

13th March 2019

F0061:JXL
58422 Westmead DSI Addendum Letter_V3

Tian Sheng
Sissons Architects
Suite 5.01, 53 Berry Street
North Sydney NSW 2060

Dear Tian,

**RE: Addendum Letter for Detailed Site Investigation at 24-26 Railway Parade,
Westmead NSW**

Prensa previously undertook a Detailed Site Investigation (DSI) for First Point Projects Pty Ltd at Westmead and submitted a report (*Prensa, 58422 Westmead DSI Report, September 2018*).

The report discussed the detection of a volatile organic compound (VOC) in one soil sample on site. Prensa notes that due to access issues limiting accessibility of down-gradient locations, there is a potential that the full extent of contamination has not been identified across the site. The report recommended that further assessment be undertaken and where required, remediation of the site.

Clause 7(1) of the State Environmental Planning Policy 55 pertains to contamination and remediation to be considered in determining development application and outlines the following:

“(1) A consent authority must not consent to the carrying out of any development on land unless:

- a) it has considered whether the land is contaminated, and*
- b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- c) if the land requires remediation to be made suitable for any purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

Prensa has concluded that based on the limited investigations completed to date and the subsequent contamination identified, the site can be made suitable for the proposed site use (including a basement carpark, commercial uses on the lower levels and hotel and residential uses on the upper floors) following appropriate remediation activities, therefore satisfying the requirements of Clause 7(1). Pending on the investigation of the site once demolition works have occurred, the requirement for remediation and a Remediation Action Plan will be assessed.

Regards,



Darren Fernandez
Managing Consultant

13th December 2018

F0061:JXL
58422 Westmead DSI Addendum Letter_V2

Tian Sheng
Sissons Architects
Suite 5.01, 53 Berry Street
North Sydney NSW 2060

Dear Tian,

**RE: Addendum Letter for Detailed Site Investigation at 24-26 Railway Parade,
Westmead NSW**

Prensa previously undertook a Detailed Site Investigation (DSI) for First Point Projects Pty Ltd at Westmead and submitted a report (*Prensa, 58422 Westmead DSI Report, September 2018*).

The report discussed the detection of a volatile organic compound (VOC) in one soil sample on site. Prensa notes that due to access issues limiting accessibility of down-gradient locations, there is a potential that the full extent of contamination has not been identified across the site. The report recommended that further assessment be undertaken and where required, remediation of the site.

Clause 7(1) of the State Environmental Planning Policy 55 pertains to contamination and remediation to be considered in determining development application and outlines the following:

“(1) A consent authority must not consent to the carrying out of any development on land unless:

- a) it has considered whether the land is contaminated, and*
- b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- c) if the land requires remediation to be made suitable for any purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

Prensa has concluded that while the full extent of contamination across the site is unknown, based on the contamination identified thus far, Prensa believes that the site can be remediated to allow for an ongoing mixed site use (including a basement carpark, commercial uses on the lower levels and hotel and residential uses on the upper floors), therefore satisfying the requirements of Clause 7(1).

Regards,



Darren Fernandez
Managing Consultant