



DOC16/608147

Ms Amy Robertson
Planner - Modification Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Robertson

I refer to your email of 30 November 2016 requesting the NSW Environment Protection Authority's (EPA) comments on the proposed modification of the project approval for the Sydney Heritage Fleet, Bank Street Pyrmont (MP11_0001 MOD2)

The EPA notes that the proposed works will impact reclaimed land that includes fill containing Total Petroleum Hydrocarbons, benzo(a)pyrene and Polycyclic Aromatic Hydrocarbons (PAH) at concentrations exceeding NEPM commercial/ industrial criteria. Sediment within three metres of the site's waterfront boundaries may be contaminated with metals and PAH.

The EPA has reviewed the application and provides comments at **Attachment 1**.

If you have any questions in relation to this letter please contact Mark Hanemann on 9995 6845 or via email at mark.hanemann@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'James Goodwin'.

15 December 2016

JAMES GOODWIN
Unit Head Sydney Industry
Environment Protection Authority

Attachment 1 - EPA comments on the proposed modification of the project approval for the Sydney Heritage Fleet, Bank Street Pyrmont (MP11_0001 MOD2)

The *Site Audit Report 0503-1410 Bank Street Pyrmont, NSW 28 April 2015* (50429-100373 JBS&G Australia Pty Ltd), submitted with the application, states that data gaps have been identified during previous contamination investigations. The Site Audit Report states that limited sampling of near-shore sediments is unlikely to be representative of the sediment quality within the footprint of the proposed wharf.

The Site Auditor (in Site Audit Statement no. 0503-1410) has recommended that:

1. A Validation, Sampling and Analysis Plan (VSAQP) should be prepared to address the identified data gaps. The VSAQP must be reviewed by a Site Auditor prior to commencement of site remediation works;
2. The Remedial Action Plan (RAP) prepared for the works be updated to incorporate the findings of the additional contamination assessment required to address the identified data gaps. The updated RAP must be reviewed by a Site Auditor prior to commencement of site remediation works;
3. An Acid Sulfate Soils Management Plan and a Construction Environment Management Plan be prepared for the site works, and that both plans be reviewed and accepted by a Site Auditor prior to the commencement of site remediation works;
4. An appropriate Sediment Management Plan be prepared and implemented as part of the site construction works;
5. An ongoing Environmental Management Plan (EMP), along with the final Validation Report, must be prepared upon completion of the remedial works and submitted to the Site Auditor for review. In accordance with relevant NSW EPA requirements, the EMP must reasonably be able to be made legally enforceable and there must be an appropriate public notification mechanism to inform interested parties as to the requirements relating to the management of contamination at the site; and
6. A Site Audit Statement and Site Audit Report certifying the suitability of the site for the proposed use be prepared following the successful completion of remediation and validation activities.

The EPA considers the above recommendations to be appropriate.

Recommended consent conditions.

The EPA recommends that the above recommendations (listed under Section B of Site Audit Statement no. 0503-1410) be included as conditions of the development consent.