

10 December 2018
Ref. E22974.E99_Ltr

EI Australia Pty Ltd
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Mr Timothy Farrell
Iglu Pty Ltd
Level 4, 68 York Street,
Sydney NSW 2000

Email Address: tfarrell@iglu.com.au

Dear Mr Farrell

Re: Contamination Status, 80-88 Regent Street, Redfern

1. Introduction

EI Australia (EI) was engaged by Mr Timothy Farrell of Iglu Pty Ltd to assess the Contamination Status at 80-88 Regent Street, Redfern (the site), in support of a new development proposal.

EI previously prepared a Detailed Site Investigation (DSI) for the site as part of the proposed development application to the City Of Sydney Council for a multi-storey mixed uses (commercial and residential) redevelopment with five levels of basement car parking. At the time, the DSI (ref. E22974 AA_Rev, dated 1 June 2016) was prepared for Milligan Group Pty Ltd. Based on the findings of the DSI the site was found to be suitable for the proposed development.

It is understood that the site was purchased by Iglu Pty Ltd who have revised the proposed development to an 18-storey student accommodation building. The building footprint will cover the entire site and no basements have been proposed. Updated architectural drawings are copied in **Attachment A**.

Consequently EI was requested to assess whether the site remains suitable, from a contamination standpoint, in light of the updated proposed development.

2. Previous Environmental Assessment

A Detailed Site Investigation (DSI) was conducted by EI in 2016, the findings of which were documented in a report titled *Detailed Site Investigation, 80-88 Regent Street, Redfern NSW* (Ref. EI Report E22974 AA_Rev0), dated 1 June 2016.

The objectives of the ESA were:

- Characterise site environmental conditions in relation to the nature, degree and sources of any soil, vapour and groundwater impacts;
- Target potentially impacted areas identified during the preliminary stages of the assessment for intrusive investigation;
- Understand the influence of site specific, geologic and hydrogeological conditions on the potential fate and transport of any impacts that may be identified;
- Evaluate potential risks that identified impacts may pose to human health and the environment; and
- Where site contamination is confirmed, provide data to assist in the selection and design of appropriate remedial options.

The findings of the DSI were:

- The site was bound by commercial buildings north, Regent Street to the east, Marian Street to the south and William Lane to the west, and covers a total area of approximately 822 m².
- The site was free of statutory notices issued by the NSW EPA/OEH;
- A previous Preliminary Site Investigation was conducted on the site by Aargus Pty Ltd in November 2015. This investigation identified the site history to have been commercial and residential land uses since at least the 1930s. Aargus concluded that further investigation, in the form of a DSI was required as the following potential contamination sources were identified:
 - Potential importation of uncontrolled fill that may contain various contaminants;
 - Current or previous use of pesticides;
 - Driveways where leaks and spills may have occurred from vehicles;
 - Metal degradations; and
 - Asbestos based materials.
- Soil sampling and analysis were conducted at seven targeted test bore locations (BH01 – BH07) down to a maximum depth of 9.0 mBGL. Sampling regime was considered to be appropriate for preliminary investigation purposes and comprised judgemental and systematic (triangular grid) sampling patterns, with allowance for structural obstacles (e.g. building walls, underground and overhanging services and other physical obstructions in use by existing operating businesses);
- Boreholes BH01M and BH06M were converted to groundwater monitoring wells;
- The sub-surface layers comprised fill materials of various constituents, comprising yellow to grey-brown clayey sands and silty clays underlain by residual clay and weathered Ashfield Shale at depth;
- Groundwater was encountered at shallow depths within weathered Ashfield Shale, with standing water levels recorded at 5.464 mBGL (BH01M) and 8.305 mBGL (BH06M);
- No exceedances above the HIL-B (residential with minimal access to soils) criteria for asbestos, heavy metals, TRH, BTEX, PAHs, PCBs or OC/OP pesticides were detected in soil samples analysed;
- Concentrations of TRH, BTEX, PAH, and VOCs were reported at concentrations below adopted groundwater investigation levels (ANZECC 2010 and NEPM 2013). Elevated concentrations of some heavy metals were reported, however, these exceedances were considered to be attributed to background groundwater quality within inner suburban Sydney;
- On the basis of investigation findings the CSM discussed was considered to identify contamination sources, migration mechanisms and exposure pathways, as well as potential onsite and offsite receptors. As identified potential contaminants of concern are below the selected human health site investigation levels in soil and groundwater samples analysed, the risk of exposure to contamination is considered low through all potential exposure pathways for all potential receptors.

EI concluded that widespread contamination was not identified at the site. In view of the proposed development scope, and currently available information, EI conclude that the condition of soils and groundwater reported at the site are suitable for proposed commercial and residential land use.

3. Conclusions

In view of the findings of the previous environmental assessment at the site, and the updated proposed development plans, EI consider that the site remains suitable for the proposed development. During the DSI (EI, 2016), site soil results were assessed against the NEPM (2013) screening criteria for residential sites with minimal access to soil, and would remain applicable for the updated proposed development.

EI give permission to Iglu Pty Ltd to utilise the DSI report (EI, 2016), prepared for Milligan Group Pty Ltd, in support of the updated development proposal for an 18-storey student accommodation building.

Should additional clarification be required on any aspect of the above information, please contact the undersigned on 02-9516 0722.

For and on behalf of

EI AUSTRALIA



Emmanuel Woelders

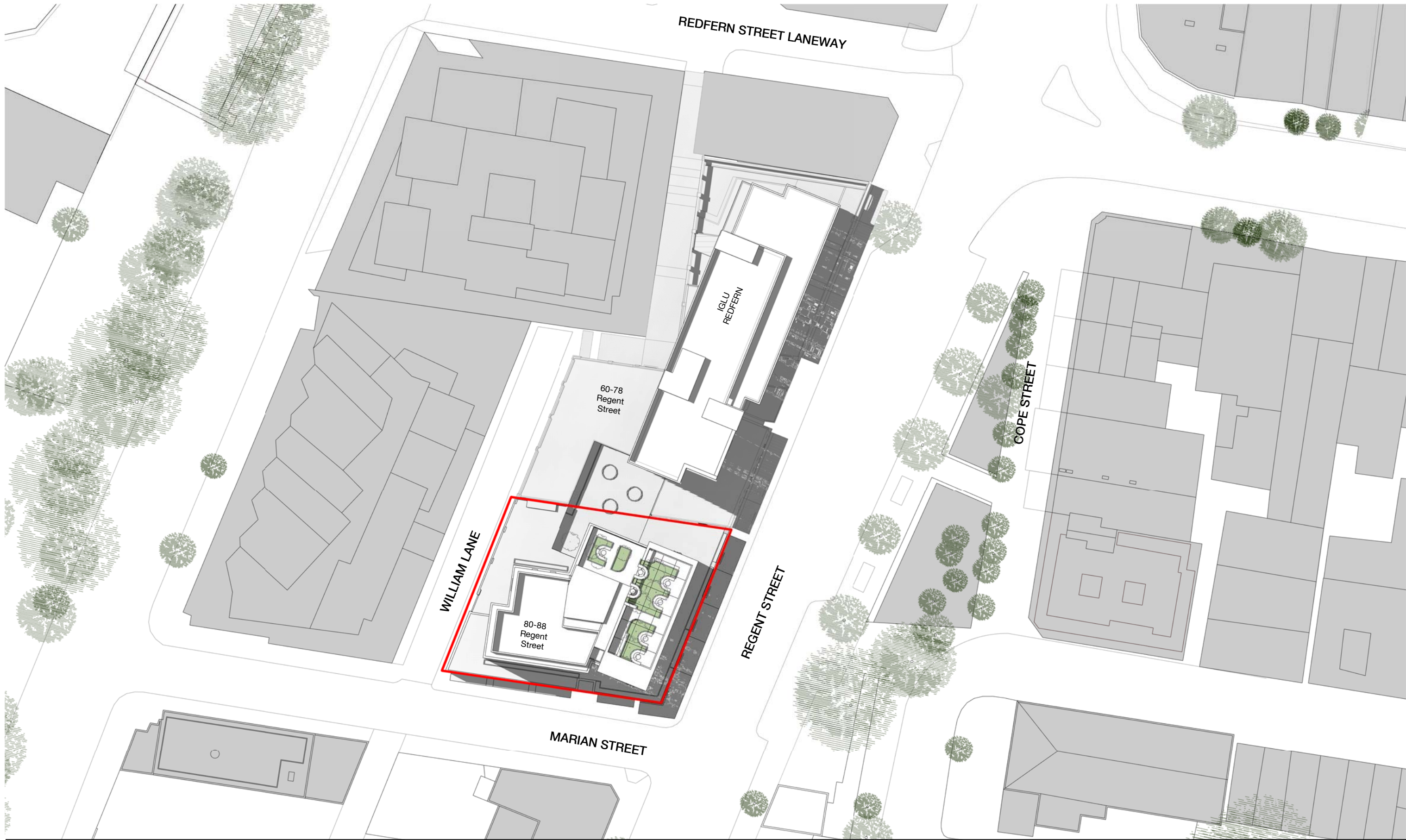
Environmental Scientist – Project Manager

Encl:

Attachment A – Updated Architectural Drawings

Attachment A

Updated Development Plans



Iglu Regent St

Site Plan

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Drawn	JC	Checked MH
Project no.	s12174	Status Development Application
Plot Date	23/08/2018 4:06:03 PM	

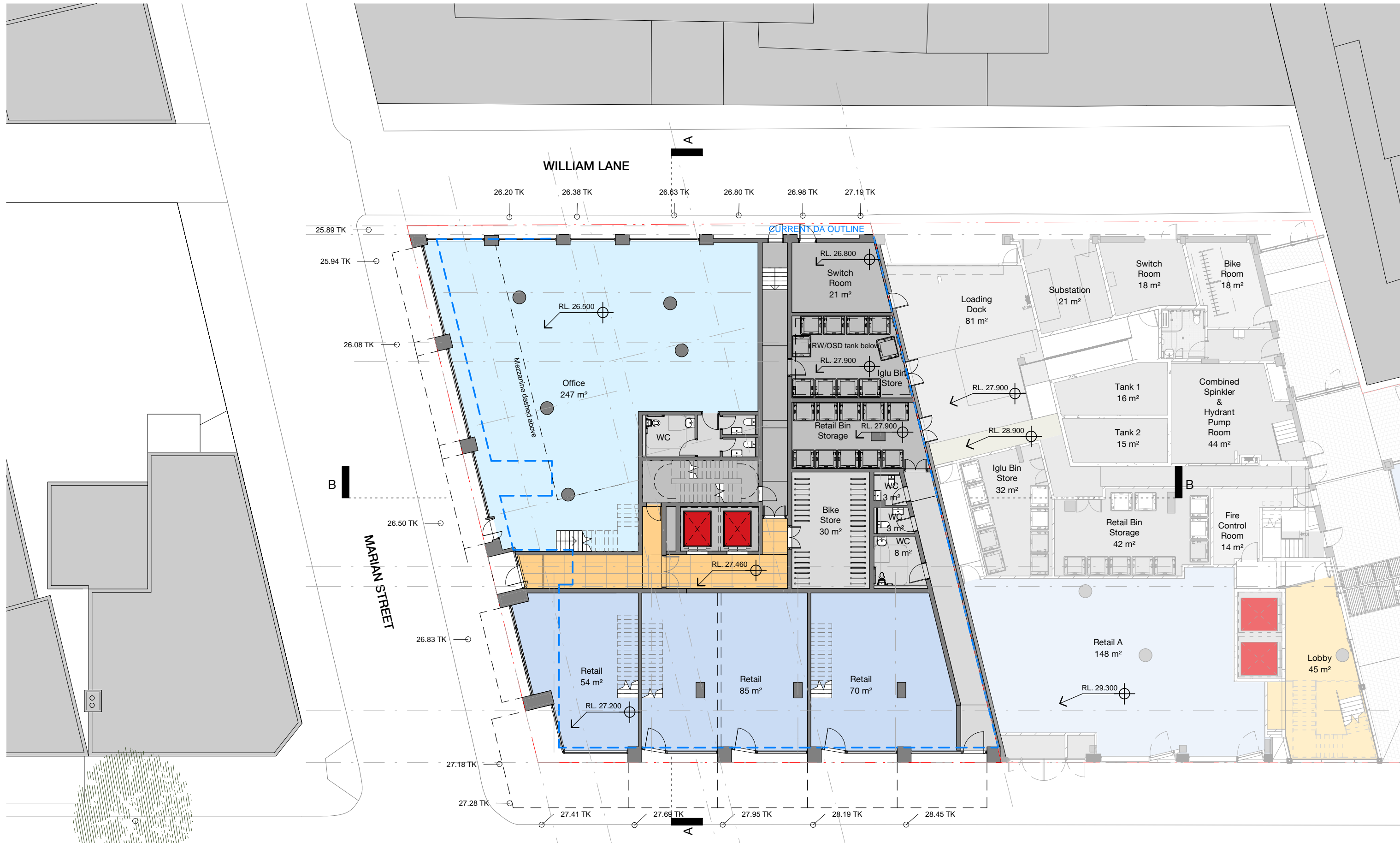
Drawing no. **A01.001** Revision **A**

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Iglu Regent St

Ground Floor Plan

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Project no.

s12174

Status

Development Application

Plot Date

23/08/2018 4:24:07 PM

Drawing no.

A03.101

Revision

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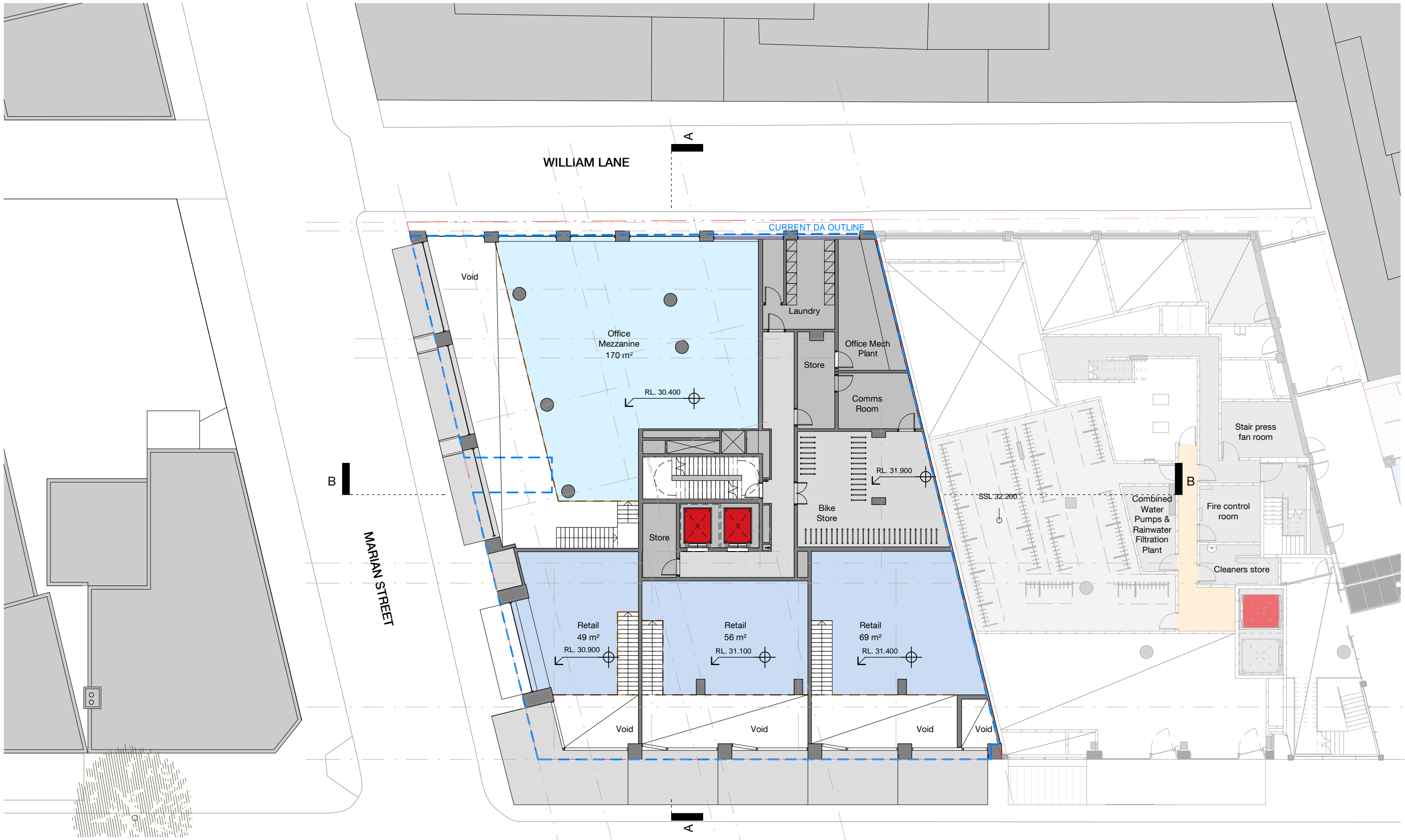
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Iglu Regent St

Level 00 Mezzanine

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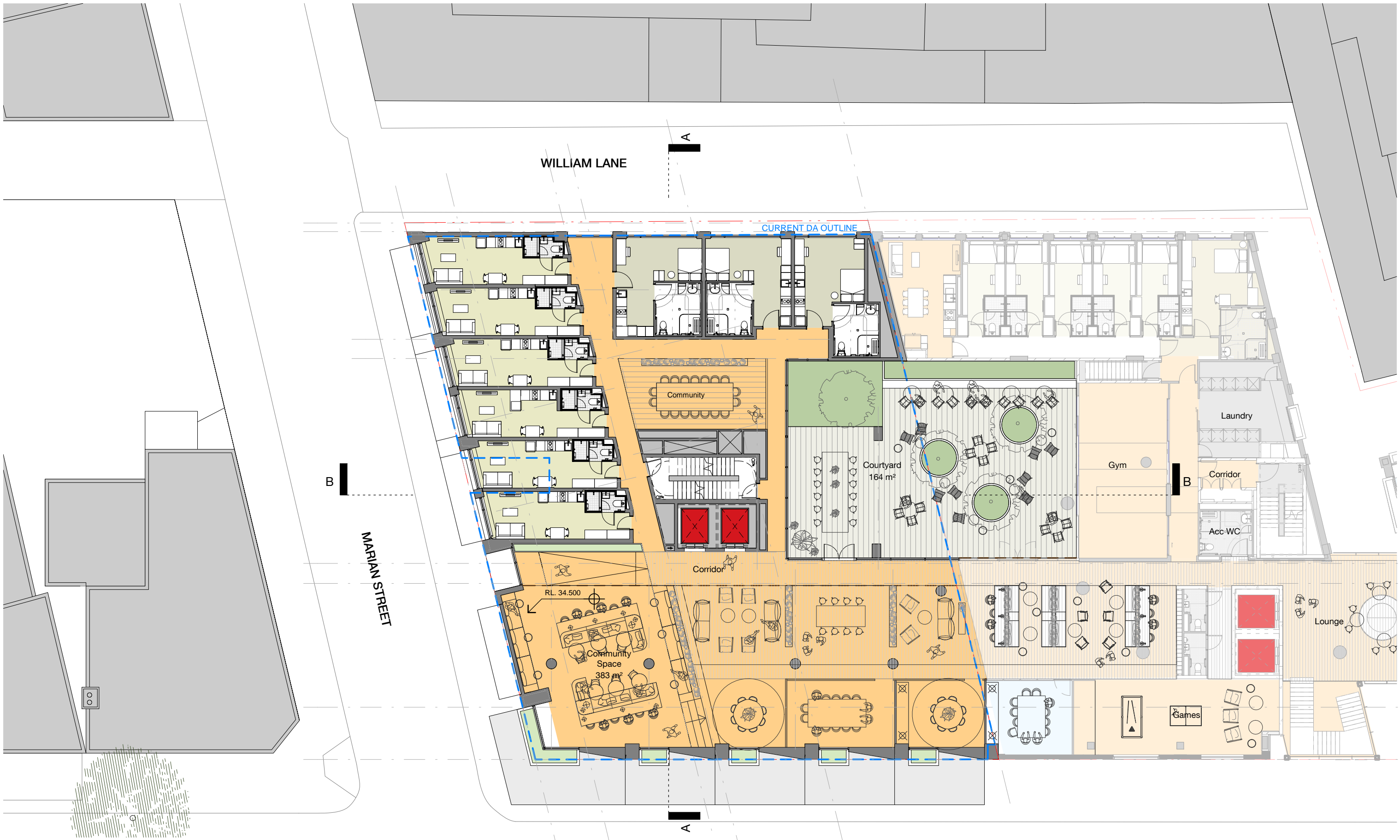
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Level 01

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Level 02

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A03.104

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Iglu Regent St

Floorplate Level 03, 07, 12, 13

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Floorplate Level 04, 08 ,14

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Floorplate Level 05, 09, 10, 15, 16, 17

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Floorplate Level 06, 11

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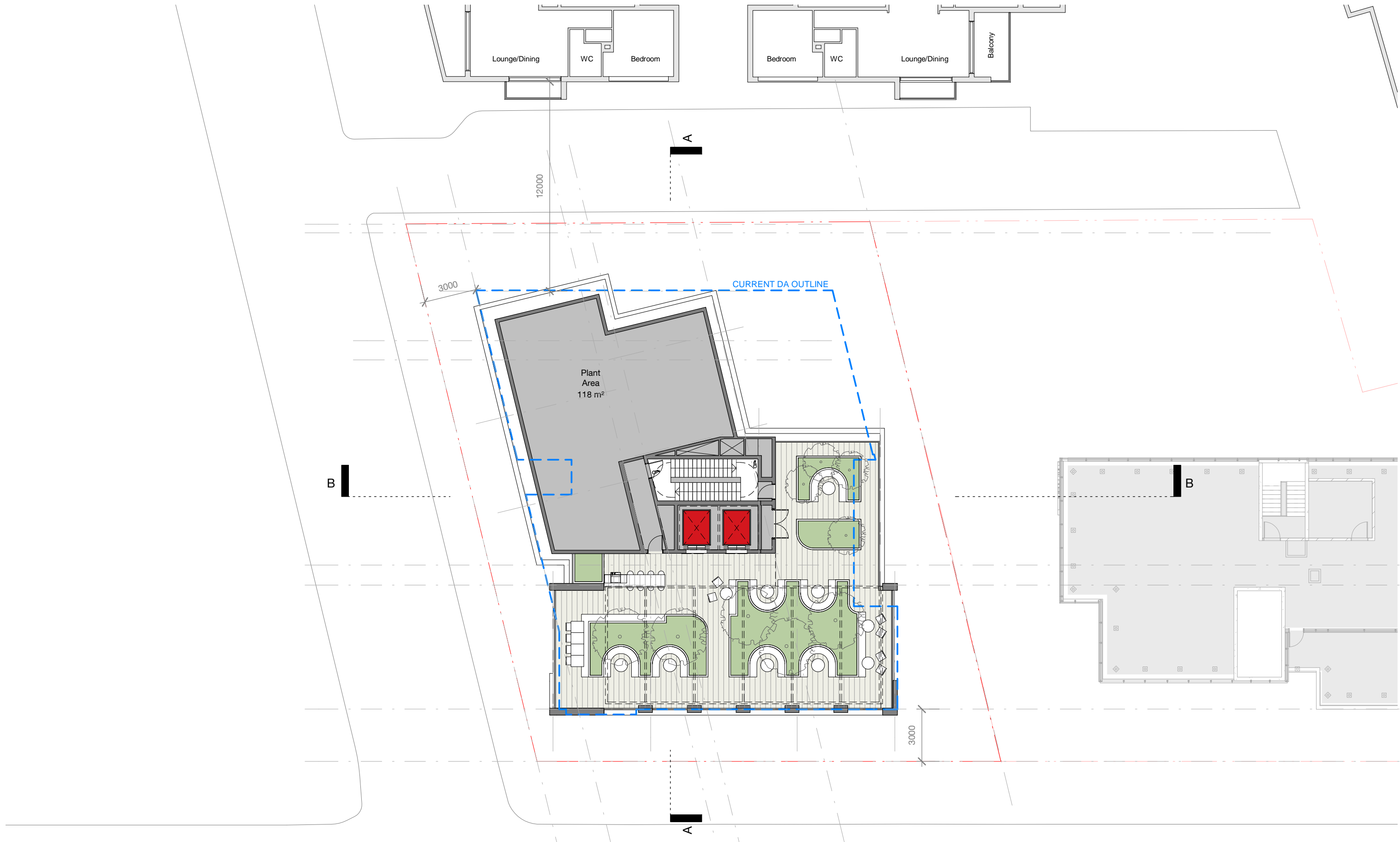
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Roof Terrace level

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Elevation East

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1 : 300

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Project no.

s12174

Status

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Drawing no.

A09.001

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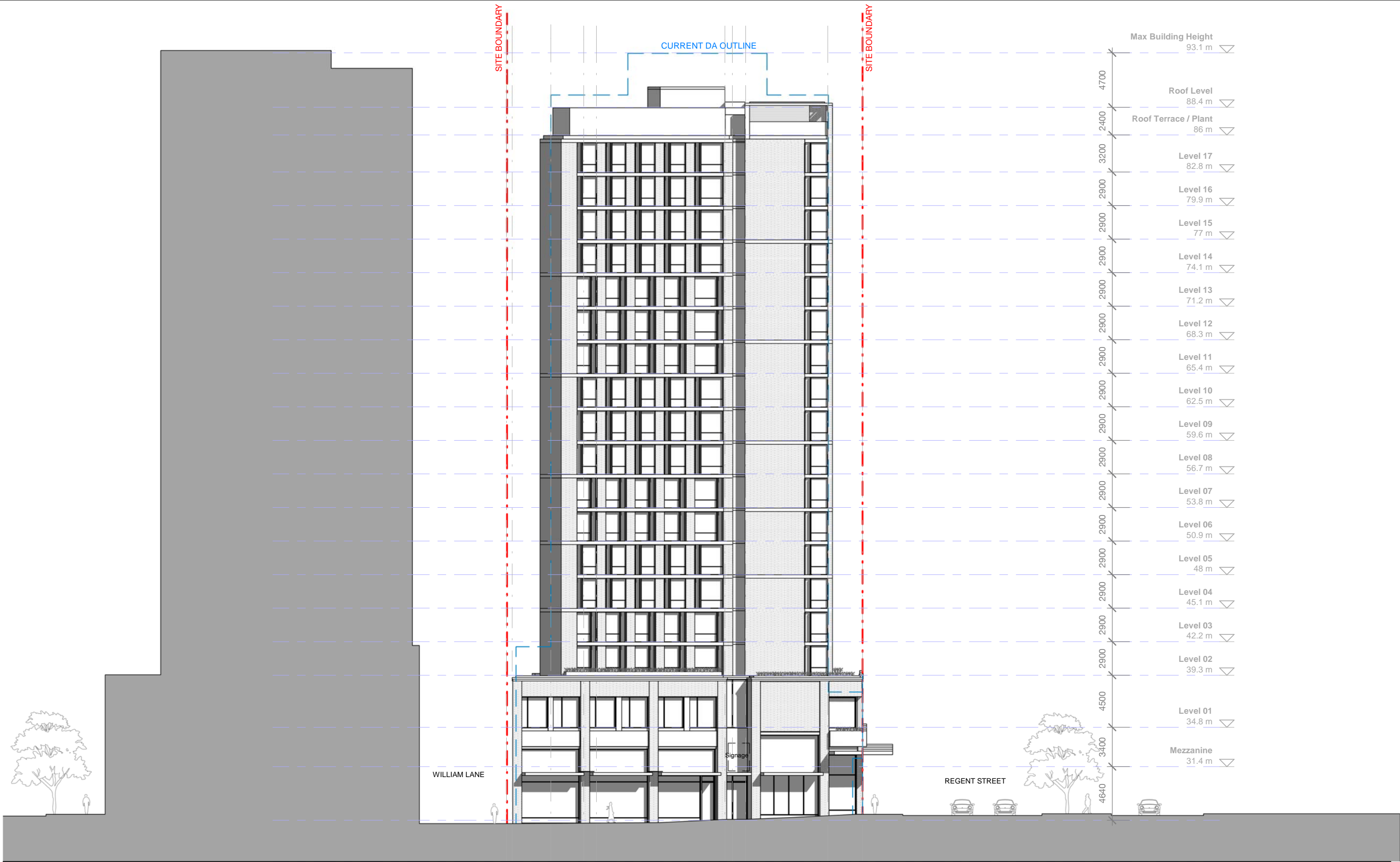
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Elevation South

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Drawing no. A09.002

Revision A

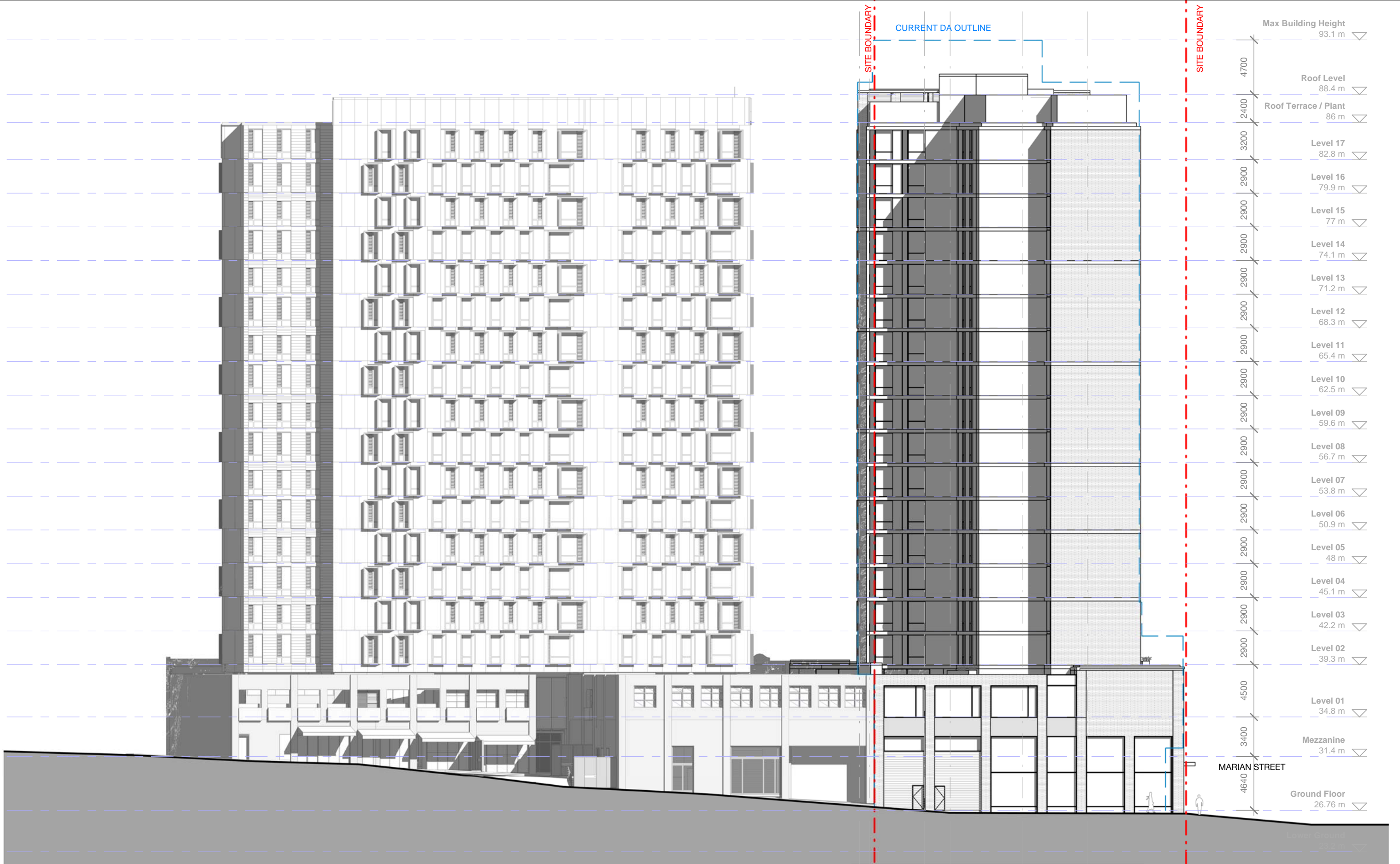
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Elevation West

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A09.003

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Elevation North

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A09.004

Revision

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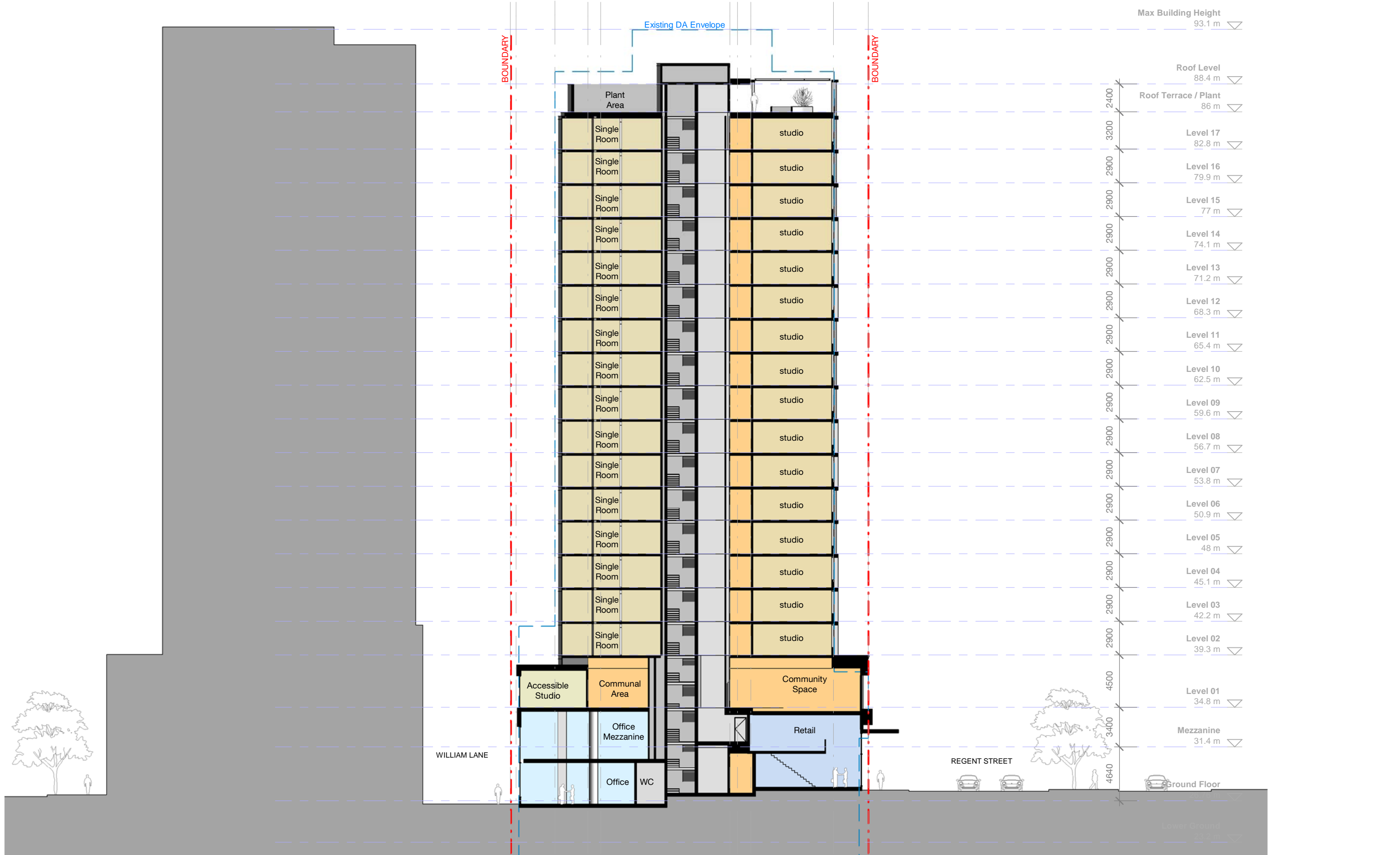
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Section A

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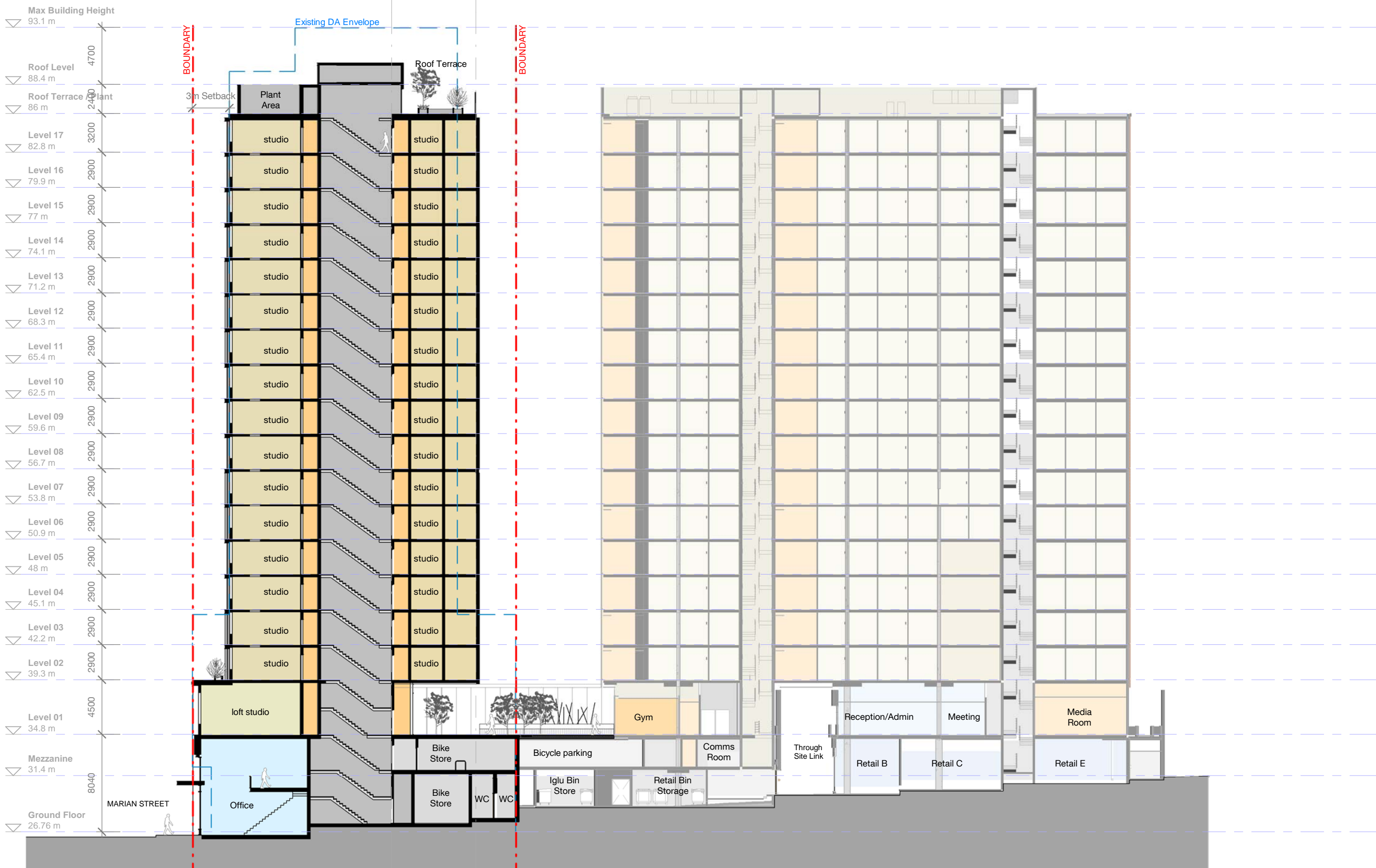
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Section B

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Drawing no.

A10.002

Revision

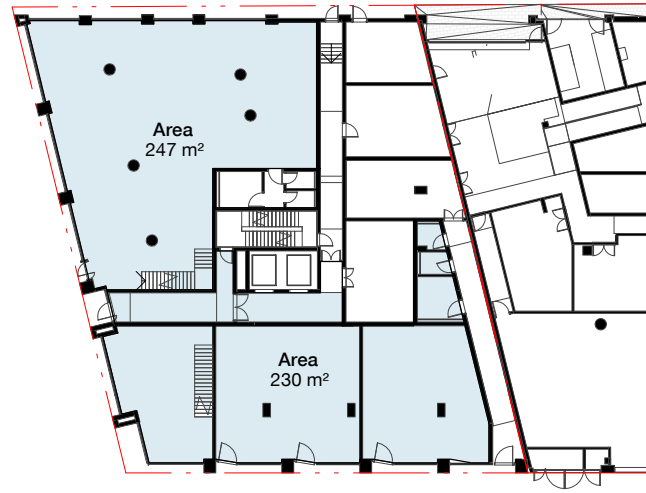
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1 Ground Floor GFA
1 : 500

3 Level 01
1 : 500



2 Mezzanine GFA
1 : 500

4 Typical Floor 2-17 GFA
1 : 500

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GFA plans

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