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14 December 2020

Cameron Powell
Senior Project Manager
Grindley Construction Pty Ltd
55 Grandview Street (PO Box 6246)
Pymble, NSW 2073
Via email: cpowell@grindley.com.au

Dear Cameron,

Re: Interim Advice 7 (IA7) – Confirmation of satisfactory completion of remediation for the 'Western Stage 1 Development Area', Wentworthville Public School, 70-100 Fullagar Road, Wentworthville NSW

1 Introduction

Grindley Construction Pty Ltd (Grindley) commissioned Rebeka Hall of Zoic Environmental Pty Ltd (Zoic), a NSW EPA Auditor accredited (No.0802) under the Contaminated Land Management (CLM) Act 1997, to conduct an Audit of upgrade works at the Wentworthville Public School, located at 70-100 Fullagar Road, NSW ("the site").

The area to which IA7 applies is 1,882 m² and is referred to by WSP as the Western Stage 1 Development Area. The Western Stage 1 Development Area includes a newly constructed hall, canteen, outside school hours care (OOSH), and the 'ramp 9' area. The boundary of the remediation area covered by this advice is shown in the attached survey plan (Land Partners drawing no.SY074981.000.7.1, 8Oct2020).

This Audit is required to meet Modification of Development Consent Conditions (specifically Condition B13) dated 28 October 2020, for State Significant Development (SSD 9273) approved by the NSW Department of Planning and Environment (28 June 2019).

The overall aim of the commissioning is to enable the preparation of a site audit statement (SAS) and associated site audit report (SAR) that confirms the suitability of the site for the ongoing use of as a kindergarten and primary school at the completion of remediation and construction works. Remediation and school upgrade works are being conducted in a staged manner which require progressive review and sign-off by the Auditor.

Condition B13 requires that 'where remediation is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s) prior to the use / occupation of the remediated area(s).

The Audit is being conducted in accordance with the NSW EPA (2017) Contaminated Land Management Guidelines for the NSW Site Auditor Scheme (3rd edition) and other guidelines made or approved by NSW EPA.



2 Current Interim Advice

The Auditor issued IA5 (29 October 2020) following a review of the WSP (16 October 2020) Validation Report (Rev01) for the Western Stage 1 Development Area. IA5 flagged items for WSP to address in revising the validation report.

In preparing this IA, the Auditor reviewed the following updated documents on validation of the Western Stage 1 Development Area:

- WSP (4 December 2020) Validation Report, Western Stage 1, Wentworthville Public School (Ref: PS119057-CLM-REP-06 Rev02).
- WSP (7 December 2020) Response to Auditor Interim Advice 5 (IA5) 29 October 2020 Validation Report for Western Stage 1 Development Area - Wentworthville Public School (PS119057-CLM-LTR-001).

3 Summary of Western Stage 1 Validation Works

The remediation works included the following:

- Western Stage 1 - Building H footprint
 - Excavation of impacted fill to a depth of 0.3 m to the underlying natural clay, followed by grid-based validation sampling of final natural clay surface (VS01-VS16, VS05a & VS07a).
 - Progressive consolidation of excavated impacted material in stockpiles on top of existing contaminated areas.
 - All stockpiled material was classified as Special Waste – Asbestos, and was disposed off-site (total 1287.5 tonnes) to a suitably facility licenced.
- Western Stage 1 - Tree protection zones, southern boundary, and north of the COLA
 - Validation sampling of remaining fill within tree protection zones (VS17-VS21).
 - Validation sampling of re-worked clay along the southern boundary and the area to the north of the COLA (TP01-TP07).
- Western Stage 1 – Former water detention system (OSD)
 - Excavation and stockpiling of material from the previous water detention system (OSD tank), followed by chemical and asbestos analysis of stockpiles - STP01 (20 m3) and STP02 (30 m3).
 - Stockpiled material was classified as General Solid Waste – Non-putrescible, however deemed compliant with the adopted criteria for onsite reuse. The stockpile was reused within the Western Stage 1 development area.
 - Validation sampling of the OSD wall (VS03A-VS03I) and base (TB01-TB03).
 - Emu picking of ACM fragments within the re-worked clay was required, followed by additional sampling and excavation (VS03-G_0.1, VS03H_01 & VS03I_0.1).
- Western Stage 1 - Ramp 9 area
 - Excavation and stockpiling of soils (90 m3) within the Ramp 9 area (north eastern portion of the Western Stage 1 area).
 - The stockpiled material was classified as Special Waste – Asbestos. The stockpiled material was transferred to and placed within the Stage 1 (Block G) burial pit due to the presence of asbestos fragments.
 - Validation sampling of the ramp area (R01, R02, BR02, BR04 & BR06).



- Western Stage 1 - Development area boundary
 - Placement of a geotextile marker layer to 0.5m beyond the toe of wall into the excavation; along a large portion of the boundary wall of the Western Stage 1 development area, to provide a barrier to the remaining fill.
 - Placement of quarried materials against the geotextile marker layer.

The validation activities confirmed:

- Chemical and asbestos analysis of final validation samples were below the laboratory detection limits and/or the adopted health and ecological site criteria.
- Concentrations of analytes within the residual fill remaining in the TPZ were below the adopted site criteria.
- Visual Clearance Certificate for the Western Stage 1 Development Area confirmed that (i) no residual ACM fragments were observed on the exposed clay surface, and (ii) air monitoring showed asbestos remained below 0.01 fibres/ml.
- All material imported to site was natural quarried products and satisfied the requirements of the WSP RAP (2020). Confirmation testing of these products was conducted by WSP.

WSP concluded that based on the site validation observations, chemical and asbestos analysis, there is no evidence of ongoing risk to site users for the proposed land-use as a primary school, within the Western Stage 1 Development Area.

4 Auditor Conclusions

The Auditor considers that the remediation and validation for the Western Stage 1 Development Area within the Wentworthville Primary School, defined by the area shown in the attached survey plan, has been conducted in general accordance with the Auditor endorsed RAP (WSP 2020).

This interim advice does not constitute a SAS or a SAR, but rather is provided to assist the Client in the assessment and management of contamination issues at the site. The information provided herein should not be considered pre-emptive of the final Audit conclusions. It represents the Auditor's opinion based on the review of currently available information. Upon completion of remediation and validation works for all the development stages, a Section A Site Audit Statement and Report will be prepared to meet conditions D26 and D28 of SSD9273 MOD1 (28 October 2020).

Should you have any queries or wish to discuss any points, please do not hesitate to contact Rachael Martin or the undersigned.

Yours sincerely,

Rebeka Hall
Site Auditor (NSW EPA)
Zoic Environmental Pty Ltd

Attachment: Land Partners (8 October 2020) Drawing no.SY074981.000.7.1, extent of remediation works considered in this IA.



M.G.A



NOTES

MERIDIAN: MGA ZONE 56
 COORDINATE SYSTEM: MGA2020
 NEARMAP IMAGE: OCTOBER 2020

WSP AUSTRALIA PTY LTD
PLAN SHOWING EXTENT OF
REMEDATION WORKS ON
LOT 1 IN DP1245593
70 FULLAGAR ROAD, WENTWORTHVILLE
LGA: CUMBERLAND
SCALE 1:800 (A3)



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Surveyed: OE
 Drawn: CLP
 Date Surveyed: 08/10/2020
 Checked: GR

Dwg. No.
SY074981.000.7.1

----- DENOTES EXTENT OF REMEDIATION WORKS



SCALE 1:800