

2 June 2021

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Via email only: [nick.winberg@centuriongroup.com.au](mailto:nick.winberg@centuriongroup.com.au)

Dear Mr Winberg,

**RE: Site Audit Interim Advice – Revised Remediation Action Plan, Frenchmans Road, Randwick, NSW.**

### Background

James Davis of Enviroview Pty Ltd has been engaged to provide the services of a NSW EPA Contaminated Land Accredited Site Auditor, to conduct a Site Audit in relation to the site located at 11-19 Frenchmans Road, Randwick, NSW (the 'site'), in accordance with the *Contaminated Land Management Act 1997* and relevant guidelines made or approved under s.105 of that Act.

The objective of the Site Audit is to provide a Site Audit Report and Site Audit Statement to certify, in relation to contaminated land, the site auditor's opinion of whether the site is suitable for the proposed use.

A Site Audit Interim Advice is provided by a site auditor to assist in the management of contamination issues regarding the requirements of the Site Audit at a stage of the Site Audit, prior to issuing the Site Audit Statement. An interim advice does not constitute a Site Audit Statement or a Site Audit Report and does not pre-empt the final Site Audit conclusions. A Site Audit Report and Site Audit Statement will be prepared at the conclusion of the Site Audit.

### Purpose

The purpose of this interim advice is to provide the site auditor's opinion on whether a Remedial Action Plan that has been prepared for the site is practicable and whether from a contamination perspective the site can be made suitable for the proposed use with the implementation of the RAP.

I have been provided with, and have reviewed the following reports upon which I have based my opinion:

Consulting Earth Sciences Pty Ltd. *Preliminary Site Investigation, 11-19 Frenchmans Road, Randwick NSW 2031*. (Report Ref: CES190901-FRE-AB). 12 November 2020.

Consulting Earth Sciences Pty Ltd. *Remedial Action Plan, 11-19 Frenchmans Road, Randwick NSW 2031*. (Report Ref: CES190901-FRE-AD (Rev 1)). 31 May 2021

## Remediation Action Plan Requirements

According to the NSW EPA *Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA 2020) a Remedial Action Plan (RAP) should:

- summarise the findings of the preliminary and detailed site investigations and risk assessment (where applicable), and present the refined conceptual site model
- document the identified contamination risks to human health and/or the environment
- set remediation objectives that ensure the remediated site will be suitable for its current and/or proposed use and which will result in no unacceptable risk to human health or to the environment and state remediation criteria
- define the extent of remediation required across the site
- assess options and remedial technologies to achieve the remediation objectives and select and justify a preferred approach, which must include the consideration of the principles of ecologically sustainable development
- document in detail all procedures and plans to reduce risks posed by contamination to acceptable levels for the proposed site use
- identify the need for and reporting requirements of remedial technology pilot trials (if applicable)
- establish the environmental safeguards required to complete the remediation in an environmentally acceptable manner, including consideration of the potential for off-site impacts (such as air quality, odour, and aesthetics)
- address contingencies and unexpected finds protocols
- identify the necessary approvals and licences required by regulatory authorities including any items contained in development consent conditions
- clearly outline waste classification, handling and tracking requirements in accordance with the Guidelines for the NSW Site Auditor Scheme and Waste Classification Guidelines (EPA 2014)
- ensure remediation is consistent with relevant laws, policies (including planning instruments and policies) and guidelines and reference these in the remedial action plan
- identify how successful implementation of the remedial action plan will be demonstrated, for example the validation requirements by documentation of site works and sampling and analysis etc (when sampling and analysis is required, a validation sampling and analysis quality plan must be included, with clearly defined acceptance validation criteria indicating what statistics will be used and any trend analysis following remediation, i.e. Mann-Kendall test)
- identify the need for, and nature of, any long-term management and/or monitoring following the completion of remediation and, if required, provide an outline of an environmental management plan, and include this in the remedial action plan.

## Remedial Action Plan Summary

The key points included in the RAP provided are as follows:

- The RAP discusses the applicable remediation options and presents the rationale for the selection of the preferred option, which is excavation and disposal off the site.

- The remediation goal for the site to be made suitable for the proposed land use has been made with reference to criteria made or approved by the NSW EPA. The criteria referenced is a combination of residential land use with minimal opportunities for soil access, commensurate with what is understood to be the proposed use, as well as public open space for the minor landscaped areas. Criteria for a commercial/industrial setting is also referenced for the assessment for vapour intrusion within the footprint of the proposed basement car park and this is consistent with guidance on the assessment and management of vapour risk.
- The process of validation, including details of the proposed sampling and analysis programme and validation reporting is presented, including required sample data quality control and quality assurance procedures.
- The RAP discusses the environmental management and occupational health and safety (work health safety) controls that will need to be considered during the implementation of the remediation works.
- The requirements for permits and licenced contractors is identified. No specific licences are identified under the *Protection of the Environment Operations Act 1997*, however requirements under that Act and associated waste regulations for material importation and waste disposal are identified.

### Site Auditor Opinion

In general, the RAP referenced above meets the requirements of the guidelines, is practicable and it is my opinion that the site can be made suitable for the proposed use with its implementation.

The site assessments conducted that inform the remediation are sufficiently comprehensive to identify the contamination of soil and the findings of the investigations are consistent with the past land use. Groundwater was not encountered during assessment of the site and evidence of any soil contamination or site history with the potential to impact groundwater conditions at the site have not been identified. The remediation does not include any further assessment or remediation of groundwater, which is appropriate.

It is recommended that the requirement for a Site Audit to be undertaken by a NSW EPA Accredited Site Auditor in relation to the suitability of the site for the proposed land use is made a condition of consent for the development. This will ensure that a Site Audit is completed as a statutory Site Audit under the *Contaminated Land Management Act 1997*, providing independent confirmation that the remediation works are completed as required and that the subsequent validation report is finalised in accordance with the relevant NSW EPA Guidelines, and ensuring that that a Site Audit Statement is issued to Council for notation on the planning certificate as a record of the works.

Thank you for your time regarding this matter and if you require additional information or clarification, please do not hesitate to contact me.

Yours sincerely



James Davis  
**NSW EPA Contaminated Land Site Auditor**  
**Enviroview Pty Ltd**