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Project No. 18105360-008-L-Rev0

Evan Torbica

Deloitte PDS Pty Ltd
on behalf of Silver Pond Investments Pty Ltd
201 Elizabeth Street
Sydney NSW 2000

**CONTAMINATION ASSESSMENT AT 18-32 HOLDSWORTH AVENUE AND 21-41 CANBERRA AVENUE,
ST LEONARDS**

Evan,

Golder Associates Pty Ltd (Golder) undertook a Preliminary Contamination Assessment at the site known as 18-32 Holdsworth Avenue and 21-41 Canberra Avenue, St Leonards (the site) for Silver Pond Investments Pty Ltd. It is understood that Lane Cove Council (Council) have requested additional information with respect to the presence of contamination at the site and how it will be managed.

The assessment, titled "Preliminary Contamination Assessment, St Leonards South, 18-32 Holdsworth Avenue and 21-41 Canberra Avenue" (Golder, 2021), involved the review of previous land use and concluded that the site appears to be low density residential land use since prior to 1943. In addition, no significant off-site sources of contamination were identified. Limited sampling soil and groundwater sampling was undertaken as part of the preliminary assessment from locations across the site. The results of the soil analysis indicated concentrations of potential contaminants were below the human health adopted guidelines levels for high density residential land use. Concentrations of total recoverable hydrocarbons (TRH >C₁₆ – C₃₄ Fraction F2 and F3) in groundwater marginally exceeded the adopted drinking water guideline, however, groundwater in the area is not used for drinking water. Concentrations of heavy metals in groundwater exceeded the ecological guideline levels and are discussed in the report. The assessment also included a preliminary classification of fill material which indicated that a General Solid Waste classification in accordance with the NSW EPA Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). It was stated that the soil and bedrock excavated during construction may be able to be classified as Virgin Excavated Natural Material (VENM), however, this would need to be confirmed during the planning for the excavation works.

It is understood that the proposed development will comprise:

- Construction and use of five (5) residential flat buildings (ranging in height from 6 to 10 storeys) that include:
 - A total of 320 residential apartments;
 - A total of 10 terraces fronting Canberra Avenue;
 - A 2,500m² communal garden and roof terraces;
 - A 4 storey split basement with a total of 372 car parks;

- Vehicular access provided from Canberra Avenue via a single egress/ingress point;
- Tree removal and replacement planting; and
- Associated landscape works including the provision of a through-site link connecting Canberra Avenue and Holdsworth Avenue.

It is understood (from Deloitte PDS Pty Ltd) that as part of the redevelopment that fill / soil from the building footprints and basements will be excavated and disposed off-site. It is also likely in the open space / landscaped areas of the development that the fill material will be excavated and disposed off-site.

On the basis of the outcomes of the Preliminary Contamination Assessment and the proposed redevelopment of the site, it is recommended that the following management measures be incorporated into the site redevelopment to manage residual risk associated with potential contamination fill and soil at the site:

- Preparation of a Construction Environment Management Plan, including:
 - An unexpected finds protocol which document procedures for identifying materials that may potentially be contaminated for subsequent assessment by a qualified environmental scientist.
 - Asbestos management measures to manage asbestos in fill material at the site (if identified).
 - Health and safety protocols for construction work who may encounter potentially contaminated fill and soil.
- Assessment, management and appropriate off-site disposal of fill material in accordance with the NSW EPA (2014) Waste Classification Guidelines. Soil excavated during construction works which is not classified as fill material (i.e. residual soils and bedrock) may be classified as Virgin Excavated Natural Material (VENM), however this would need to be confirmed during the planning stages for the excavation works.
- If fill materials are to remain on the site, then an appropriate soil investigation program, meeting the sampling densities defined in the NSW EPA Contaminated Sites Sampling Design Guidelines (1995) (currently under review) should be implemented to confirm that the residual potential contaminant concentrations meet the land use criteria.

If you require any further assistance with this matter, please do not hesitate to contact the undersigned.

Your attention is drawn to the document titled - "Important Information Relating to this Report", which is included in Appendix A of this report. The statements presented in that document are intended to inform a reader of the report about its proper use. There are important limitations as to who can use the report and how it can be used. It is important that a reader of the report understands and has realistic expectations about those matters. The Important Information document does not alter the obligations Golder Associates has under the contract between it and its client.

Golder Associates Pty Ltd



Andrew Holloway
Principal Environmental Scientist

AH/SPD/ah



Shane Doyle
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<https://golderassociates.sharepoint.com/sites/31575g/correspondence/008 - contamination letter/18105360-008-l-rev0.docx>

APPENDIX A

Important Information

The document ("Report") to which this page is attached and which this page forms a part of, has been issued by Golder Associates Pty Ltd ("Golder") subject to the important limitations and other qualifications set out below.

This Report constitutes or is part of services ("Services") provided by Golder to its client ("Client") under and subject to a contract between Golder and its Client ("Contract"). The contents of this page are not intended to and do not alter Golder's obligations (including any limits on those obligations) to its Client under the Contract.

This Report is provided for use solely by Golder's Client and persons acting on the Client's behalf, such as its professional advisers. Golder is responsible only to its Client for this Report. Golder has no responsibility to any other person who relies or makes decisions based upon this Report or who makes any other use of this Report. Golder accepts no responsibility for any loss or damage suffered by any person other than its Client as a result of any reliance upon any part of this Report, decisions made based upon this Report or any other use of it.

This Report has been prepared in the context of the circumstances and purposes referred to in, or derived from, the Contract and Golder accepts no responsibility for use of the Report, in whole or in part, in any other context or circumstance or for any other purpose.

The scope of Golder's Services and the period of time they relate to are determined by the Contract and are subject to restrictions and limitations set out in the Contract. If a service or other work is not expressly referred to in this Report, do not assume that it has been provided or performed. If a matter is not addressed in this Report, do not assume that any determination has been made by Golder in regards to it.

At any location relevant to the Services conditions may exist which were not detected by Golder, in particular due to the specific scope of the investigation Golder has been engaged to undertake. Conditions can only be verified at the exact location of any tests undertaken. Variations in conditions may occur between tested locations and there may be conditions which have not been revealed by the investigation and which have not therefore been taken into account in this Report.

Golder accepts no responsibility for and makes no representation as to the accuracy or completeness of the information provided to it by or on behalf of the Client or sourced from any third party. Golder has assumed that such information is correct unless otherwise stated and no responsibility is accepted by Golder for incomplete or inaccurate data supplied by its Client or any other person for whom Golder is not responsible. Golder has not taken account of matters that may have existed when the Report was prepared but which were only later disclosed to Golder.

Having regard to the matters referred to in the previous paragraphs on this page in particular, carrying out the Services has allowed Golder to form no more than an opinion as to the actual conditions at any relevant location. That opinion is necessarily constrained by the extent of the information collected by Golder or otherwise made available to Golder. Further, the passage of time may affect the accuracy, applicability or usefulness of the opinions, assessments or other information in this Report. This Report is based upon the information and other circumstances that existed and were known to Golder when the Services were performed and this Report was prepared. Golder has not considered the effect of any possible future developments including physical changes to any relevant location or changes to any laws or regulations relevant to such location.

Where permitted by the Contract, Golder may have retained subconsultants affiliated with Golder to provide some or all of the Services. However, it is Golder which remains solely responsible for the Services and there is no legal recourse against any of Golder's affiliated companies or the employees, officers or directors of any of them.

By date, or revision, the Report supersedes any prior report or other document issued by Golder dealing with any matter that is addressed in the Report.

Any uncertainty as to the extent to which this Report can be used or relied upon in any respect should be referred to Golder for clarification