



4 December 2017

Built Pty Limited
Level 7
343 George Street
Sydney NSW 2000

Attention: **Adrian Topping**
Design Director

Contamination Planning Management Context – Education and Lands Department Buildings, Bridge Street, Sydney NSW

Environmental Earth Sciences were requested by Built Pty Limited to provide a formal statement surrounding the management of contamination at the Education and Lands Department buildings, situated on Bridge Street, Sydney NSW (the “site”), in particular the requirements for remediation planning and triggers for a NSW EPA accredited contaminated sites auditor in the context of NSW Department of Urban Affairs and Planning (1998) - State Environmental Planning Policy No.55 – *Remediation of Land* (SEPP55).

SEPP 55 requires that a site audit be undertaken when a site is proposed to be rezoned to a more sensitive land use. In all other instances, except where contamination is of a complicated nature, council is expected to make the decision that the site is fit for use - or can be made fit for use.

Current understanding of site history indicated that the site has been used for commercial purposes for over 100 years, and will continue to be used for commercial purposes following redevelopment. With the exception of some potentially contaminated fill material below the current structures and foundations, there is no evidence of contaminating land use that would have directly caused local or regional contamination which is odorous, gaseous, volatile or able to migrate in groundwater. Hence in accordance with SEPP55 there is no requirement by law to have a site audit, in fact SEPP 55 excludes the need for an audit in exactly these instances.

An investigation is required to confirm the land is suitable for the proposed use, and will continue to be suitable. As such an investigation is all that is required to ascertain the contamination status or material for either reuse onsite, beneficial reuse offsite or disposal to landfill.





A provisional remediation action plan (RAP) is currently being prepared for the site to document procedures for the appropriate management of all potentially contaminated soil material to ensure that any onsite / offsite management is undertaken in accordance with NSW EPA endorsed guidelines or the proposed future land use. In accordance with requirements of SEPP55, the provisional RAP will be submitted to Council for review / comment prior to implementation.

Should you have any further queries, please do not hesitate to contact either Mauricio or myself on (02) 9922 1777.

On behalf of
Environmental Earth Sciences NSW

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