



JBS&G (63097- 153076)

L03 - Wentworth Health Services Pre-Remedial Requirements (Rev A)

4 July 2023

Isabella Di Nardo

Project Manager

MostynCopper

Via email: idinardo@mostyncopper.com.au

L03 – Wentworth Health Services Wentworth Health Services Pre-Remedial Requirements, Wentworth Health Services, Wentworth NSW

Dear Isabella,

1. Introduction

JBS&G Australia Pty Ltd (JBS&G) was engaged by Health Infrastructure (HI, the client) to provide environmental consultancy services associated with the proposed redevelopment of the Wentworth Health Services facility in Wentworth, NSW (the site, **Attachment 2, Figure 1 and Figure 2**).

The site has been subject to a Preliminary Site Investigation (PSI) and a Detailed Site Investigation (DSI), which have identified the presence of asbestos on/in soil impacts as a result of historic uses/activities on the site, including fly-tipping and the creation of existing/current site levels using fill materials of unknown origin (PSI, JBS&G 2022¹ and DSI, JBS&G 2023a²). Fill material beneath the existing building footprints and immediately adjacent areas has been assumed to be impacted with asbestos, as such the DSI recommended a pre-remedial assessment to characterise soils in existing building footprints following demolition. Existing building footprints are as shown in **Figure 2**.

As these areas were not accessible during the DSI, assessment of the potential contamination below the footprints via a pre-remedial investigation is required to facilitate compliance with the requirements of Chapter 4 Remediation of Land of *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) by enabling conclusions to be drawn regarding the suitability of these areas of the site for the proposed land use, or make recommendations to enable such conclusions to be drawn..

Advice on the rationale for characterisation of the building footprints following demolition is documented herein. Sampling is to be consistent with the methodology presented in the DSI (JBS&G 2023) Sampling Analysis and Quality Plan (SAQP).

2. Objective

To provide advice regarding the characterisation of soils beneath existing building footprints, as required to occur following demolition.

¹ Preliminary Site Investigation, Wentworth Health Services Facility Wentworth, NSW, JBS&G Australia Pty Ltd, Rev 0, 1 August 2022, Ref: 63097/146694 (JBS&G 2022)

² Detailed Site Investigation, Wentworth Health Services Facility Wentworth, NSW, JBS&G Australia Pty Ltd, Rev 0, 30 June 2023, Ref: 63097/147120 (JBS&G 2023a)

3. Pre-Remedial Investigation – Building Footprints

Based on review of the DSI, sufficient data has been collected to characterise the site and detail the remedial works/framework required to make the site suitable for the proposed land use. However, further environmental data is required to confirm DSI findings and close out potential remedial extent uncertainties in areas below and immediately adjacent building footprints where soil investigation locations were unable to be advanced.

Numerous permanent structures are present on the site. These structures are anticipated to require demolition to facilitate future development. To reduce uncertainties based on limited available soil contamination data beneath buildings, further data is required to evaluate the quality of soils underlying buildings and the quality of surficial/shallow soils proximal to the buildings.

Following demolition of structures and associated demolition clearance activities, the Environmental Consultant shall complete soil sampling within the former building footprints including an area around each structure which may have been impacted by demolition activities. Sampling locations shall be advanced at a spatial density consistent with guidance of EPA (2022) *Sampling design part 1 – application*, as implemented during the DSI investigation (JBS&G 2023a). Samples will be analysed for a range of contaminants of potential concern (COPC) relating to hazardous building materials including asbestos and lead, as well as other heavy metals and organochlorine pesticides (OCP)s. As noted above, sample collection, analysis and quality assurance and control (QA/QC) will be consistent with the SAQP in the DSI (JBS&G 2023a).

The results and conclusions of the pre-remedial investigation will be documented in an addendum report, which will also document any recommendations regarding remedial extents and associated validation requirements additional to the existing Remedial Action Plan (RAP, JBS&G 2023b³).

³ Remediation Action Plan, Wentworth Health Services Facility Wentworth, NSW, JBS&G Australia Pty Ltd, Rev 3, 30 June 2023, Ref: 63097/147723 (JBS&G 2023)

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email gpinget@jbsg.com.au.

Yours sincerely:



Gina Pinget
Licensed Asbestos Assessor (LAA 002016)
JBS&G Australia Pty Ltd

Reviewed/Approved by:



Matthew Bennett, CEnvP-SC
Senior Principal
JBS&G Australia Pty Ltd

Attachments:

- 1) Limitations
- 2) Figures

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 enquiries.

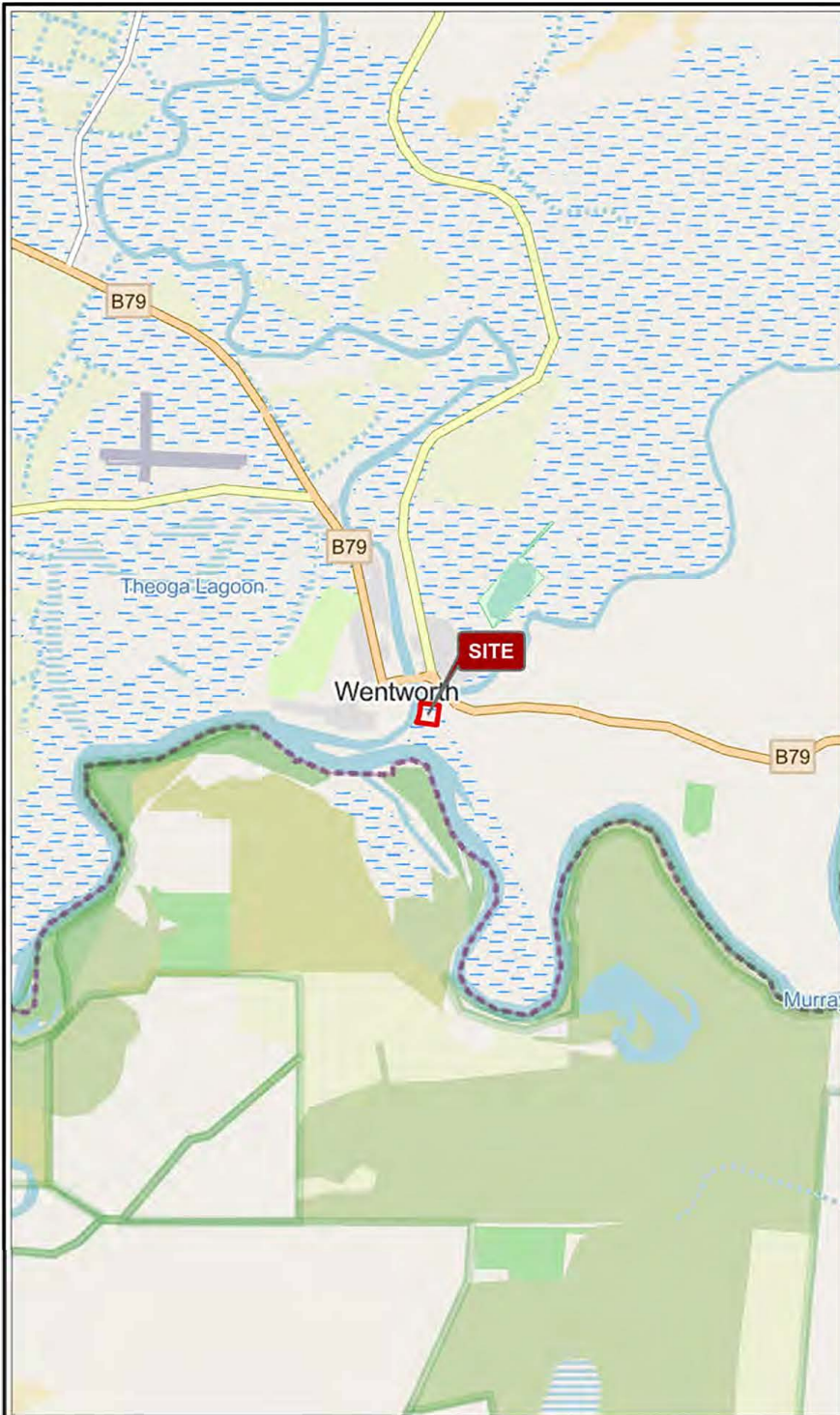
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the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

Attachment 2 – Figures



Legend:
 Approximate Site Boundary



Job No: 63097

Client: Health Infrastructure

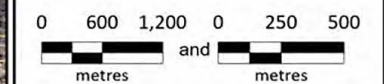
Version: R03 Rev A

Date 28/08/2022

Drawn By: LJ

Checked By: MD

Scale 1:75,000 and 1:30,000



Coord. Sys. GDA 1994 MGA Zone 54

**24 Hospital Road
Wentworth, NSW**

SITE LOCATION

FIGURE 1



- Legend:**
- Approximate Site Boundary
 - Cadastre (DFS, 2021)
 - Building Outline
- Building Usage**
- 01. Wentworth Health Services Building (Hospital)
 - 02. Old Boiler House
 - 03. Old Pump Shed/Room
 - 04. Old Dirty Linen
 - 05. Contaminated Waste
 - 06. Staff Amenities Block
 - 07. Maintenance Storage Shed
 - 08. Infectious Waste/Old Morgue
 - 09. Maintenance Workshop
 - 10. Emergency Generator Shed
 - 11. Carports/Storage Shed
 - 12. Old Nurses Home (Condemned)
 - 13. Uni Staff Quarters/Accommodation/USYD
 - 14. Senior Activity Centre/Physio/Community Centre
 - 15. Staff Accommodation
 - 16. LPG Gas Storage
 - 17. Pump Station (PS07) Control Panel Shed



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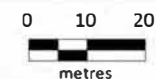
Version: R03 Rev A

Date 1/09/2022

Drawn By: LJ

Checked By: MD

Scale 1:1,300



Coord. Sys. GDA 1994 MGA Zone 54

**24 Hospital Road
Wentworth, NSW**

SITE LAYOUT

FIGURE 2