2025	Issued for Client Information	MQ	WG
3	06.08.2025	Issued for Client Information	MQ	WG
4	15.08.2025	Concept Issue	MQ	WG
5	05.09.2025	Consultant Co-ordination for SSDA	MQ	WG
6	19.09.2025	Consultant Co-ordination for SSDA	MQ	WG
7	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

GFA PLANS

Date

03.10.2025 1 : 400

Drawn

MQ

Drawing No.

DA-8202

Scale

Chk.

WG

Revision

/ 7

Sheet Size

A1

Job No.

7134

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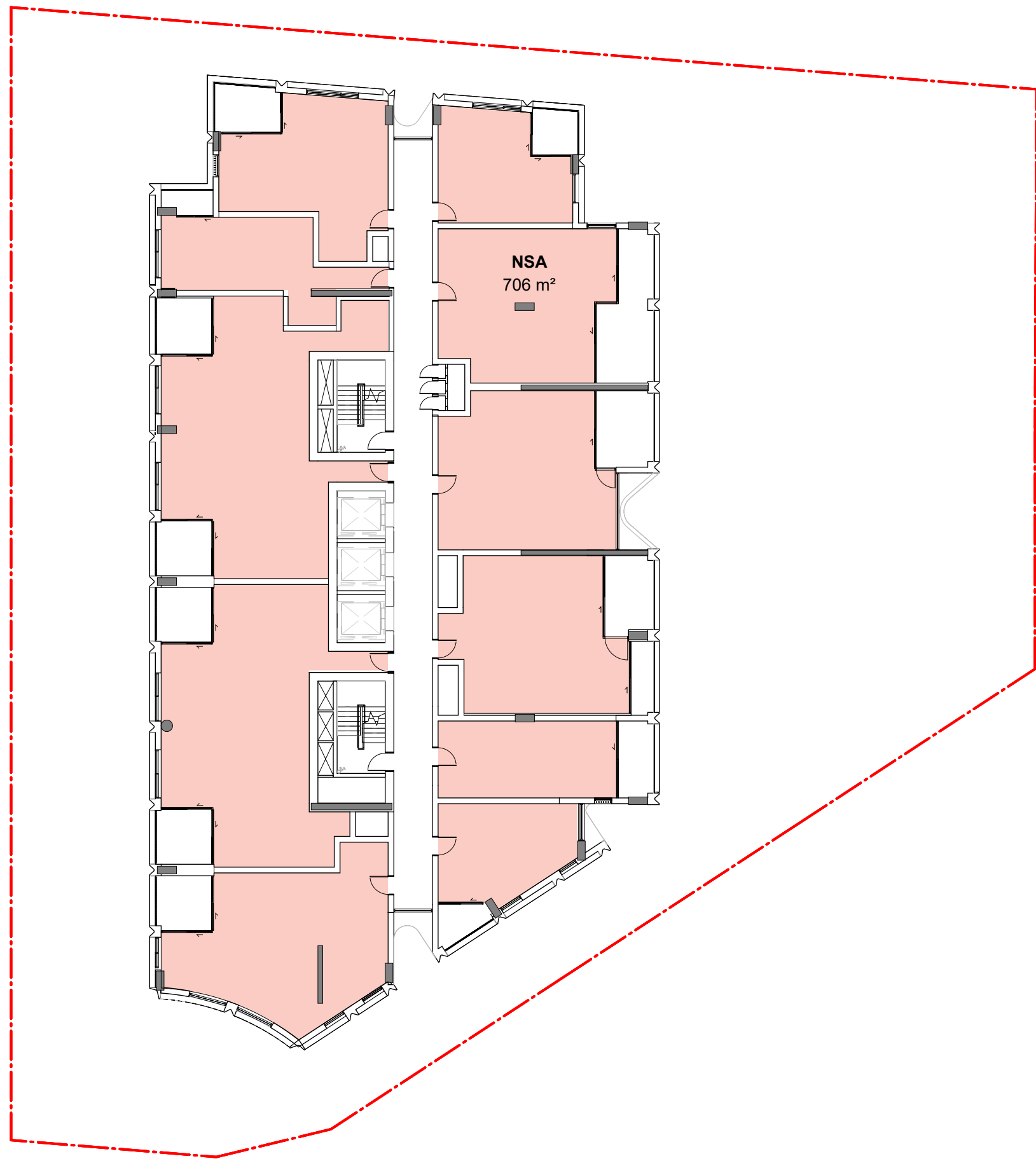
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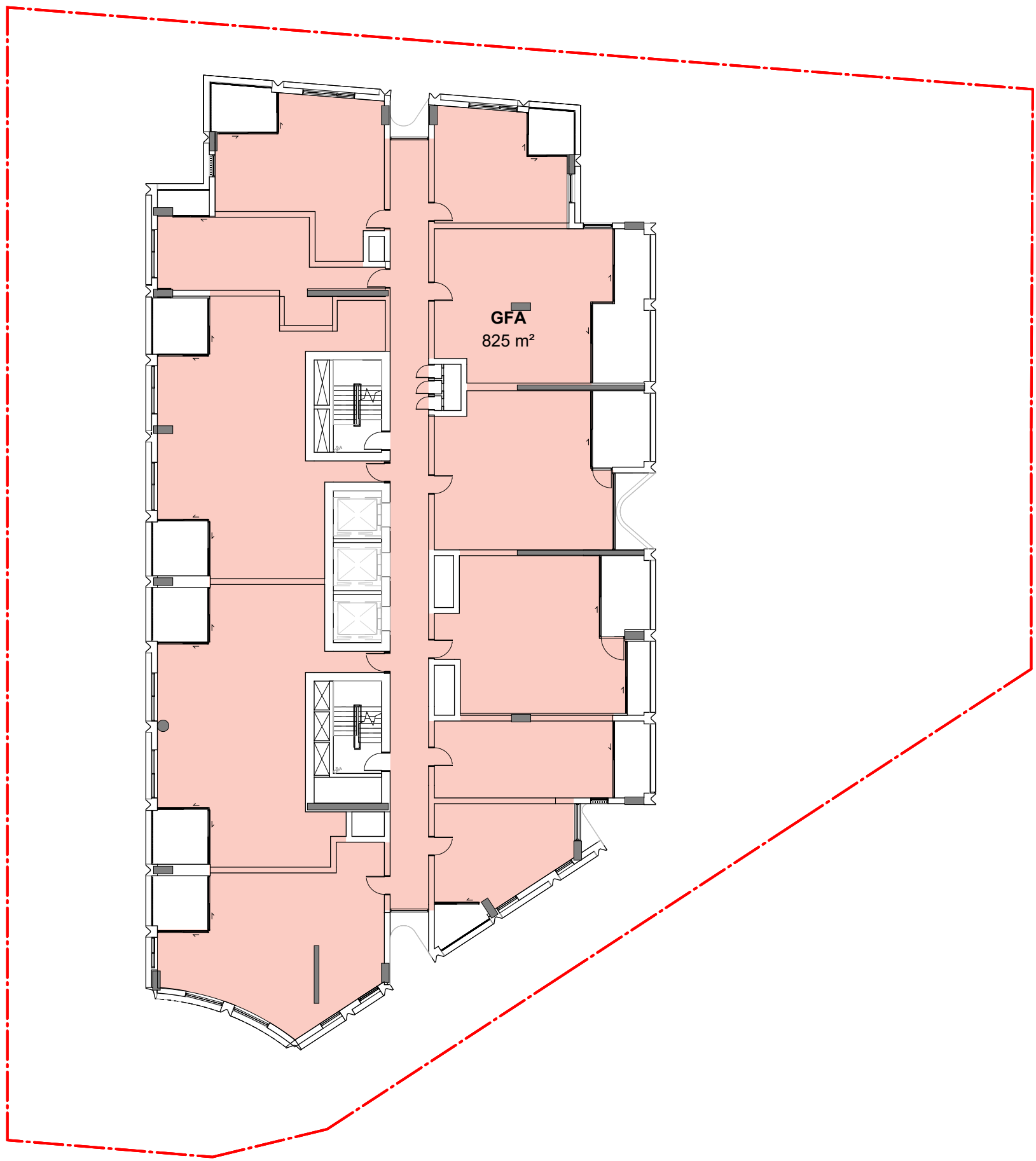


NOT FOR CONSTRUCTION

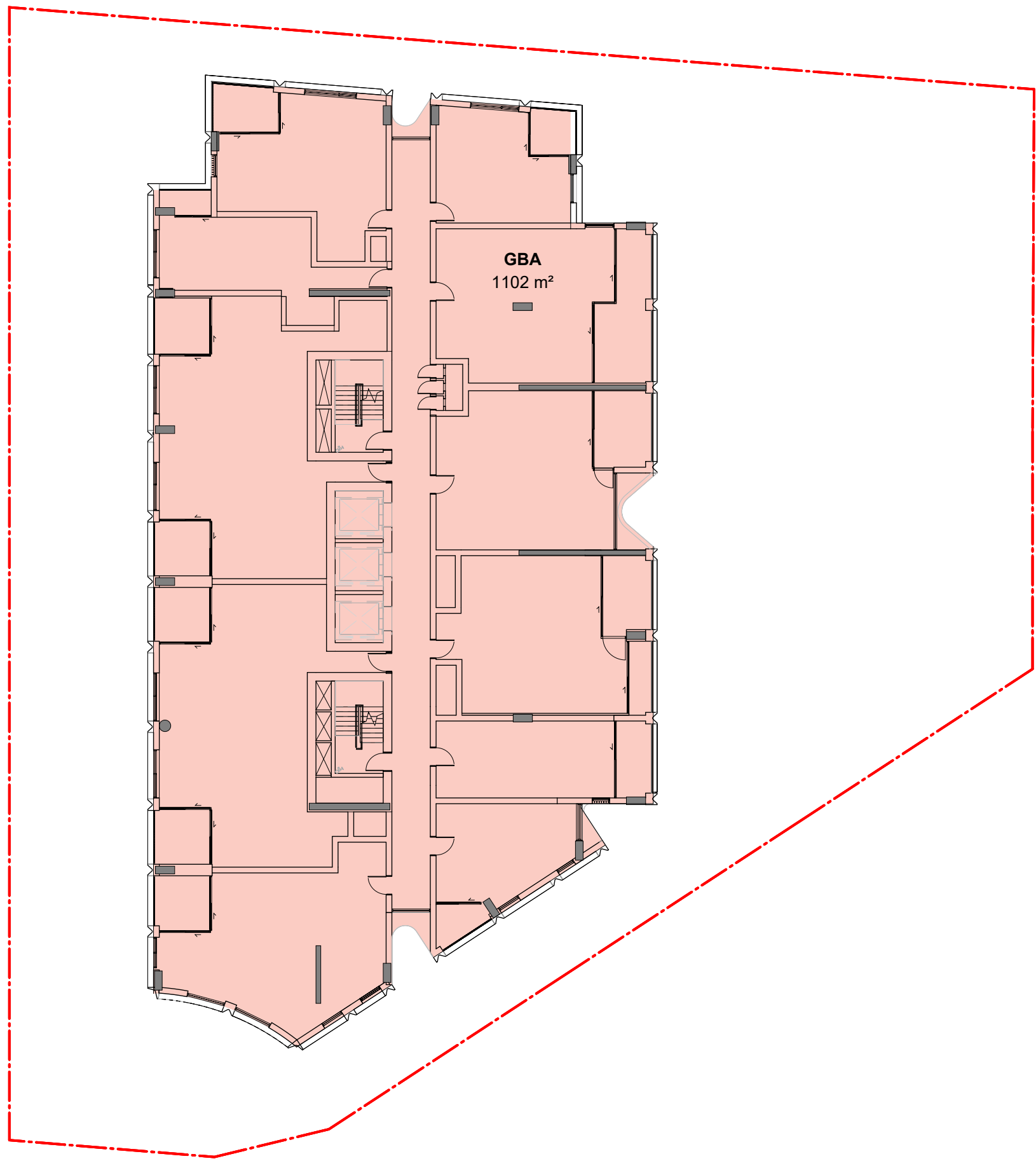
PRELIMINARY



1 NSA - L4-9 TYPICAL LEVEL
DA-1401 SCALE 1 : 250

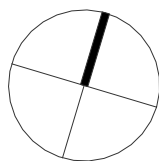


2 GFA - L4-10 TYPICAL LEVEL
DA-1401 SCALE 1 : 250



3 GBA - L4-10 TYPICAL LEVEL
DA-1401 SCALE 1 : 250

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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1	19.06.2025	Issued for Client Review	MA	WG
2	07.07.2025	Issued for Client Information	MQ	WG
3	15.07.2025	Issued for Client Information	MQ	WG
4	15.08.2025	Concept Issue	MQ	WG
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7	03.10.2025	Consultant Co-ordination for SSDA	MQ	WG

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Client

COSGROVE
GROUP



Project

122-130 PYRMONT BRIDGE ROAD, 206
PARRAMATTA ROAD, ANNANDALE

Drawing Name

NSA/GBA/NSA - TYPICAL LEVEL

Date

03.10.2025 1 : 250

Drawn

MA

Chk.

WG

Sheet Size

A1

Job No.

7134

Drawing No.

DA-8203

Revision

/ 7

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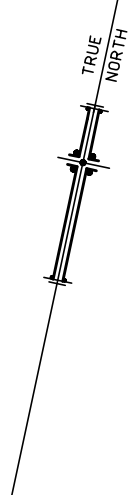
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PRELIMINARY

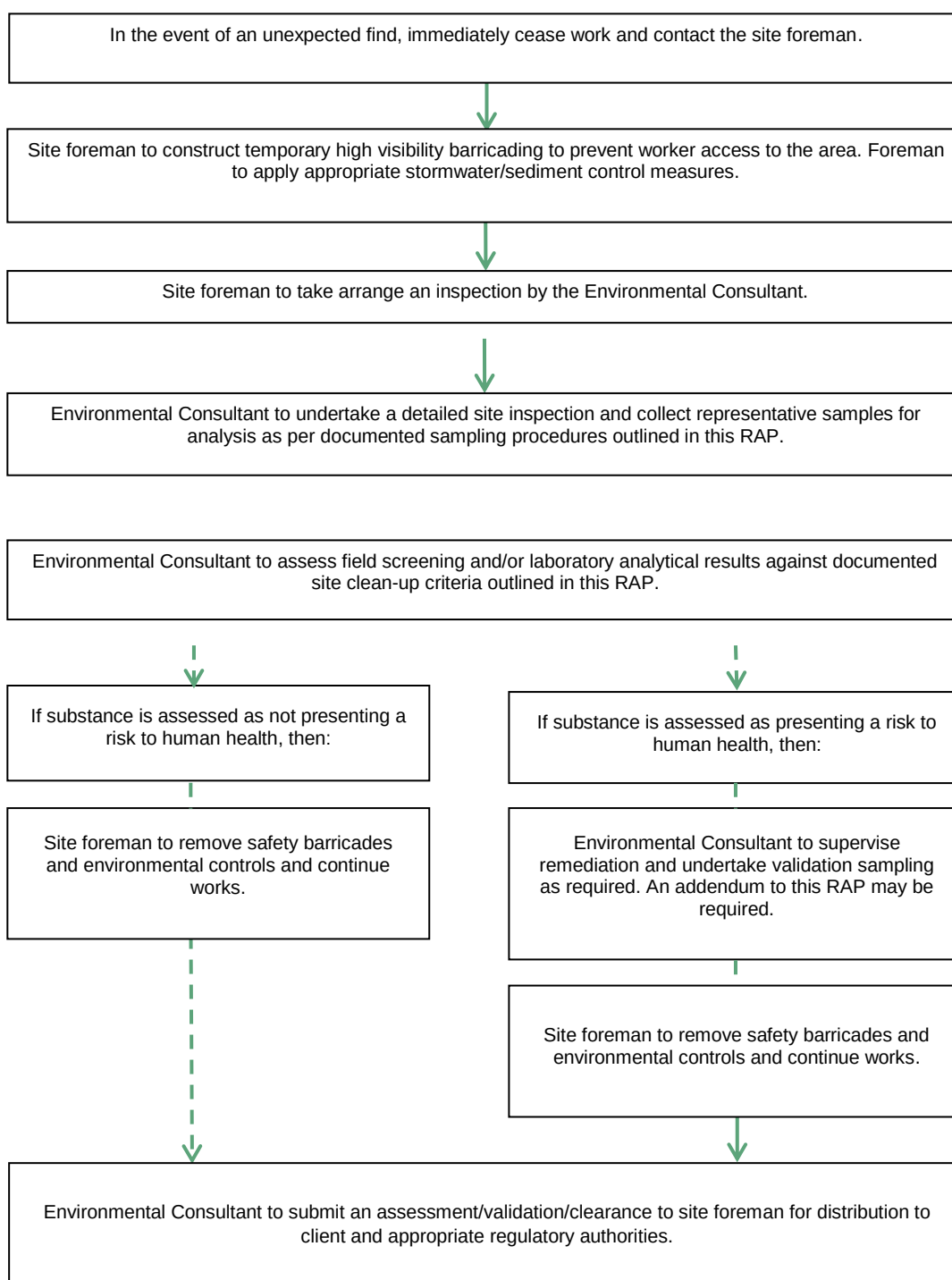


- LEGEND:**
- | | |
|------|------------------------|
| BALC | BALCONY |
| CONC | CONCRETE |
| HYD | HYDRANT |
| PC | PRAM CROSSING |
| PP | POWER POLE |
| SIC | SEWER INSPECTION COVER |
| SV | STOP VALVE |
| SVP | SEWER VENT PIPE |
| TEL | TELSTRA |
| TG | TOP GUTTER |
| TK | TOP KERB |
| TLHT | TRAFFIC LIGHT |
| TS | TRAFFIC SIGN |
| TW | TOP WALL |
| VC | VEHICLE CROSSING |
| VER | VERANDAH |
| W | WATER |

AMENDMENTS: 	DRAWN: R.K.	CLIENT: CAMPERDOWN PRIME c/- DANIEL HAUSMAN	TITLE PLAN OF THE LAND COMPRISED IN CERTIFICATE OF TITLE 1/539271, 100/1101482, 3/1/976387, 4/1/976387, 5/1/976387, 6/1/976387 & 12/1/976387 AT ANNANDALE IN THE LGA OF LEICHHARDT	DUNLOP THORPE & CO. ^{PTY. LTD.}		REDUCTION RATIO 1:200	SIZE A1
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	DESIGNED:	447 KENT STREET SYDNEY 2000 PHONE 9283 6677 FAX 9283 6633 EMAIL admin@dunlopthorpe.com.au www.dunlopthorpe.com.au			DATE 30.3.2016		
					SHEET 1 OF 1 SHEETS		
				REFERENCE No. 18566			

Appendix D - Unexpected Finds Protocol

Unexpected Finds Protocol



Appendix E – Remediation Criteria

Table E-1 Soil Remediation Criteria

Chemical	Unit	HIL B ¹	HSL D ^{2,4}	EIL / ESL ³	Mgt. Limits ⁹
Metals					
Arsenic – As	mg / kg	500	3,000	100	-
Cadmium - Cd	mg / kg	150	800	-	-
Chromium(VI) – Cr(VI)	mg / kg	500	3,000	410	-
Copper – Cu	mg / kg	30,000	250,000	130	-
Lead – Pb	mg / kg	1,200	1,500	1,100	-
Mercury – Hg (inorganic)	mg / kg	120	4,000	-	-
Nickel – Ni	mg / kg	1,200	4,000	45	-
Zinc – Zn	mg / kg	60,000	400,000	320	-
Petroleum Hydrocarbons					
F1 ⁴	mg / kg	-	310	180	800
F2 ⁵	mg / kg	-	-	120	1,000
F3 ⁶	mg / kg	-	-	1,300	3,500
F4 ⁷	mg / kg	-	-	5,600	10,000
Polycyclic Aromatic					
Naphthalene	mg / kg	-	-	170	-
Benzo(a)pyrene	mg / kg	-	-	33 ⁸	-
Carcinogenic PAHs (as B(a)P)	TEQ	4	-	-	-
Total PAHs ¹⁰	mg / kg	400	-	-	-
Monocyclic Aromatic					
Benzene	mg / kg	-	4	65	-
Toluene	mg / kg	-	-	105	-
Ethylbenzene	mg / kg	-	-	125	-
Xylenes (total)	mg / kg	-	-	45	-
Asbestos					
Asbestos (friable or fines)	w / w	0.001	0.001%	-	-
Asbestos (bonded)	w / w	0.04	0.05%	-	-

Note 1 NEPC (2013) 'HIL B' - Health based criteria for residential with minimal access for soil settings.

Note 2 NEPC (2013) 'HSL D' Health Based Screening Levels applicable for vapour intrusion values applicable for commercial / industrial settings. Soil HSLs for vapour intrusion assuming fine texture (clay) soils and a contamination source at 0m to <1m depth.

Note 3 Ecological values were derived using site specific Added Contamination Limits (ACL) of fill soils for the site (pH= 5.5 / CEC= 5.5), plus an ambient background concentration for the area (ABC) (ACL + ABC). Benzo(a)pyrene value derived from CRC Care Report No. 39, Table 11.

Note 4 F1: concentration of TRH C₆-C₁₀ fraction minus the sum of BTEX concentrations.

Note 5 F2: concentration of TRH >C₁₀-C₁₆ fraction minus the concentration of Naphthalene.

Note 6 F3: concentration of TRH >C₁₆-C₃₄.

Note 7 F4: concentration of TRH >C₃₄-C₄₀.

Note 8 Carcinogenic PAHs: HIL is based on the 8 carcinogenic PAHs and their TEFs (potency relative to B(a)P) adopted by CCME 2008 (refer Schedule B7). The B(a)P TEQ is calculated by multiplying the concentration of each carcinogenic PAH in the sample by its B(a)P TEF, given below, and summing these products.

Note 9 NEPC (2013) Management Limits for Petroleum Hydrocarbons – based on coarse size fraction.

Note 10 Total PAHs: HIL is based on the sum of the 16 PAHs most commonly reported for contaminated sites (WHO 1998). The application of the total PAH HIL should consider the presence of carcinogenic PAHs and naphthalene (the most volatile PAH). Carcinogenic PAHs reported in the total PAHs should meet the B(a)P TEQ HIL. Naphthalene reported in the total PAHs should meet the relevant HSL.

Appendix F –Borehole Logs of Previous Investigations

BOREHOLE LOG

BH ID: BH201

Location	122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale	Started	14 August 2023
Client	MHA PBR Annandale Unit Trust	Completed	14 August 2023
Job No.	E25196	Logged By	JM
Sheets	1 of 1	Date	14 August 2023
		Review By	Date

Drilling Contractor -				Surface RL -		Latitude -				
Plant Hand auger				Inclination 90°		Longitude -				
METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (mAHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
HA	GWNE	BH201_0.20-0.30		0.00			CONCRETE: 180mm thick	D	-	CONCRETE
		PID = 0.0 PPM		0.18		FILL: Clayey SAND: brown-grey, with sub-rounded sandstone gravels, no odour	FILL			
		BH201_0.40-0.50		0.30		SANDSTONE: red-brown /grey, increasing white-grey with depth, no odour	BEDROCK			
		PID = 0.0 PPM					Terminated at 0.50mBGL. Target depth reached.			
				1						
				2						
				3						
				4						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

BOREHOLE LOG

BH ID: BH202

Location 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale
Client MHA PBR Annandale Unit Trust
Job No. E25196
Sheets 1 of 1

Started 14 August 2023
Completed 14 August 2023
Logged By JM **Date** 14 August 2023
Review By **Date**

Drilling Contractor				-		Surface RL		-		Latitude		-	
Plant				Hand auger		Inclination		90°		Longitude		-	
METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (mAHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS			
HA	GWNE	BH202_0.20-0.30 PID = 0.0 PPM		0.00			CONCRETE: 150mm thick	D	-	CONCRETE			
		BH202_0.50-0.60 PID = 0.0 PPM		0.15 0.20		ASPHALT: 50mm thick FILL: Clayey SAND: brown-grey, with sub-rounded sandstone gravels, with trace asphalt fragments, no odour	ASPHALT FILL						
				0.40		Sandy CLAY: medium plasticity, red / orange / brown / grey, with sandstone fragments, no odour	RESIDUAL SOIL						
							Terminated at 0.60mBGL. Target depth reached.						
				1									
				2									
				3									
				4									

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

BOREHOLE LOG

BH ID: BH203

Location 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale
Client MHA PBR Annandale Unit Trust
Job No. E25196
Sheets 1 of 1

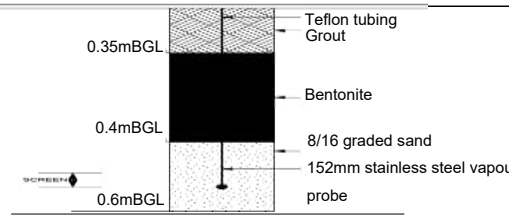
Started 14 August 2023
Completed 14 August 2023
Logged By JM **Date** 14 August 2023
Review By **Date**

Drilling Contractor			-		Surface RL		-		Latitude		-	
Plant			Hand auger		Inclination		90°		Longitude		-	
METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (mAHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS		
HA	GWNE	BH203_0.20-0.30		0.00			CONCRETE: 150mm thick	D	-	CONCRETE		
		PID = 0.0 PPM	0.15		FILL: Sandy CLAY: low plasticity, dark brown, with sub-angular gravels, with trace high plasticity orange clays, no odour	FILL						
		BH203_0.40-0.50	0.30		Sandy CLAY: medium plasticity, red / orange / brown / grey, with sandstone fragments, no odour	RESIDUAL SOIL						
		PID = 0.0 PPM					Terminated at 0.60mBGL. Target depth reached.					
				1								
				2								
				3								
				4								

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

Location 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale
Client MHA PBR Annandale Unit Trust
Job No. E25196
Sheets 1 of 1

Started 14 August 2023
Completed 14 August 2023
Logged By JM **Date** 14 August 2023
Review By **Date**

Drilling Contractor		-		Surface RL		-		Latitude		-	
Plant		Hand auger		Inclination		90°		Longitude		-	
WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (mAHD)	MATERIAL DESCRIPTION			MOISTURE CONDITION	BACKFILL DETAILS		
GWNE	BH204/ SV2_0.20-0.30 PID = 0.0 PPM BH204/ SV2_0.40-0.50 PID = 0.0 PPM	0.00			CONCRETE: 150mm thick			D			
		0.15			FILL: Clayey SAND: brown-grey-dark brown, with sandstone fragments, trace concrete and brick fragments, with sub-angular gravels, no odour						
		0.40			Sandy CLAY: medium plasticity, red / orange / brown / grey, with sandstone fragments, no odour						
						Terminated at 0.60mBGL. Target depth reached.					
		1									

BOREHOLE LOG

BH ID: BH204/SV2

Location	122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale	Started	14 August 2023
Client	MHA PBR Annandale Unit Trust	Completed	14 August 2023
Job No.	E25196	Logged By	JM Date 14 August 2023
Sheets	1 of 1	Review By	Date

Drilling Contractor		-		Surface RL		-		Latitude		-		
Plant		Hand auger		Inclination		90°		Longitude		-		
METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS		SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (mAHD)	MATERIAL DESCRIPTION		MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
HA	GWNE	BH204/SV2_0.20-0.30 PID = 0.0 PPM BH204/SV2_0.40-0.50 PID = 0.0 PPM			0.00 0.15 0.40			CONCRETE: 150mm thick	D	-	CONCRETE	
					FILL: Clayey SAND: brown-grey-dark brown, with sandstone fragments, trace concrete and brick fragments, with sub-angular gravels, no odour	FILL						
					Sandy CLAY: medium plasticity, red / orange / brown / grey, with sandstone fragments, no odour	RESIDUAL SOIL						
								Terminated at 0.60mBGL. Target depth reached.				
					1							
					2							
					3							
					4							

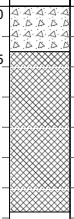
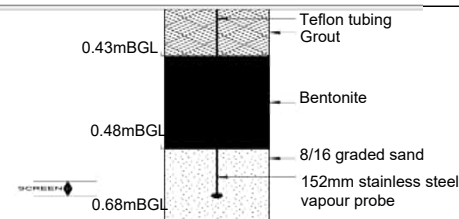
This log should be read in conjunction with EI Australia's accompanying explanatory notes.

BOREHOLE LOG

BH ID: SV1

Location 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale
Client MHA PBR Annandale Unit Trust
Job No. E25196
Sheets 1 of 1

Started 14 August 2023
Completed 14 August 2023
Logged By JM **Date** 14 August 2023
Review By **Date**

Drilling Contractor		-		Surface RL		-		Latitude		-	
Plant		Hand auger		Inclination		90°		Longitude		-	
WATER	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	RL (mAHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	BACKFILL DETAILS				
GWNE	SV1_0.20-0.30	0.00			CONCRETE: 150mm thick	D					
	SV1_0.50-0.60	0.15		FILL: Sandy CLAY: low plasticity, dark brown, with sub-angular gravels, with trace high plasticity orange clays, no odour							
					Terminated at 0.7mBGL. Refusal on bedrock.						
		1									
		2									
		3									
		4									

This log should be read in conjunction with EI Australia's accompanying explanatory notes.

BOREHOLE LOG

BH ID: SV1

Location 122-128 & 130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale
Client MHA PBR Annandale Unit Trust
Job No. E25196
Sheets 1 of 1

Started 14 August 2023
Completed 14 August 2023
Logged By JM **Date** 14 August 2023
Review By **Date**

Drilling Contractor -				Surface RL -		Latitude -				
Plant Hand auger				Inclination 90°		Longitude -				
METHOD	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	SAMPLE RECOVERY	DEPTH (m)	GRAPHIC LOG	RL (mAHD)	MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY / REL. DENSITY	MATERIAL ORIGIN & OBSERVATIONS
HA	GWNE	SV1_0.20-0.30		0.00			CONCRETE: 150mm thick	D	-	CONCRETE
		SV1_0.50-0.60		0.15		FILL: Sandy CLAY: low plasticity, dark brown, with sub-angular gravels, with trace high plasticity orange clays, no odour	FILL			
						Terminated at 0.68mBGL. Refusal on bedrock.				
				1						
				2						
				3						
				4						

This log should be read in conjunction with EI Australia's accompanying explanatory notes.



ENVIRONMENTAL LOG

Log No.
BH1
1/1

Environmental logs are not to be used for geotechnical purposes

Client: MHA PBR Pty Ltd														
Project: DUE DILIGENCE														
Location: 122-128 & 130 PYRMONT BRIDGE ROAD; 206 PARRAMATTA ROAD, ANNANDALE, NSW														
Job No.: E33770PA			Method: SPIRAL AUGER				R.L. Surface: ≈ 16.0m							
Date: 12/1/21			Datum: ASSUMED											
Plant Type: JK205			Logged/Checked by: A.V.B./B.P.											
Groundwater Record	SAMPLES				Field Tests	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel. Density	Hand Penetrometer Readings (kPa.)	Remarks	
	ES	ASS	ASB	SAL										DB
DRY ON COMPLETION						0		-	CONCRETE: 145mm.t					
								-	FILL: Silty sand, fine to medium grained, with fine to coarse grained igneous and sandstone gravel, and clay nodules.	M				
								-	SANDSTONE: fine to coarse grained, light grey.	DW				
						1			as above, but light grey and red brown.	SW				HAWKESBURY SANDSTONE
						2			END OF BOREHOLE AT 1.8m					'TC' BIT REFUSAL
						3								
						4								
						5								
						6								
						7								

JKEnvironments

ENVIRONMENTAL LOG



Log No.
BH/MW2
1/1

Environmental logs are not to be used for geotechnical purposes

Client: MHA PBR Pty Ltd		Project: DUE DILIGENCE		Location: 122-128 & 130 PYRMONT BRIDGE ROAD; 206 PARRAMATTA ROAD, ANNANDALE, NSW	
Job No.: E33770PA		Method: SPIRAL AUGER		R.L. Surface: ≈ 15.0m	
Date: 12/1/21		Datum: ASSUMED			
Plant Type: JK205		Logged/Checked by: A.V.B./B.P.			

Groundwater Record	SAMPLES				Field Tests	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/Weathering	Strength/Rel. Density	Hand Penetrometer Readings (kPa.)	Remarks
	ES	ASS	ASB	SAL									
						0		-	CONCRETE: 160mm.t	M			
								SC	FILL: Gravelly silty sand, fine to medium grained, grey brown, fine to coarse grained igneous and sandstone gravel.	w>PL			RESIDUAL
					N > 17 4,9, 8/60mm REFUSAL	1		-	Silty sandy CLAY: medium plasticity, red brown and grey, fine to medium grained sand, with fine to medium grained ironstone gravel. SANDSTONE: fine to medium grained, light grey, orange brown and red brown.	DW			HAWKESBURY SANDSTONE
						2							
						3							
						4							
						5							GROUNDWATER MONITORING WELL INSTALLED TO 5.36m. CLASS 18 MACHINE SLOTTED
						6			END OF BOREHOLE AT 5.5m				50mm DIA. PVC STANDPIPE 5.36m TO 2.5m. CASING 2.5m TO 0m. 2mm SAND FILTER PACK 5.36m TO 2.0m. BENTONITE SEAL 2.0m TO 0.1m. COMPLETED WITH A CONCRETED GATIC COVER.
						7							

3 HRS AFTER COMPLETION
▼

Client: MHA PBR Pty Ltd

Project: DUE DILIGENCE

Location: 122-128 & 130 PYRMONT BRIDGE ROAD; 206 PARRAMATTA ROAD, ANNANDALE, NSW

Job No.: E33770PA

Date: 12/1/21

Plant Type: JK205

Method: SPIRAL AUGER

Logged/Checked by: A.V.B./B.P.

R.L. Surface: N/A

Datum: -

Groundwater Record	SAMPLES				Field Tests	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/Weathering	Strength/Rel. Density	Hand Penetrometer Readings (kPa.)	Remarks
	ES	ASS	ASB	SAL									
DRY ON COMPLETION						0		-	CONCRETE: 155mm.t				DOUBLE CONCRETE SLAB
								-	FILL: Gravelly silty sand, fine to medium grained, dark grey brown, fine to coarse grained igneous and sandstone gravel, trace of clay nodules. SANDSTONE: fine to medium grained, grey orange and red brown.	M			HAWKESBURY SANDSTONE
						1							
						2							
						3							
						4			END OF BOREHOLE AT 3.6m				GROUNDWATER MONITORING WELL INSTALLED TO 3.37m. CLASS 18 MACHINE SLOTTED 50mm DIA. PVC STANDPIPE 3.37m TO 1.0m. CASING 1.0m TO 0m. 2mm SAND FILTER PACK 3.37m TO 0.6m. BENTONITE SEAL 0.6m TO 0.1m. COMPLETED WITH A CONCRETED GATIC COVER.
						5							
						6							
						7							



ENVIRONMENTAL LOG

Log No.
BH4

1/1

Environmental logs are not to be used for geotechnical purposes

Client: MHA PBR Pty Ltd

Project: DUE DILIGENCE

Location: 122-128 & 130 PYRMONT BRIDGE ROAD; 206 PARRAMATTA ROAD, ANNANDALE, NSW

Job No.: E33770PA

Date: 12/1/21

Plant Type: JK205

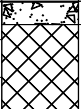
Method: SPIRAL AUGER

Logged/Checked by: A.V.B./B.P.

R.L. Surface: ≈ 14.0m

Datum: ASSUMED

Groundwater Record	SAMPLES				Field Tests	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/Weathering	Strength/Rel. Density	Hand Penetrometer Readings (kPa.)	Remarks
	ES	ASS	ASB	SAL DB									
DRY ON COMPLETION						0		-	CONCRETE: 110mm.t	M			
					N = SPT 3/50mm REFUSAL			-	FILL: Gravelly silty sand, fine to medium grained, grey brown, fine to medium grained igneous and sandstone gravel.	DW			HAWKESBURY SANDSTONE
						1			SANDSTONE: fine to medium grained, grey orange and red brown.				
									END OF BOREHOLE AT 0.7m				
						2							
						3							
						4							
						5							
						6							
						7							

Client: MHA PBR Pty Ltd													
Project: DUE DILIGENCE													
Location: 122-128 & 130 PYRMONT BRIDGE ROAD; 206 PARRAMATTA ROAD, ANNANDALE, NSW													
Job No.: E33770PA													
Method: SPIRAL AUGER													
R.L. Surface: ≈ 15.0m													
Date: 12/1/21													
Datum: ASSUMED													
Plant Type: JK205													
Logged/Checked by: A.V.B./B.P.													
Groundwater Record	SAMPLES				Field Tests	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel. Density	Hand Penetrometer Readings (kPa.)	Remarks
	ES	ASS	ASB	SAL									
DRY ON COMPLE TION	█		█			0		-	CONCRETE: 120mm.t	M			
	█							-	FILL: Sand, fine to medium grained, orange, trace of sandstone gravel, and concrete fragments. FILL: Gravelly silty sand, fine to medium grained, dark grey brown, fine to medium grained igneous and sandstone gravel.		DW		HAWKESBURY SANDSTONE
					N > 10 3,9, 1/0mm REFUSAL	1			SANDSTONE: fine to medium grained, light grey orange and red brown. END OF BOREHOLE AT 1.0m				
						2							
						3							
						4							
						5							
						6							
						7							