Senversa Pty Ltd
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11 March 2021

Tracy Hoven
Project Director
Touchstone Partners Pty. Ltd.
Suite 1, Level 8, 92 Pitt Street
Sydney NSW 200

Dear Tracy,

Re: Interim Audit Advice - Review of Remedial Action Plan
338 Pitt Street, Sydney

1. Introduction

In my role as the site auditor for 338 Pitt Street, Sydney, NSW (the site), I have reviewed the report *Hans Sydney Pty. Ltd. Preliminary Remedial Action Plan Stage 2 338 Pitt St, Sydney NSW 2000 (JBS&G, 10 March 2021)* (RAP). The purpose of my review was to determine the appropriateness of the RAP – specifically whether:

- it was prepared in a manner consistent with relevant guidelines made and endorsed by the Environment Protection Authority (EPA) (refer to **Section 3**);
- the remedial approaches are realistic and achievable; and
- if implemented appropriately, it could make the site suitable for its proposed future use (refer to **Section 2**).

These determinations are based on the outcomes of a preliminary (desktop) site investigation only – since existing buildings currently prevent intrusive investigations[1] (of adequate scope) to assess the presence, nature and extent of contamination on and under the site. Notwithstanding these limitations, determinations are made on the basis that:

- site contamination (if present) is likely to be limited and localised (refer to **Section 7**); and
- provision is made for intrusive investigations following demolition of the site buildings – which will be used to:
    - Verify the presence, nature and extent of contamination on and under the site.
    - Update (as required) the scope and methodologies proposed in the RAP.

Completion of intrusive investigations following demolition of existing buildings – and subsequent updates to the RAP – form conditions of this Interim Audit Advice (IAA) (refer to **Section 9**).

The IAA provided in this letter:

- details the outcomes of my review of the RAP; and

[1] Detailed site investigations (DSI).

- forms part of a statutory audit commissioned by Hans Sydney Pty. Ltd. to determine land suitability.

A Site Audit Notification form for the statutory site audit was provided to EPA on 18 January 2021[2]. The location and current layout of the site is shown in the figures in **Attachment A**.

2. Site Identification and Use

The site identification and land use details are provided in the following table.

Element	Detail
Site Address	338 Pitt Street, Sydney, NSW, 2000
Land Title Information	Part Lot 3 DP 1044304 Lot 1 DP 66428 Lot 10 DP 857070 Lot A DP 448971 Lot B DP 183853 Lot 1 DP 70702, Lot 1 DP78245 (under the same property) Lot 1 DP 90016 Lot B DP 448971 Lot C DP 448971
Site Area	Approximately 6,091 m^2
Local Government Area	City of Sydney
Zoning	B8 Metropolitan Centre (Sydney Local Environment Plan, 2012)
Current Land Use	Offices, retail stores and eateries
Current Surrounding Land Use	North – multistorey commercial buildings that include a Fire and Rescue NSW Station and Telstra Exchange buildings. South – waste transfer station and Macquarie Park Cemetery. East - Lane Cove National Park. West – M2 Motorway beyond which are mixed commercial properties.
Proposed Future Use	Mixed residential, hotel, retail and commercial complex. This includes five levels of basement car-parking which will extend approximately 20 m below ground level (mbgl).

3. Supporting Information

My review of the RAP was supported by the following reports and information - which were provided for my review and information:

- City of Sydney, 14 September 2020. Request for amended plans and further information – SSD (D/2020/610) 338 Pitt, Sydney (Reference no. SSD 10362).
- EPA, 11 February 2021. RE: 18498 - Touchstone, Pitt Street Sydney, Audit | Assessment Process (EPA email response to site auditor enquiry).
- JBS&G, 25 February 2021. Hans Sydney Pty. Ltd. Preliminary Site Investigation Stage 2 338 Pitt St, Sydney NSW 2000 (Report reference no. 57557/126005 Rev 3) (PSI).
- Various proposed site layout plans provided by Touchstone Partners Pty. Ltd.

[2] Site audit no. GM-NSW03)

4. Relevant Guidance

My review of the RAP and supporting information listed in **Section 3** was completed in the context of the guidance documents and legislation listed in **Attachment B**.

5. Environmental Setting

The PSI provided the following information on the environmental setting of the site.

Element	Detail
Topography	The site is located approximately 15 to 20 m Australian Height Datum (AHD). The regional topography slopes gently towards Cockle Bay, located approximately 800 m north west of the site.
Hydrology	The site is sealed by buildings and small laneways. Accordingly, rain which falls on the surface of the site will collect in the council stormwater network and is likely to discharge into Cockle Bay – which is the closest surface water body to the site.
Geology	The site is underlain by the Ashfield Shale, which contains black to light grey shale and laminite. Interbedded shale, laminite and medium-grained quartz sandstone of the Mittagong Formation underlie the Ashfield Shale. Natural clay soils overlie the Ashfield Shale, with localised areas of fill also possible. Some of the existing buildings on the site have basement car parks which appear to have been excavated into the Mittagong Formation. The natural soil and rock profile under the site is considered unlikely to contain acid suflate soils or rock.
Hydrogeology	The closest registered bores to the site are located more than 500 m away and are used for monitoring or domestic purposes. The data from these bores indicates that groundwater under the site may be present at approximately 3-5 m below ground level (mbgl) and is likely to be intersected by the development basements (which are proposed to be excavated to approximately 20 mbgl - refer to **Section 2**). Groundwater may be perched on the soil-rock interface and within pore space and fractures in the underlying bedrock. Regional topography indicates that groundwater is likely to move towards – and discharge into – Cockle Bay.

6. Site History

The PSI identified the following historical uses of the site and surrounding land

Area	Detail
Site	In the late 1800s and early 1900s the site appears to have been predominantly used for commercial / industrial purposes, including cabinet making, blacksmithing, a foundry, work sheds and retail stores. From approximately 1930, the site was used primarily for commercial / retail purposes (for example, furniture, clothing, hardware stores), with some light industrial land-uses including automotive workshops, leather and boot making. From approximately 1947, the site was principally used for commercial purposes that included hotels, restaurants, and retail showrooms. Between 1975 and 1994, large office and retail buildings (some with basements) were constructed in the northern and south-western portions of the site.
Off-Site	Surrounding land use appears to be similar to that of the site and included commercial and industrial premises. These included: • A fire station located approximately 50 m to the north of the site - constructed in 1886 and still in use. • A possible telephone exchange building located less than 50 m to the north of the site – present since at least 1930. • A possible former sewerage pumping station located approximately 50 m to the northwest of the site – potentially present in the mid-1900s.

7. Possible Contamination Sources and Potential Significance

The following tables describes the potential contamination sources identified by the PSI and the site and surrounding areas. The potential nature and significance of the contamination is also inferred.

Location	Detail
Site	**Fill materials** – imported to site used to create current levels. • Potential contaminants - metals, total recoverable hydrocarbons (TRH), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), polychlorinated biphenyls (PCBs) and asbestos. • Potentially contaminated media – soil, groundwater and soil vapour. • Potential significance – low and likely to be limited based on: ▪ The relatively flat nature of the site - where the requirement for filling is likely to have been limited. ▪ The basements currently present under parts of the site - which would have removed some of the fill material under the site (if present). ▪ The sealed nature of the site mitigating leaching and downward infiltration and contamination of underlying groundwater. ▪ Some of the contaminants may have degraded since filling activities occurred (e.g. volatile and semi-volatile organic chemicals in soil, groundwater and soil vapour). **Historical demolition of previous structures** • Potential contaminants – metals (lead) and asbestos. • Potentially contaminated media – soil and groundwater (metals only). • Potential significance – low and likely to be limited since this source would be associated with fill soils -(refer above)[3]. **Historical use of the site for industrial purposes –** in the late 1800s / early 1900s and potentially including furniture making, leather and boot making and motor vehicle maintenance and repairs. • Potential contaminants - metals, TRH, BTEX, PAHs and VOCs • Potentially contaminated media – soil, groundwater and soil vapour. • Potential significance – low and likely to be limited given: ▪ The potentially contaminating activities occurred (in some cases) more than 100 years ago. ▪ Some of the contaminants may have degraded since the potential contaminating activities occurred (e.g. volatile and semi-volatile organic chemicals in soil, groundwater and soil vapour). ▪ Some of the primary sources and secondary sources (e.g. contaminated soil or fill, if present) could have been removed during more construction of existing car park basements. ▪ The sealed nature of the site mitigating leaching and downward infiltration and contamination of underlying groundwater.
Off-Site	**Fire station, telephone exchange and potential former sewage pumping** • Potential contaminants - metals, TRH, BTEX, PAH, per- and polyfluoroalkyl substances (PFAS) and VOCs. • Potentially contaminated media – soil, groundwater and soil vapour. • Potential significance – low and likely to be limited given each of these potential off-site sources are located across or down hydraulic gradient of the site.

In summary, the information presented in the PSI indicates that whilst there is the potential for site contamination to exist on and under the site, contamination (if present) is likely to be:

- limited and localised; and
- predominantly associated with soil.

[3] Except for degradation, which would is less likely to affect metal and asbestos compounds.

8. Proposed Remedial Approach

The remedial measures and validation approaches provided in the RAP are based on the assumption that contamination is likely to be localised and limited to soil contamination – which is considered to be appropriate for the reasons provided in **Section 7**.

Remedial Element	Detail
Remediation	The preferred remedial method consists of excavation of contaminated soil and disposal off-site to an appropriately licenced landfill. This was selected for the following reasons: • Contamination is likely to be limited to localised soil contamination. • Removal of contaminated soil is likely to address potential sources of contamination to other environmental media (groundwater and soil vapour). • Construction of five levels of basements under the site limit the ability to treat and reuse/retain contaminated soil on-site.
Validation	Validation of remediation consists of the following – which was developed based on the seven-step data quality objectives (DQOs) approach: • Soil sampling, analysis and visual inspection of remedial excavations and the final basement area. • Soil sampling and analysis to verify that any material imported to site is suitable for use. • Soil sampling and analysis to verify that any material disposed off-site has been appropriately classified. • Collection and analysis of quality control samples.
Health, safety and environment	Provision for work, health, safety and environment remediation plans to: • Reflect the nature of contamination and scope of remedial works. • Mitigate potential risks to site workers, surrounding occupants and the environment as a consequence of remedial activities.
Revision and contingencies	The RAP includes an allowance for the following tasks prior to commencement of remediation – to ensure the final approach and scope of remediation appropriately reflects the nature and extent of contamination on and under the site: • Preparation and implementation of a sampling, analysis and quality plan (SAQP) for a detailed site investigation (DSI). • Update the RAP to reflect the outcomes of the DSI. • Prepare a remediation environmental management plan (REMP). • Auditor review and approval of each document. The RAP also includes a contingent process for identification, assessment and remediation of unexpected finds.

9. Determinations and Conditions

On the basis of my review of available information and my current understanding of the potential nature and extent of contamination on and under the site (and uncertainties), I consider that:

- the remedial approaches are realistic and achievable; and
- if appropriately implemented, the actions and measures described in the RAP are appropriate and can make the site suitable for the proposed future use as a mixed residential, hotel, commercial and retail complex.

I also consider that the RAP and proposed remedial approaches are generally consistent with relevant guidance made or approved by EPA.

However, I note that the following tasks (conditions) **must be** completed - and the associated deliverables provided for my review and approval - **prior to proceeding with any remedial works**:

- Preparation of an SAQP for a DSI - to assess the nature and extent of site contamination which may exist on and under the site.

- Implementation of the SAQP and delivery of a DSI report.
- Update of the RAP to reflect the outcomes of the DSI.
- Preparation of a remediation environmental management plan (REMP) – which should be prepared to reflect the outcomes of the DSI, the approved remedial approach, and relevant development conditions of consent.

I will contact City of Sydney in writing to confirm that each of these tasks have been completed.

10. Regulatory Context

I note the preparation of an RAP prior to completion of a detailed site investigation (collection and analysis of samples) is unusual, but in this instance is considered reasonable and appropriate given:

- the inability to access large areas of the site to complete a detailed site investigation (DSI);
- the likelihood for contamination on and under the site (if present) to be limited, localised and most likely restricted to soil; and
- implementation of the conditions described in **Section 9** following site demolition, but prior to remediation commencing.

I note that I have engaged with EPA in relation to preparing this IAA.

11. Closing

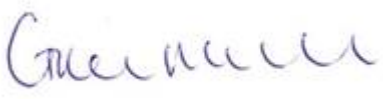
I note that the IAA provided in this letter:

- **does not** constitute a site audit report or site audit statement, as defined in the *Contaminated Land Management Act, 1997*;
- **does not** pre-empt the conclusions that will be made at the conclusion of the site audit process.

A site audit statement will be issued at the completion of the audit process.

Please do not hesitate to contact me on 0415 709 868 / graeme.miller@senversa.com.au if you have any questions.

Yours sincerely,



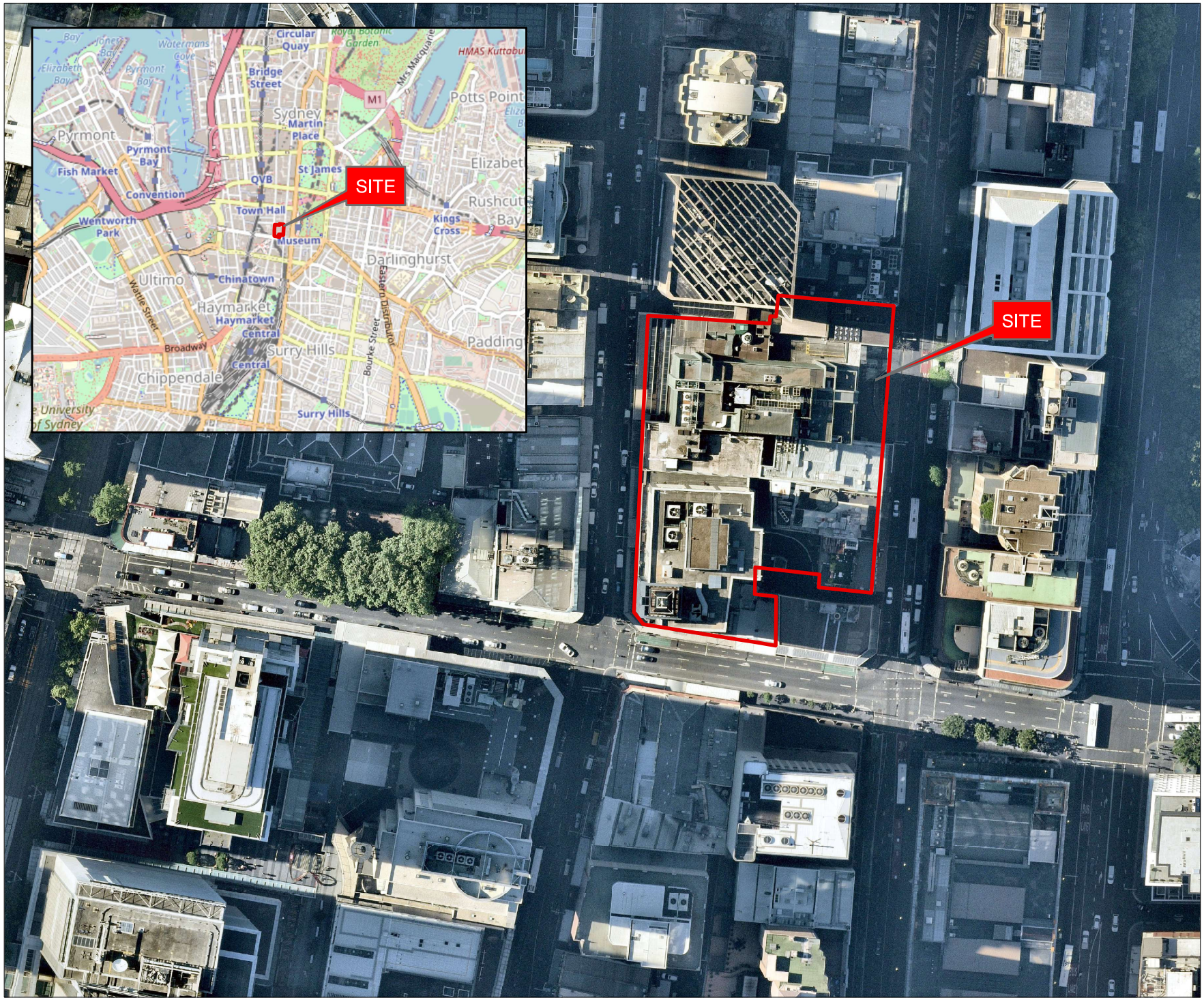
Graeme Miller
NSW EPA Accredited Site Auditor (1509)

GM/JH

Attachments: Attachment A – Site Location and Layout Plans
Attachment B – Relevant Guidance and Legislation
Attachment C – Basement Plans for Proposed Development

Limitations

Attachment A: Site Location and Layout Plans



Legend:

Approximate Site Boundary

JBS&G

Job No: 57557

Client: Hans Sydney Pty Ltd

Version: R02 Rev A	Date: 19-Feb-2021
Drawn By: CA/RH	Checked By: CB

Scale 1:1,500

0 10 20

metres

Coor. Sys. GDA 1994 MGA Zone 56

338 Pitt Street, Sydney, NSW

SITE LOCATION

FIGURE 1

File Name: N:\Projects\Hans City\57557 Hans 338 Pitt St Stage 2\GIS\Maps\R02-RevA\57557_01_SiteLocation.mxd
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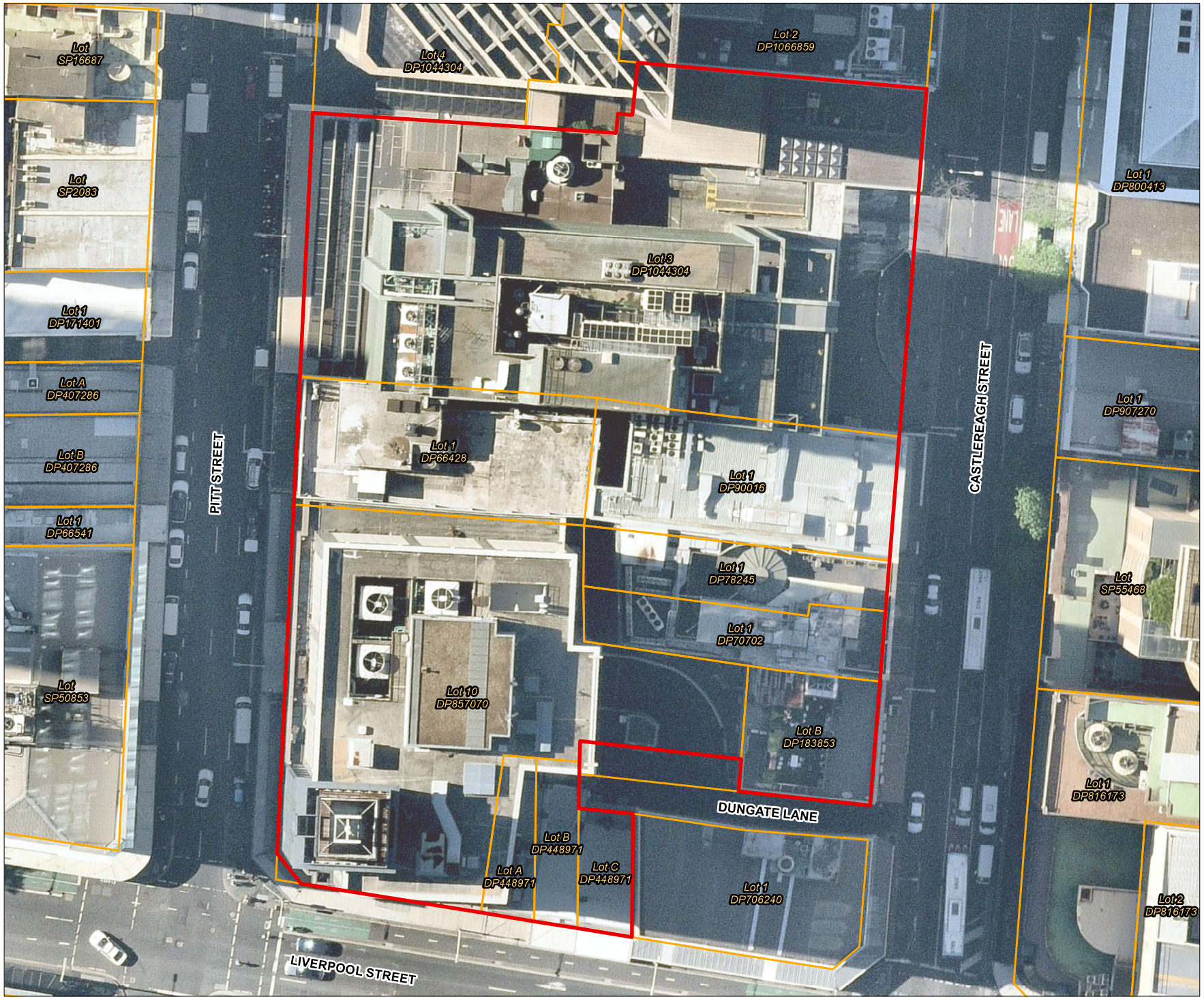


Legend:

- Approximate Site Boundary
- NSW Cadastre (DFSI, 2020)

JBS&G

Job No: 57557

Client: Hans Sydney Pty Ltd

Version: R02 Rev A	Date: 19-Feb-2021
Drawn By: CA/RH	Checked By: CB

Scale 1:600

0 7.5 15
metres

Coor. Sys. GDA 1994 MGA Zone 56

338 Pitt Street, Sydney, NSW

SITE LAYOUT

FIGURE 2

File Name: N:\Projects\Hans City\57557 Hans 338 Pitt St Stage 2\GIS\Maps\R02-RevA\57557_02_Sitelay.mxd
Reference: Aerial Imagery Supplied by Nearmap (Capture Date: 22nd of Oct., 2019)

Attachment B: Relevant Guidance and Legislation

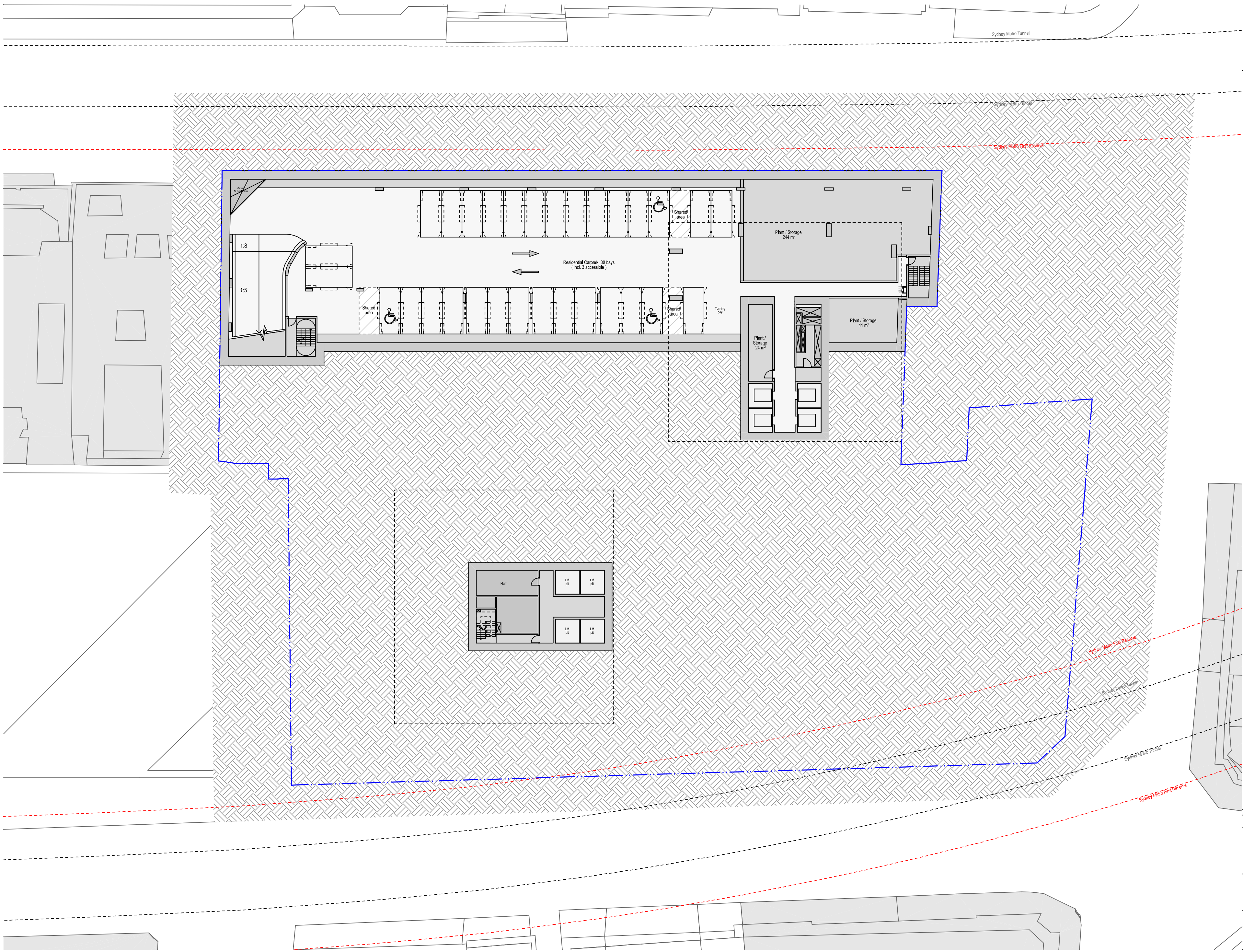
Guidelines and Codes of Practice

- NSW EPA, 1995. Sampling Design Guidelines.
- DUAP, 1998. Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land.
- NEPM, 1999 (as amended 2013). National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM).
- NSW DEC, 2007. Guidelines for the Assessment and Management of Groundwater Contamination.
- NSW EPA, 2014. Waste Classification Guidelines (Parts 1 – 4).
- NSW EPA, 2014. Technical Note. Investigation of Service Station Sites.
- NSW EPA, 2015. Resource recovery orders and exemptions.
- NSW EPA, 2016. Addendum to the Waste Classification Guidelines (2014) – Part 1: classifying waste.
- NSW EPA, 2017. Guidelines for the NSW Site Auditor Scheme (3rd Edition) (Audit Guidelines).
- ANZG, 2018. Australian and New Zealand Guidelines for Fresh and Marine Water Quality.
- NSW Government, August 2019. Code of Practice How to Safely Remove Asbestos
- Safe Work Australia, July 2020. How to safely remove asbestos Code of Practice, (SWA 2020)
- NSW EPA, 2020. Consultants reporting on contaminated Land.
- NSW EPA, 2020. Guidelines for implementing the Protection of Environment Operations (Underground Petroleum Storage Systems) Regulation 2019.

Legislation and Planning Codes

- NSW Government, 1997. Protection of the Environment Operations Act
- NSW Government, 1997. Contaminated Land Management Act.
- NSW Government, 2000. Water Management Act.
- City of Sydney, 2004. Contaminated Land Development Control Plan.
- NSW Government, 2011. Work Health and Safety Act.
- NSW Government, 2014. Protection of the Environment Operations (Waste) Regulation.
- NSW Government, 2017. Work Health and Safety Regulation.

Attachment C: Basement Plans for Proposed Development



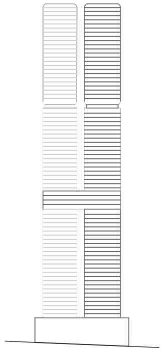
0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant
- Boundary



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01	24/1/20	For Approval	KK	

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sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

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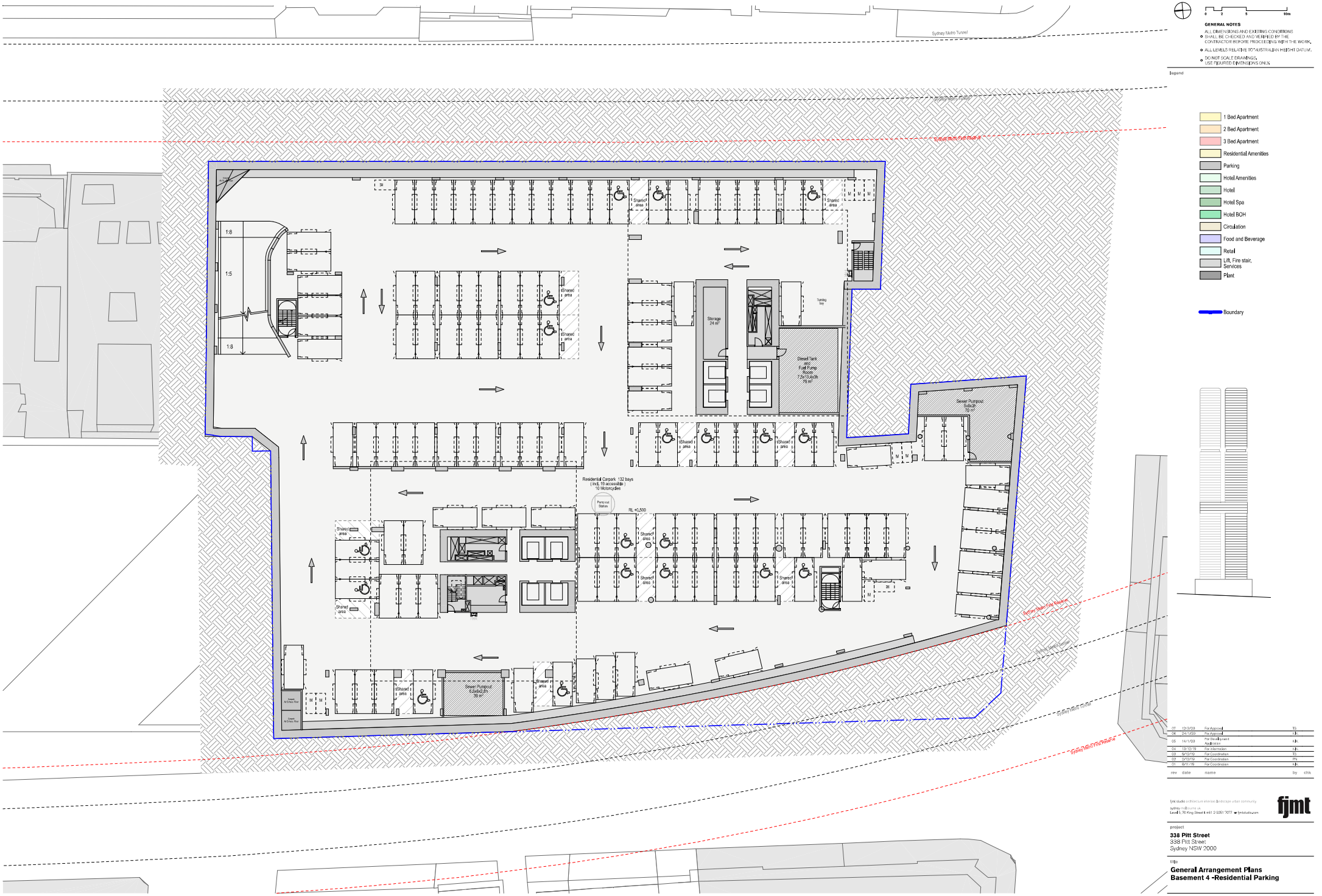
project
338 Pitt Street
338 Pitt Street
Sydney NSW 2000

title
General Arrangement Plans
Basement 5 -Residential Parking

scale	1:200 @ A1	first issued	24/1/20
project code	sheet no.	revision	
H338	**2000**	**02**	

For Approval



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06	24/1/20	For Approval	CK	
05	14/1/20	For Development Application	KK	
04	13/12/19	For Information	KK	
03	6/12/19	For Coordination	TS	
02	5/12/19	For Coordination	PN	
01	8/11/19	For Coordination	KK	

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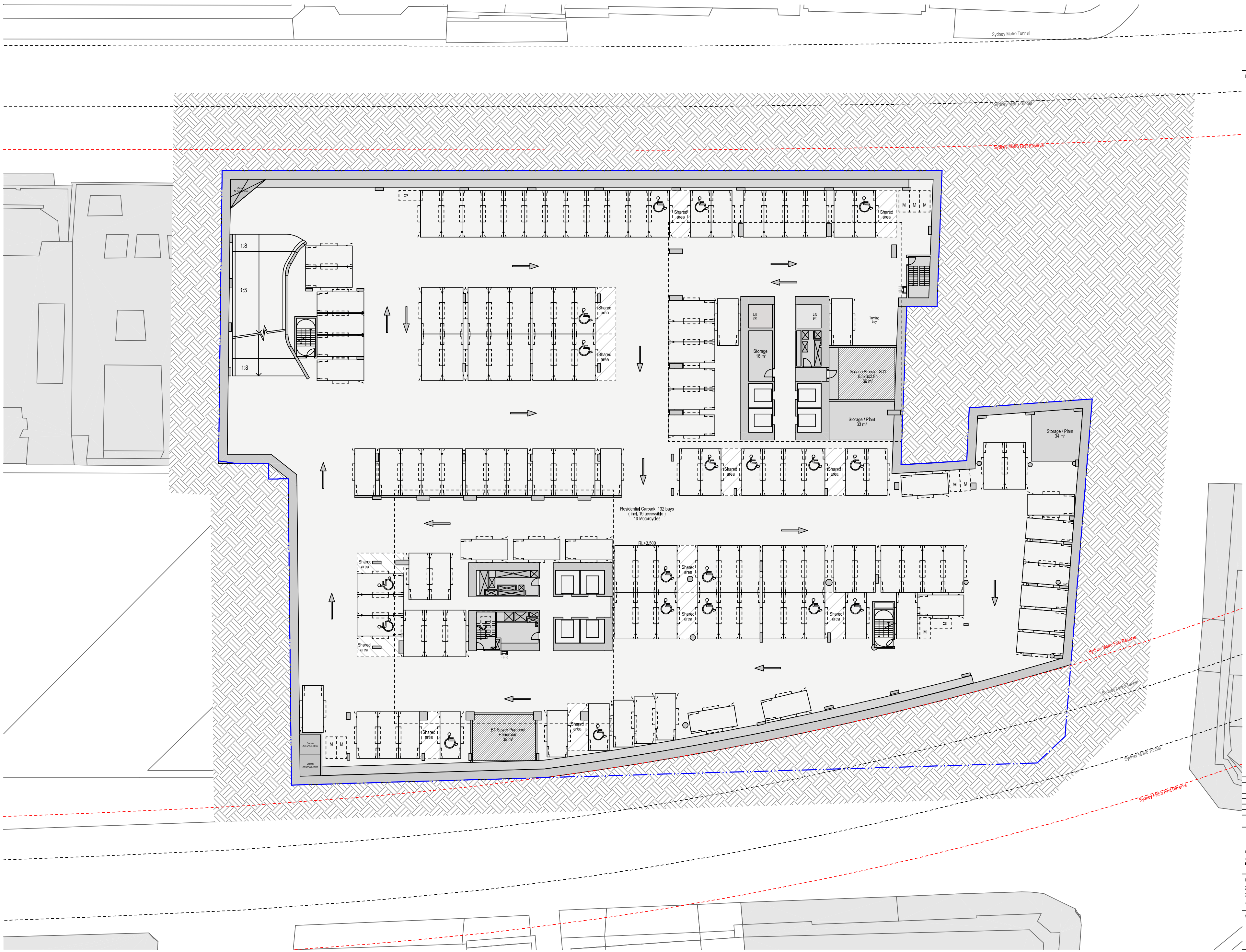
338 Pitt Street
Sydney NSW 2000

title
General Arrangement Plans
Basement 4 -Residential Parking

scale	1:200 @ A1	first issued	8/11/19
project code		sheet no.	revision
H338		2001	07

For Approval



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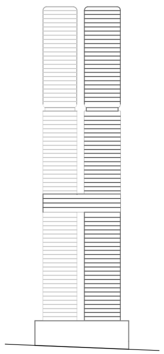

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03	6/12/19	For Coordination	TS	
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01	8/11/19	For Coordination	KIK	

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338 Pitt Street
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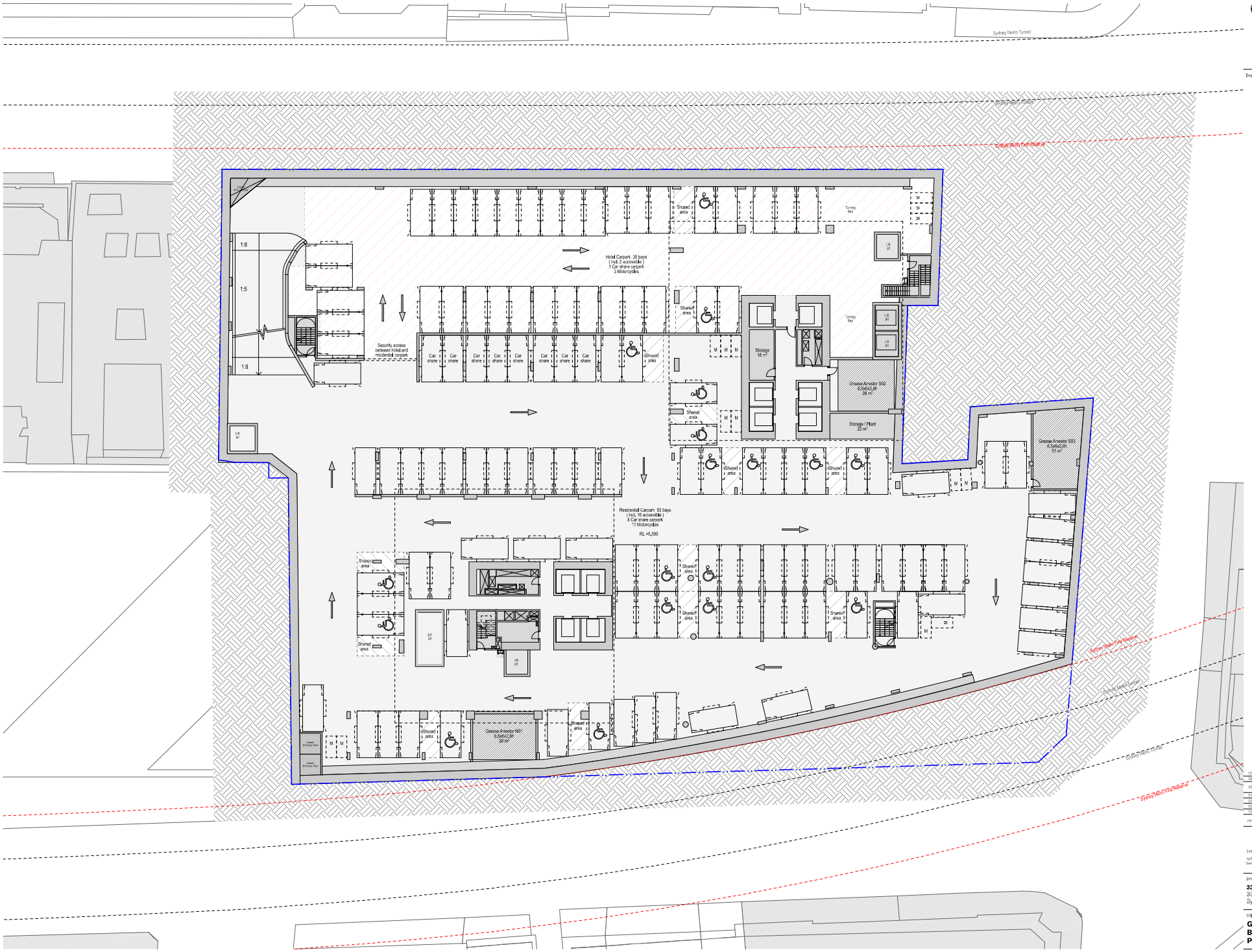
Sydney NSW 2000

title
General Arrangement Plans
Basement 3 - Residential Parking+Plant

scale 1:200 @ A1 first issued 8/11/19

project code	sheet no.	revision
H338	2002	07

For Approval



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02	5/12/19	For Coordination	PN	
01	8/11/19	For Coordination	KK	

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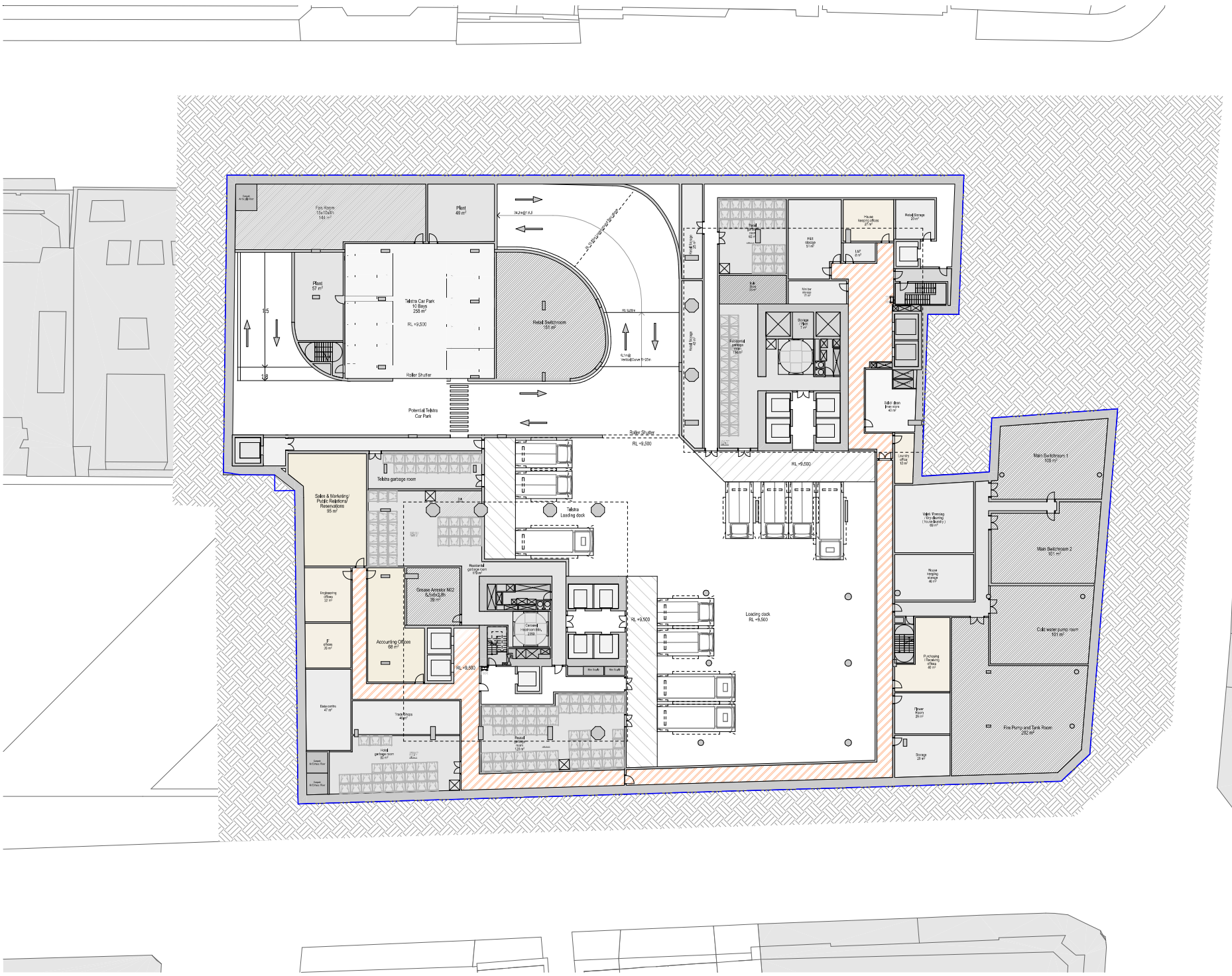
project
338 Pitt Street
338 Pitt Street
Sydney NSW 2000

title
General Arrangement Plans
Basement 2 - Hotel Parking+Residential Parking+Plant

scale	first issued
1:200 @ A1	8/11/19

project code	sheet no.	revision
H338	2003	07

For Approval



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02	5/12/19	For Coordination	PN	
01	8/11/19	For Coordination	KK	

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sydney melbourne uk
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project
338 Pitt Street
338 Pitt Street
Sydney NSW 2000

title
General Arrangement Plans
Basement 1 - Loading Dock+Telstra Parking+Hotel BOH+Plant

scale	first issued
1:200 @ A1	8/11/19

project code	sheet no.	revision
H338	2004	07

For Approval