

27 November 2019

Hans Sydney Pty Ltd
c/- Touchstone Partners
Att: Tracy Hoven
Suite 1, Level 8
9-13 Young Street
Sydney NSW 2000
Via email: tracyh@touchstonepartners.com.au

Acid Sulphate Soils – Stage 2 SSDA 10362, Hans 338, Pitt Street, Sydney, NSW

Dear Ms Hoven,

JBS&G Australia Pty Ltd (JBS&G) has been engaged by Hans Sydney Pty Ltd (the client) via Touchstone Partners (Touchstone) for the provision of environmental consultancy services associated with the development approvals phase for Stage 2 of the Hans 338 project, located at 338 Pitt Street, Sydney, NSW (the site).

It is understood that the client is currently in the process of preparing documentation for submission to the NSW Department of Planning and Environment under the State Significant Development framework for SSD-10362. To address relevant regulatory requirements, the proposals have identified that an Environmental Impact Statement (EIS) is to be submitted, addressing among other issues, the identification and management of acid sulphate soils (ASS).

JBS&G has completed a Preliminary Site Investigation (PSI) (JBS&G 2019¹) at the site to support the development application for the Stage 2 works. JBS&G (2019) reports that based on a review of the acid sulphate soil (ASS) map from Australian Soil Resource Information System (ASRIS²), the site is located in an area of low probability of acid sulphate soils consistent with the site's geological and topographical setting. Review of the Prospect/Parramatta River 1:250,000 Acid Sulfate Soil Risk Map³ further identified that the site is situated within a location with no known occurrence of ASS, in which ASS are not known or expected to occur. In addition, the Council planning certificates provided in JBS&G (2019) indicate the site is not situated within a location that has been mapped as Class 1 or 2 ASS.

On this basis, management of development activities is unlikely to be required to address or mitigate the potential for impacts associated with ASS at the site.

¹ *Preliminary Site Investigation, Stage 2 338 Pitt St, Sydney NSW 2000, JBS&G Australia Pty Ltd, 25 November 2019 (JBS&G 2019).*

² *NSW Government Environment & Heritage, NSW soil and land information, eSPADE, <http://www.environment.nsw.gov.au/eSpadeWebapp/>, accessed 15 September 2016*

³ *Prospect/Parramatta River, Acid Sulfate Soil Risk Map – Edition Two, 1997, Department of Land and Water Conservation*

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email
cbielby@jbsg.com.au

Yours sincerely:



Chris Bielby
Environmental Consultant
JBS&G Australia Pty Ltd

Reviewed/Approved by:



Matthew Bennett, CEnvP(SC)
Senior Principal, Contaminated Land
JBS&G Australia Pty Ltd

Attachments:

- 1) Limitations

Attachment 1 – Limitations

This report has been prepared for use by the client who commissioned the works in accordance with the project brief only and has been based in part on information obtained from the client and other parties. The report has been prepared specifically for the client for the purposes of the commission, including use by the Site Auditor acting as an agent of the client in this respect. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be amended in any way without prior approval by JBS&G, or reproduced other than in-full including all attachments as originally provided to the client by JBS&G.

Limited sampling and laboratory analyses were undertaken as part of the investigations reviewed, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the stockpile or subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site or material investigated, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.