

**The Trust Company (Australia) Limited ATF WH Regent Trust**  
**8 Gillingham Street**  
**Woolloongabba QLD 4102**

86852.02  
1 February 2020  
86852.02.R.003.Rev0  
DIH

Attention: Aliza Teo

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### **Response to City of Sydney Comments on the Proposed Student Housing Development at 90-102 Regent Street, Redfern**

Douglas Partners Pty Ltd (DP) has reviewed the contamination comments provided by City of Sydney (CoS) on the proposed student housing development at 90-102 Regent Street, Redfern, as indicated in CoS correspondence dated 14 December 2020 (CoS ref: R/2019/22/A). DP provides the following comments with respect to the proposed requirement of a Site Audit Statement for the development.

As outlined in DP's report '*Remediation Action Plan, Student Housing Development, 90-102 Regent Street, Redfern*' dated October 2020, project ref: 86852.02.R.002.Rev0 (DP, 2020), remediation of the site is limited to addressing contamination within the soils. This is proposed to be addressed by:

- ) Management of contaminated soils through construction of a barrier (e.g. concrete slab required for the development) over the soils of concern and development of a long term management plan to prevent future inadvertent exposure of the contaminated soils to site users; and/or
- ) Removal and off-site disposal of contaminated soils to landfill in areas where excavation is already required for the development (e.g. basement excavation).

Groundwater and/or soil vapour remediation/mitigation is not considered to be required for the site to allow it to be deemed suitable for its proposed student housing use. Furthermore, all reports associated with the project, as prepared by DP, are reviewed by a Certified Environmental Practitioner Site Contamination Specialist (CEnvP SC).

Therefore, given the straightforward nature of the soil remediation approach, as outlined in DP (2020), DP considers the requirement for a Site Audit Statement to be an overly conservative request. In DP's view, the need for a Site Audit Statement on this site is not considered to be warranted.

If you require further information on the above, please contact the undersigned.

Yours faithfully  
**Douglas Partners Pty Ltd**



**David Holden**  
Associate



**Paul Gorman**  
Principal

CEnvP, Site Contamination Specialist No. SC40194