



52 McLaren Street

Summary of contamination status

Sydney Metro

21 July 2021

→ The Power of Commitment



21 July 2021

To	Sydney Metro		
Copy to	Scott Robinson (GHD)		
From	Henry Luo, Senior Environmental Engineer and Helen Milne, Technical Director		
Subject	Summary of contamination status at 52 McLaren Street, North Sydney (Lot 2, DP218407)	GHD Project no.	2127384

1. Introduction

GHD Pty Ltd have been engaged by Sydney Metro to undertake a contamination desktop review for a Sydney Metro owned property at 52 McLaren Street, North Sydney, NSW 2060 (the site). The site is also identified as Lot 2, DP218407.

The purposes of the memorandum is to provide an assessment on:

- the likelihood of contaminants present on site as a consequence of site history or recent construction activities associated with the adjacent Metro shaft.
- whether or not the site can be made suitable for the proposed land uses – including residential, commercial and childcare.

2. Finding of contamination desktop review

The findings of the contamination desktop review include:

- The site and surrounding area site has predominately been used for residential and commercial activities since 1895.
- The current site is used as the spoil stockyard and loading area for the construction of the Victoria Cross North entrance and access shaft on the adjacent site. Information provided by Sydney Metro on 14 and 15 July 2021 indicated that the overall site was covered by concrete slab prior to converted into a construction site for Victoria Cross North entrance. Current construction activities is not likely to cause consequent contamination of site soil and groundwater.
- The review indicated potential sources of contamination as:
 - Potential use of uncontrolled fill during the historical development stages of the site, and from recent construction works.
 - Potential hazardous building materials (asbestos containing materials, lead paints etc).
 - Spills and leaks from parked vehicles in the former carpark on adjacent lot (Lot 1 DP 536008) and the site.
- A site audit report (SAR) has been prepared for the adjacent site (Lot 1 DP 218407), which provides a summary of investigation activities. The investigations identified low level impacts associated with fill materials at the adjacent site, in the form of metals and asbestos. No groundwater contamination has been reported. Based on the site history and similar site history it is

considered likely that the site would be underlain by similar materials, and low level contamination within fill soil.

- The site is proposed for development into mixed land use with basement carparking. During the construction activities all existing fill soil will be removed from the site, as a consequence this will remove all potential latent historical contamination within fill profile.
- Observations of site visit on 25 June 2021 are consistent with the findings of desktop review. No visual and / or olfactory evidence of contamination was encountered during the walkover outside the site fence.
- Through development of the preliminary conceptual site model (CSM), given that the identified likely low level contamination within the fill profile and the absence of pathways post construction, there are no triggers identified for contamination remediation activities.

3. Site suitability for the proposed land uses

GHD understand that the proposed future site redevelopment will involve removal of fill soil across the site to form a basement. It is GHD's opinion that the site can be made suitable for its proposed land uses (including residential, commercial and childcare) based on:

- Potential for low level contamination at the site
- Future site redevelopment will remove the fill soil across the site

Low level contamination will be managed during the construction works by the implementation of a construction environmental management and waste management plan.

4. Limitations

This memorandum: has been prepared by GHD for Sydney Metro and may only be used and relied on by Sydney Metro for the purpose agreed between GHD and Sydney Metro as set out in section 1 of this memorandum.

GHD otherwise disclaims responsibility to any person other than Sydney Metro arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the memorandum and are subject to the scope limitations set out in the memorandum.

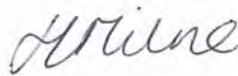
The opinions in this memorandum are based on conditions encountered and information reviewed at the date of preparation of the memorandum. GHD has no responsibility or obligation to update this memorandum to account for events or changes occurring subsequent to the date that the memorandum was prepared.

The opinions in this memorandum are based on assumptions made by GHD described in this memorandum. GHD disclaims liability arising from any of the assumptions being incorrect.

Regards



Henry Luo
Senior Environmental Engineer





Helen Milne
Technical Director

Attachment 1

Photograph log

GHD Site Visit Photograph Log- 25 June 2021

Photograph	Description
	<p>Photograph 1- View of the site entrance from McLaren Street showing two driveway entrance points.</p>
	<p>Photograph 2- View looking into the first driveway entrance point from McLaren Street</p>



Photograph 3- View looking into second entrance point from McLaren Street and Lot 1 DP 536008 in the background.



Photograph 4- Adjacent site, Rydges Hotel and adjacent construction site.

Sydney Metro Provided Photographs

Photograph	Description
	<p>Photograph 5- Internal view of shed previously located on Lot 2 DP 218407. The stockpile material was located behind the wooden walls.</p> <p>The site when handed back to Sydney Metro will be fully cleared with hoarding.</p>
	<p>Photograph 6- External view of shed in the previous photograph previously located at the rear of Lot 2 DP 218407.</p> <p>The site when handed back to Sydney Metro will be fully cleared with hoarding.</p>



Photograph 7- View of the rear of Lot 2 DP 218407 where the shed was previously located. Material in this location has been covered by the Validation Report and has been removed from site. The area was covered by concrete and has since been demolished.

The site when handed back to Sydney Metro will be fully cleared with hoarding.

Attachment 2

Site plan

