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## Re: Environmental Statement regarding Site Contamination at 67 Mars Road, Lane Cove West NSW

At the request of Architex, on behalf of Lane Cove West Development Pty Ltd ('the client'), El Australia (El) is pleased to provide the following Environmental Statement regarding the Site Contamination at 67 Mars Road, Lane Cove West NSW ('the site').

The site is located within the local government area of Lane Cove Council. It comprises Lot 10 in Deposited Plan 1036457, and covers an area of 9,431m<sup>2</sup>. Site redevelopment involved the demolition of existing structures, followed by the construction of a multi-storey, light industrial complex (business park), overlying three levels of basement.

In accordance with *State Environmental Planning Policy (SEPP Resilience & Hazards) 2021*, EI has completed a number of environmental investigations at the site, including Preliminary Site Investigation (E25663.E01\_Rev0, 3 June 2022), Detailed Site Investigation (E25663.E02\_Rev0, 17 October 2022) and Hazardous Materials Survey (E25663.E10\_Rev0, 7 June 2022). Based on the previous investigation results, the following site contaminations were identified:

- Exceedances of zinc in shallow fill at two sampling locations (BH114, 1100 mg/kg and BH117, 640 mg/kg), which exceeded the adopted ecological criteria applicable to commercial / industrial settings;
- Bonded asbestos in shallow fill at BH114 and BH117; and
- Hazardous materials, including bonded and friable asbestos-containing materials (ACM), leadbased paint, synthetic mineral fibres (SMF) and polychlorinated biphenyls (PCBs), were identified within the existing building structures.

Based on the above findings from the investigation phase, EI concluded that contaminated filling (zinc and asbestos) existed near the mid-eastern, site boundary (at least). Remediation of the corresponding fill was warranted, in order for the site to be suitable for the proposed redevelopment.

The following recommendations were provided in relation to the proposed redevelopment:

- A remediation action plan (RAP) should be prepared for the site, which shall include:
  - Methodology for the removal and validation of contaminated soils;
  - The procedures for waste classification of excavated soils designated for off-site disposal during the remediation and subsequent basement construction;
  - An unexpected find protocol; and
  - Details for the preparation of a Site Validation Report.
- Following building / pavement demolition and removal of associated wastes, an inspection of the exposed soil surface should be performed by a suitably qualified environmental consultant. The current building footprint is to be targeted during this inspection, to ascertain whether further investigation is warranted and/or the RAP requires modification.

- An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following demolition of the existing warehouse and pavements (and the exposed surface inspection).
- Implementation of the remediation and validation works for the site, as outlined in the RAP.
- Preparation of a validation report by a suitably qualified environmental consultant, confirming site suitability for the proposed land use, as well as the correct disposal of all wastes.

Due to current site constraints, inspections / sampling from within the current building footprints cannot be conducted until all structures are demolished.

El emphasises that these recommendations can be managed through the development application process, in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021*.

Should you require anything further, please do not hesitate to contact the undersigned.

For and on behalf of **EI AUSTRALIA** 

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LI WEI Project Manager Environmental Engineer

