

20 March 2019  
Ref. E24126\_Ltr



Mr Andrew Cheshire  
Iglu Pty Ltd  
Level 4, 68 York Street,  
**Sydney NSW 2000**

EI Australia Pty Ltd  
Suite 6.01, 55 Miller Street  
PYRMONT, NSW, 2009

ABN 42 909 129 957

E [service@eiaustralia.com.au](mailto:service@eiaustralia.com.au)  
W [www.eiaustralia.com.au](http://www.eiaustralia.com.au)  
T 02 9516 0722

Email Address: [acheshire@iglu.com.au](mailto:acheshire@iglu.com.au)

Dear Mr Cheshire

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

EI Australia (EI) was commissioned by Mr Timothy Farrell of Iglu Pty Ltd to respond to The City of Sydney Council's objection for the proposed mixed commercial and residential development at 80-88 Regent Street, Redfern NSW, relating to contaminated land status of the site. The objection was:

### **Land Contamination**

*The DESI and RAP should be peer reviewed by a NSW EPA Accredited Site Auditor and include a section B Site Audit Statement or a letter of Interim advice from the Site Auditor certifying that the RAP is practical and the site will be suitable after remediation for the proposed use. The Department should satisfy itself that the provisions of SEPP 55 are met.*

EI consider this requirement as not warranted based on the findings of Detailed Site Investigation (DSI) prepared by EI (ref. E22974 AA\_Rev, dated 1 June 2016), which included a systematic soil and groundwater sampling regime to characterise to the site for purposes of the proposed development, classed as residential with minimal assess to soil in a accordance with the National Protection Measure (2013). The key findings of the investigation were:

- 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 or HSL-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;

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.

As contamination warranting remediation was not identified during the DSI, the preparation of a Remediation Action Plan (RAP) and subsequent remediation, in accordance with the State Environment Protection Policy 55 (SEPP 55) – *Remediation of Land*, is not required to enable the site suitable for proposed development.

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