

## Technical Note – Contaminated Land – Project Bell

400 Moorebank Avenue Moorebank NSW

Prepared for: Qube Property Management Services Pty Ltd c/o Tactical Group Pty Ltd

EP1340.003\_v2 | 4 February 2020



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Attention: Mr Fei Chen

## Technical Note – Contaminated Land

### Project Bell – 400 Moorebank Avenue Moorebank NSW

#### INTRODUCTION

Qube Property Management Services Pty Ltd c/o Tactical Group Pty Ltd (Tactical) engaged EP Risk Management Pty Ltd (EP Risk) to provide a technical note regarding the boundary of Contaminated Land Assessments (CLAs) undertaken within the Moorebank Precinct West Stage 2 (MPW Stage 2) in comparison to the Project Bell footprint (**Attachment 1**).

MPW Stage 2 is identified legally as Lots 1, 2 and 3 Deposited Plan (DP) 1197707 and Lots 100 and 101 DP 1049508 and part Anzac Road and Moorebank Avenue public road reserves.

The MPW Stage 2 development has been approved under State Significant Development (SSD) 7709.

It is understood the proposed Project Bell footprint (**Attachment 1**) falls within the MPW Stage 2 boundary.

#### BACKGROUND

A number of previous CLAs have been undertaken across Lot 1 DP 1197707 and Lot 100 DP 1049508.

In July 2014, Site Auditor Frank Mohen issued a part B Audit Statement<sup>1</sup> stating the Moorebank Land Preparation Work – Demolition and Remediation (LPWDR) site could be made suitable for commercial/industrial use subject to implementation of the Parsons Brinkerhoff Moorebank Intermodal Terminal Preliminary Remediation Action Plan (RAP), May 2014. Subsequent to the issuing of the part B Audit Statement, the development consent (SSD 5066) for the intermodal development required the subject site be remediated in accordance with the RAP, SEPP 55<sup>2</sup> and guidelines in force under the Contaminated Land Management (CLM) Act. Amendments to the approved RAP as a result of further site investigations would require approval by a Site Auditor, in consultation with the NSW EPA.

Golder Associates Pty Ltd (Golder) was commissioned by the Moorebank Intermodal Company (MIC) to undertake data gap investigations (Golder, 2015<sup>3</sup>) and subsequently Tactical commissioned Golder to amend the RAP (Golder, 2016a<sup>4</sup>). The objective of the RAP was to remediate and/or manage

<sup>1</sup> Site Audit Report and Site Audit Statement Moorebank Intermodal Terminal, Moorebank, NSW, AECOM Australia Pty Ltd Mr Frank Mohen NSW EPA Accredited Site Auditor No.9801, 10 July 2014 (AECOM 2014).

<sup>2</sup> State Environmental Planning Policy No 55 – Remediation of Land. 31 August 2018 (SEPP 55).

<sup>3</sup> Post Phase 2 Environmental Site Assessment. Golder Associates (Golder 2015)

<sup>4</sup> Moorebank Intermodal Company Property West Land Preparation Works Stage 1 and Stage 2 – Remediation Action Plan, Golder Associates, 9 August 2016 (Golder 2016a)



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contamination risks at the site, such that the site is suitable for the proposed commercial / industrial land use or conservation / open space land use.

James Davis of Enviroview Pty Ltd was engaged in 2016 to provide the services of a NSW EPA Contaminated Land Accredited Site Auditor in relation to the Moorebank Intermodal Terminal and reviewed the RAP (Golder 2016a). Mr Davis concluded *...the RAP provided meets the requirements of the guidelines and it is my opinion that the site can be made suitable with the implementation of the RAP...* (Enviroview 2016<sup>5</sup>).

To render the site suitable for the proposed land use, remedial works for the site were undertaken in accordance with the requirements of the RAP (Golder 2016a), and the outcomes provided in the Validation Report for Land Preparation Work – Demolition and Remediation MPW, Moorebank, NSW (JBS&G 2019a<sup>6</sup>).

## CONCLUSION

Given the Project Bell footprint (**Attachment 1**) is situated within the assessment areas located within Lot 1 DP1197707 and Lot 100 DP 1049508, it is confirmed the Secretary's Environmental Assessment Requirements (SEARs) addressed within SSD 7709 and SSD 5066 and its associated MOD (MPW Concept Plan – Modification 1 SSD-5066-MOD1) remain unchanged in relation to contamination for the Project Bell proposal.

## CLOSURE

Please feel free to contact the undersigned on 0408 811 549 should you have any queries.

Yours sincerely



Kellie Guenther  
Principal Environmental Scientist  
Certified Environmental Practitioner – Site Contamination  
EP Risk Management Pty Ltd  
ABN: 81 147 147 591

## Attachments

**Attachment 1** – SSD 7709 Modification Proposal

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<sup>5</sup> Site Audit Interim Advice – Golder Associates, Moorebank Intermodal Terminal Stage Specific Remediation Action Plan, Enviroview Pty Ltd, Letter to Tactical Group dated 22 August 2016 from Mr James Davis (Enviroview 2016).

<sup>6</sup> Remediation Validation Report Land Preparation Work – Demolition and Remediation Moorebank Intermodal Company Property West, JBS&G Australia Pty Ltd, 31 January 2019 Ref: 51997-120265/Rev A (JBS&G 2019a).

**QUALITY CONTROL**

Version	Author	Date	Reviewer	Date	Quality Review	Date
v1	K. Guenther	02.12.2019	P. Simpson	02.12.2019	P. Simpson	02.12.2019
V2	K. Guenther	04.02.2020	P. Simpson	02.12.2019	P. Simpson	02.12.2019

**DOCUMENT CONTROL**

Version	Date	Reference	Submitted to
V2	04.02.2020	EP1340.003 LTR01	Qube Property Management Services Pty Ltd c/o Tactical Group Pty Ltd

## LIMITATIONS

This Technical Note – Contaminated Land was conducted on the behalf of Qube Property Management Services Pty Ltd c/o Tactical Group Pty Ltd for the purpose/s stated in the Introduction section.

The scope of work undertaken was specifically to address Project Bell requirements and the remit of the advice provided herein does not constitute a site investigation nor technical review of the Site.

EP Risk has prepared this document in good faith, but is unable to provide certification outside of areas over which EP Risk had some control or were reasonably able to check. The report also relies upon information provided by third parties. EP Risk has undertaken all practical steps to confirm the reliability of the information provided by third parties and do not accept any liability for false or misleading information provided by these parties.

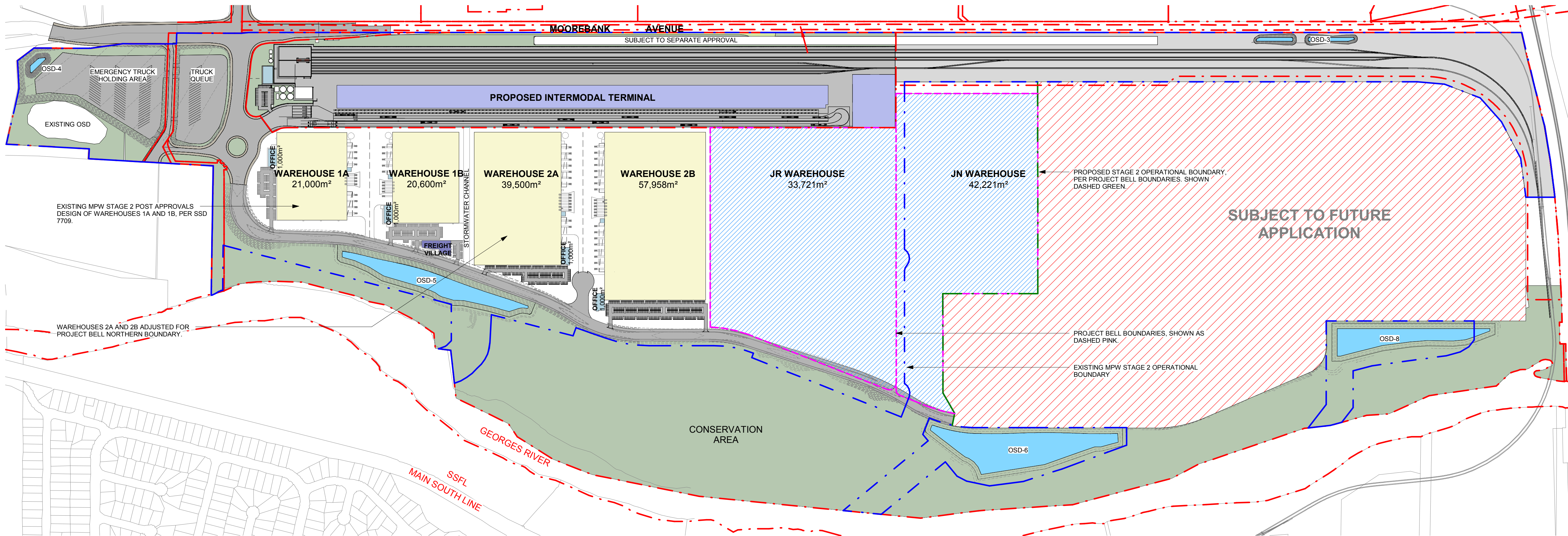
It is not possible in an Technical Note – Contaminated Land to present all data, which could be of interest to all readers of this report. Readers are referred to any referenced investigation reports for further data.

Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect to, their situation.

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## *Attachment 1 – SSD 7709 Modification Proposal*



LEGEND	
	MPW SSD 2 OPERATIONAL BOUNDARY
	LAND PARTNERS SURVEY - PREC-LPN-SU-DWG-0001_01 Plan of Coordinates of Boundaries; DATED 21/02/2019
	PROJECT BELL PROPOSED BOUNDARY
	PROPOSED STAGE 2 OPERATIONAL BOUNDARY

DEVELOPMENT TABLE	
WAREHOUSE AREAS	(APPROX)
WAREHOUSE 1A	21,000m²
WAREHOUSE 1B	20,600m²
WAREHOUSE 2A	39,500m²
WAREHOUSE 2B	57,958m²
WAREHOUSE JR	33,721m²
WAREHOUSE JN	42,221m²
SSD 7709 MOD TOTAL	215,000m²

PRELIMINARY - FOR DISCUSSION ONLY

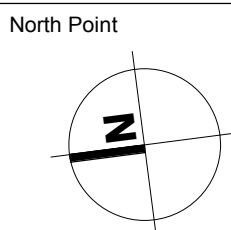
Notes	Issue	Description	Date
-This drawing and design is subject to Reid Campbell (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. -Contractor to verify all dimensions on site before commencing work. -Report all discrepancies to project manager prior to construction. -Figured dimensions to be taken in preference to scaled drawings. -All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.	A	Issue for Information	27/11/2019

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CONCEPT  
DESIGN



Project	MOOREBANK LOGISTICS PARK 400 MOOREBANK AVENUE, MOOREBANK, NSW
Drawn	AM
Checked	MF
Print Date	27/11/2019 5:22:02 PM



Drawing Title	SSD 7709 MODIFICATION PROPOSAL
Drawing Number	PIWW-RCG-AR-SKC-155
Issue	A

