

2 March 2021

Adam Peacock
Development Manager
Legacy Property
via email: apeacock@legacyproperty.com.au

**Phase 1 Environmental Site Contamination Assessment
253 – 267 Pacific Highway and 6 – 8 McLaren Street, North Sydney**

Dear Adam,

JBS&G Australia Pty Ltd (JBS&G) was engaged in 2017 by Legacy Property Group (Legacy) to provide environmental consulting services associated with the Phase 1 Environmental Site Assessment (ESA) of the properties located at 253, 255-259, 261, 265 and 267 Pacific Highway, North Sydney, NSW (the site). The site comprised 5 individual lots (SP16134, SP22870, Lot 51 DP 714323, Lot B DP321904 and Lot 10 DP749516) and had a total area of approximately 1,472 m², as shown in **Figure 1** and **2 (Attachment B)**.

In the context of a planning proposal by Legacy for a mixed-use (residential/commercial) redevelopment, the objective of the ESA was to assess the potential for contamination to exist at the site based on current and historical site activities.

In accordance with the limitations of the Phase 1 ESA (JBS&G September 2018, 54063/110429 Rev 1) (see **Attachment A**), the following conclusions were provided:

- A review of site history indicated that the properties located at 267 Pacific Highway and 255-259 were utilised for potentially contaminated land uses (respectively service station/garage and, chemical handling and car sales/hire);
- Historic redevelopment of 267 and 255-259 Pacific Highway is likely to have resulted in the removal of any former underground infrastructure and shallow soils. However, impacts associated with historical environmental incidents, improper maintenance or removal of the infrastructure is considered to have potentially resulted in contamination of the deeper natural soils at the property and/or migration of contamination to the neighbouring sites;
- No overt indicators of gross and/or widespread contamination were observed during the site inspection; and
- Potential impacts resultant from historical land uses at the site are typical of urban environments and considered likely to be limited to localised areas, which can be readily managed during redevelopment of the site. Management of contamination, if present, would mitigate potential risks to future site users such that the site is considered suitable for the intended land uses.

It was recommended that a targeted Detailed Site Investigation (DSI) should be conducted to assess soil, soil vapour and groundwater within the site, to determine the requirement, and most appropriate means, to manage site contamination during redevelopment.

It is understood that since the Phase 1 ESA was completed there has been no change of land use at the subject site, and a review of NearMap imagery (24 January 2021) would support this understanding. On this basis the conclusions and recommendations of the Phase 1 ESA (JBS&G September 2018) remain valid.

If you have any questions, please contact the undersigned via smolinari@jbsg.com.au.

Yours sincerely:



Seth Molinari
Principal Environmental Engineer
JBS&G Australia Pty Ltd

Attachments:

- A) Limitations
- B) Figures

Attachment A – Limitations

The 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.

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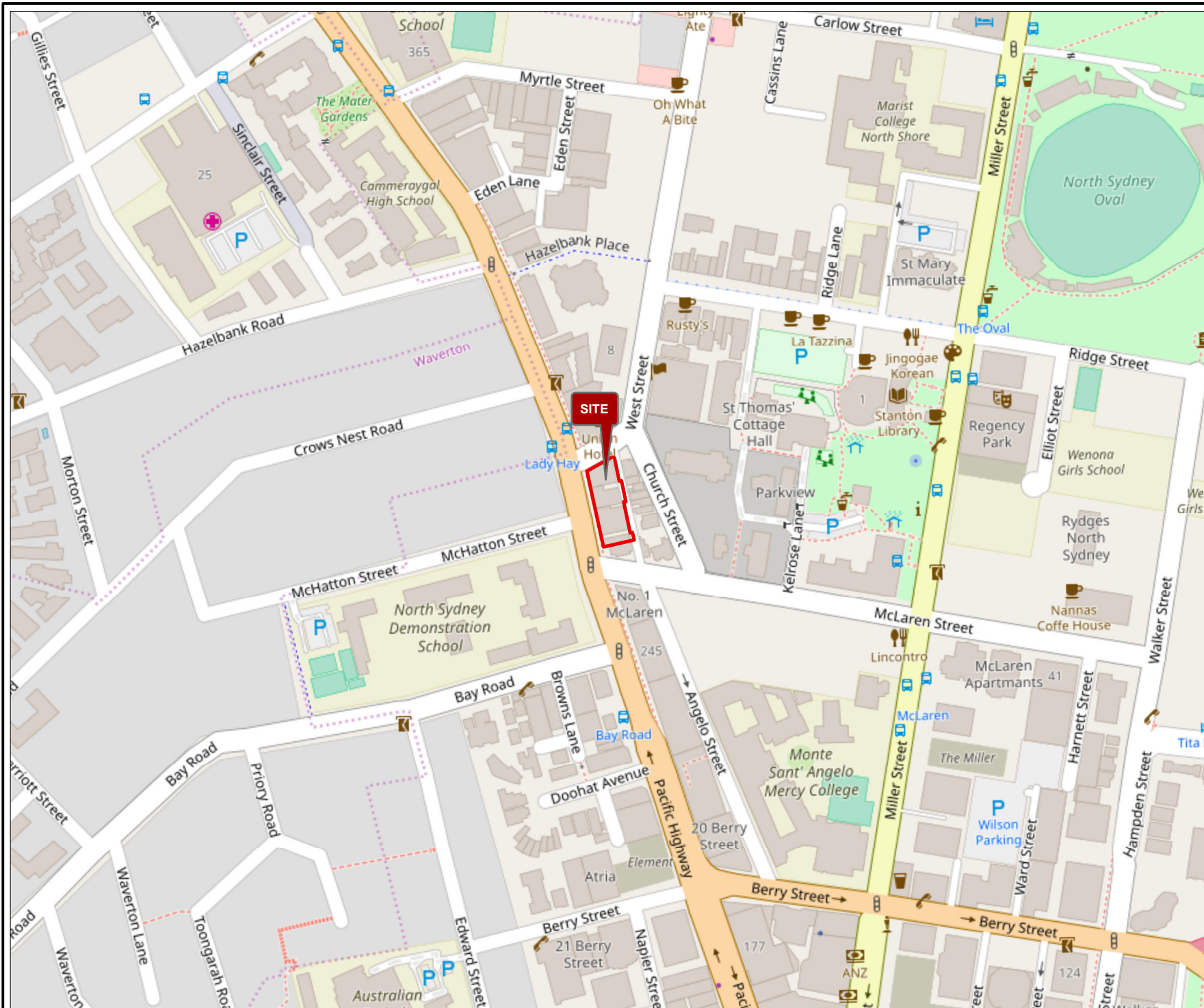
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the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



Legend:

Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

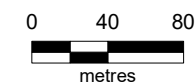
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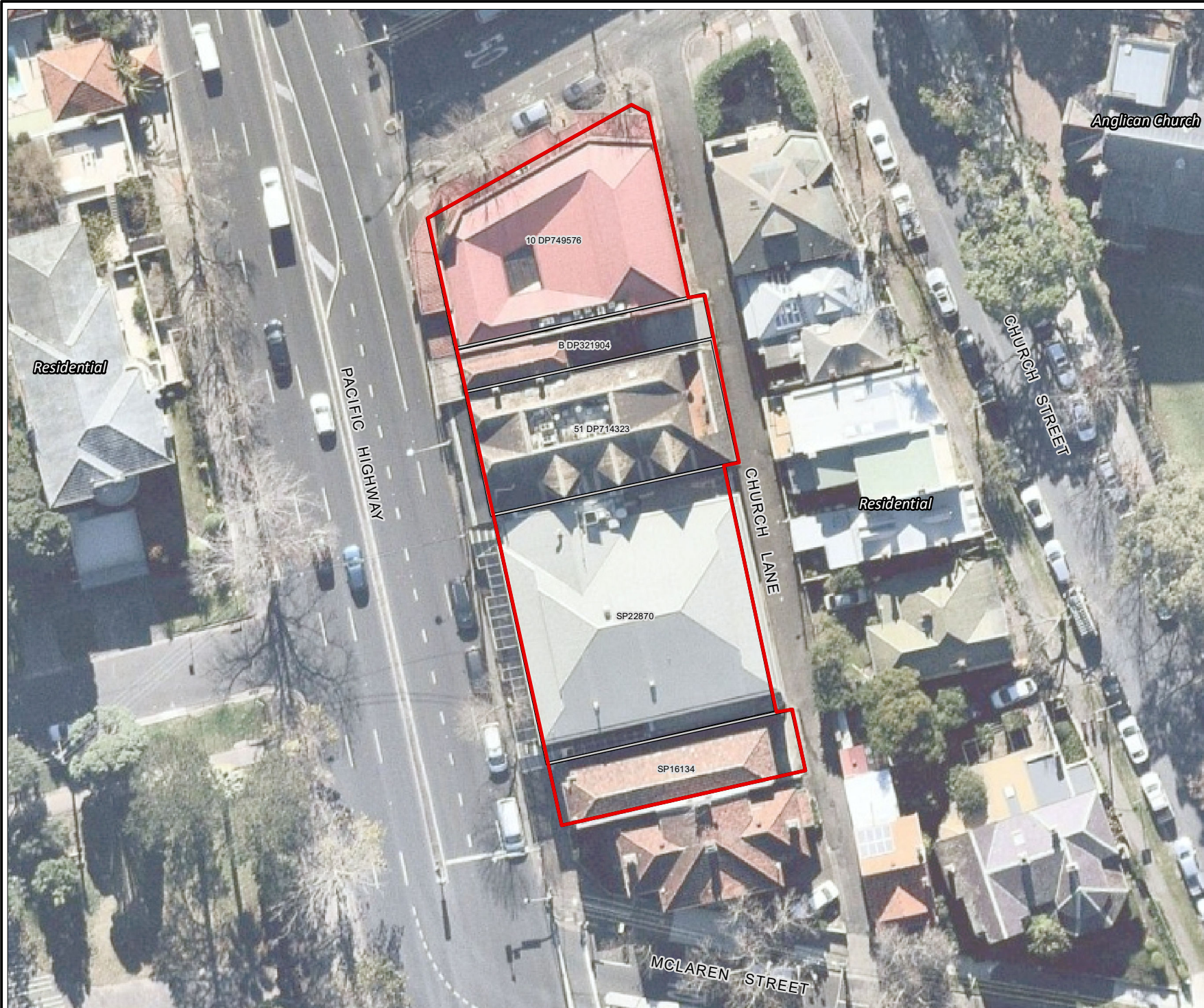




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**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

SITE LOCATION

FIGURE 1

**Legend:**

-  Approximate Site Boundary
-  Cadastral Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

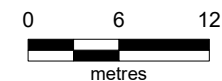
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Drawn By: AV

Checked By: RH

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**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW****SITE LAYOUT****FIGURE 2**