



JBS&G (50619 - 100223)
L001 (JBSG Advice Eastern Creek Status - Rev 0)

2 April 2015

James McKew
Development Manager
Mirvac
Via email: james.mckew@mirvac.com

Contamination Assessment, Eastern Creek Quarantine Station, 60 Wallgrove Road, Minchinbury

Dear James,

JBS&G Australia Pty Ltd (JBS&G) was requested by Mirvac (the client) to advise whether the conclusions and recommendations of a Phase 2 Environmental Site Assessment (ESA) completed at the site in November 2013 (JBS&G 2013)¹ remained appropriate.

Since completion of the Phase 2 ESA, Mirvac has acquired the site and is currently preparing a State Significant Development (SSD) application to the Department of Planning and Environment (DPE) for development of warehouses and logistics facilities on the site.

The Phase 2 ESA comprised a detailed site investigation (DSI) consistent with relevant EPA made or endorsed guidelines, and DUAP/EPA (1998)² planning guidelines. The ESA included review of previous investigation reports, review of historical background, detailed inspection, intrusive investigations at 115 locations to obtain samples for laboratory analysis and data assessment. The report concluded that all reported concentrations of contaminants of potential concern were below NEPC (2013)³ investigation levels for commercial/industrial land use scenarios, and no visible asbestos containing materials observed below or on the site surface. Some buildings were reported to contain suspected hazardous materials, and completion of a hazardous building material survey was recommended. The site was considered suitable for continued commercial/industrial land use. It was reported that the site was to be divested in 2015 at which point the findings of the ESA should be reviewed to confirm whether the data and conclusions remain valid.

It is understood that activities at the site have not changed since the Phase 2 ESA was completed. Revisiting of site conditions, including review of aerial photographs covering the ensuing period, confirms that there have been no material changes in site layout or structures, including no obvious signs of significant excavations, filling, building construction or demolition.

Based on review of the results, conclusions and limitations of the Phase 2 ESA completed in November 2013, less than 18 months ago, and given that there have been no apparent significant changes in site use, activities or conditions since, it is considered that there is unlikely to be any material change with respect to potential contamination at the site.

Based on the above and the limitations in Attachment 1, it is considered that the data and conclusions of the 2013 Phase 2 ESA remain valid. As such, updating of the Phase 2 ESA is not warranted for the current purpose of supporting development application.

¹ Phase 2 Environmental Site Assessment, Eastern Creek Quarantine Station, 60 Wallgrove Road, Minchinbury, NSW, 1, November 2013, 43002-55929, JBS&G, completed for Afteron Limited (JBS&G 2013).

² Managing Land Contamination. Planning Guidelines SEPP 55 – Remediation of Land, Department of Urban Affairs and Planning and Environment Protection Authority, 1998 (DUAP/EPA 1998).

³ National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1), National Environment Protection Council (NEPC 2013).

Should you have any queries or require further clarification, please feel free to contact the undersigned on 02 8245 0300 or by email mbennett@jbsg.com.au.

Yours sincerely:



Matthew Bennett
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 has 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 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.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, 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 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, 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.