

16071 Planning Condition (Final).docx

3 February 2017

NSW Department of Education
c/o Louise Browne
Grimshaw Architects LLP
Level 3, Hickson Road
Sydney NSW 2000

Via email: louise.browne@grimshaw.global
cc: acoburn@mecone.com.au

Dear Louise,

Re: Arthur Phillip High School and Parramatta Public School at 80-100 Macquarie Street and 175 Macquarie Street, Parramatta, NSW

A. Introduction

Grimshaw Architects LLP (Grimshaw), on behalf of NSW Department of Education (NSW DoE), has appointed Kylie Lloyd of Zoic Environmental Pty Ltd (Zoic) as NSW EPA accredited Contaminated Site Auditor (Accreditation No.0302) to conduct an audit at 80-100 and 175 Macquarie Street, Parramatta, NSW ("the site").

The aim of the engagement is to enable a Section A site audit statement (SAS) and associated site audit report (SAR) to be prepared that confirms the suitability of the site, for proposed redevelopment as a high and primary school, in accordance with the NSW DEC (2006) Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd edition).

This is a Statutory Site Audit under Part 4, Section 47 of the Contaminated Land Management Act (1997) and the involvement of an Auditor is specified in the following State Significant Development (SSD 15_7237 dated 15 December 2016) conditions:

Site Contamination Conditions

B9.

a) Remediation approved as part of this development consent, and any further investigations required following the demolition of existing buildings and structures, shall be carried out in accordance with the Remediation Action Plan, Arthur Phillip High School and Parramatta Public School, Macquarie Street, Parramatta prepared by Douglas Partners and dated November 2016, except where required to be amended by the Auditor's Comments contained in the Interim Advice No. 3 (page No. 4), prepared by Zoic Environmental Pty Ltd, dated 23 November 2016.

b) Where the preferred remedial method for friable asbestos involves a covering layer, a subsurface marking layer must be installed to highlight the existence of asbestos contaminated material and a long-term Environmental Management Plan prepared for the development site to mitigate against risks in relation to any future intrusive maintenance work in the impacted area.



The Applicant must ensure that Council is formally notified of the Environmental Management Plan for inclusion in its records and on certificates it may issue under section 149(5) of the EP&A Act.

B10.

Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site, or staged where relevant, prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement shall verify the relevant part of the site is suitable for the education land use and be provided to the satisfaction of the Certifying Authority prior to the commencement of works (not including the demolition of existing buildings and structures).

Archaeological Condition

Subsequent to the issue of Contamination conditions, the Auditor notes that Archaeological conditions were provided. The following condition is particularly relevant when considering the proposed remediation of the site:

B5.

Prior to the commencement of any works (not including demolition of existing buildings and structures and remedial action works performed to the extent of avoiding state significant archaeological deposits and substantially intact archaeological evidence), archaeological testing shall be undertaken across areas of proposed harm to inform the detailed design for this site. Avoidance of state significant archaeological deposits and substantially intact archaeological evidence should be employed by the works.

Archaeological investigation should be undertaken in accordance with the ARD (Historical Archaeological Research Design) (updated in accordance with condition B4), an excavation methodology and be directed by a suitably qualified and experienced excavation director who fulfils the Heritage Council's Excavation Directors Criteria for the excavation of State significant archaeological sites. Areas of state significant archaeology and substantially intact archaeological evidence shall be appropriately managed and avoided wherever possible in the design.

B. Auditor Comments

Archaeological Condition B5 prevents the Douglas (November 2016) RAP and associated conditions outlined in Zoic (November 2016) Interim Advice No.3 from being implemented in the manner intended (i.e. excavation and remediation or reuse of fill materials across the site as a whole).

To enable Condition B5 to be met, the Auditor considers that an amendment is required to Condition B9 and B10 to facilitate the proposed staged approach to the remediation of the site.

Based on information obtained during a site meeting on 10 January 2016, it is understood that the NSW DoE has commissioned four separate audits to meet proposed planning and project timing requirements, as follows:

- Section A SAS's and associated SAR's are required for each of the following areas:
 - Quadrant 2: comprising the eastern part (from the toe of the existing slope) of APHS North. SAS and SAR are required by mid March 2017. It is noted that Quadrant 2 works occur before Quadrant 1 as the former has been identified as the critical path for the project.



- Quadrant 1: comprising the western part (from the toe of the existing slope) of APHS North. SAS and SAR are required by mid April 2017
- Quadrant 3: Comprising PPS. SAS and SAR are required by August 2017
- Quadrant 4: Comprising APHS South. SAS and SAR are required by early 2019

Condition B9, has limitations in respect to its application as it does not allow the approved RAP and Interim Advice No. 3 to be varied particularly in respect to the sequencing (or staging) of the remediation works. The amendment to B9 will require the preparation of a Method Statement (or similar) prior to the commencement of each remediation stage to describe how the Site Auditor approved RAP would be implemented whilst meeting archaeological requirements (as per Condition B5). Approval would be sought in the form of a Site Auditor's Interim Audit Advice prior to implementation of the remediation works for each stage.

The amendment to B10 will require a change in the sequencing of the provision of the Section A SAS and associated SAR. In the Auditors opinion, commencement of construction works is required to allow placement and validation of the capping layer. The Auditor requires provision of documentary evidence that the cap has been installed, validated and surveyed prior issue of a Section A SAS and associated SAR.

C. Closure

Should you have any queries or wish to discuss any points, please do not hesitate to contact me.

Yours sincerely,

Kylie Lloyd
Contaminated Site Auditor
Zoic Environmental Pty Ltd