



JBS&G (50171 - 59272) Rev 1

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UrbanGrowth NSW

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Stage 1 Preliminary Site Assessment Reports

Parramatta North Urban Renewal – Cumberland and Sports and Leisure Precincts

JBS&G Australia Pty Ltd (JBS&G) was engaged by UrbanGrowth NSW (UGNSW) to undertake preliminary environmental site contamination assessments of land parcels at Parramatta and North Parramatta that together comprise the Cumberland Precinct and the North Parramatta Sports and Leisure Precinct within the Parramatta North Urban Renewal site. The site footprint comprises a number of existing properties owned and/or managed by NSW Government entities including the Health Administration Corporation, NSW Land and Housing Corporation, NSW Corrective Services, the Housing Commission of NSW, State Property, the Parramatta Stadium Trust, the Minister for Disability Services and the Parramatta Park Trust, in addition to a parcel owned by the Parramatta Leagues Club Limited.

It is understood that the NSW Government is evaluating potential opportunities for the Cumberland and Sports and Leisure Precincts and as such, a preliminary assessment of potential site contamination is required as part of the opportunities and constraints identification process. The study proposes amendments to the planning framework, including revisions to the development controls that will facilitate a mixed use residential redevelopment of the study area. The proposed amended planning framework will facilitate the lodgement of future development applications for the land within the study area which are anticipated to achieve the following development yields:

Whole Cumberland Precinct:

- Approximately 4 100 dwellings;
- Approximately 28 000 m² GFA of adaptive reuse of retained heritage buildings; and
- Up to 4 000 m² GFA of retail space.

Sports and Leisure Precinct:

- Approximately 34 000 m² GFA of mixed use (likely to predominantly comprise commercial use).

The scope of works completed for both of the assessments included a review of available historical site information and a detailed inspection of the site and immediate surrounds to identify areas of potential concern and contaminants of concern in accordance. Subsequent to these activities, a conceptual site model was developed and documented in preliminary environmental site assessment reports, prepared to address NSW EPA endorsed guidance with respect to the assessment of site contamination.

The two assessment reports which together cover both precincts comprise:

- *Preliminary Environmental Site Assessment North Parramatta Government Lands, Cumberland Precinct.* JBS&G, Rev 1, 26 September 2014.

- *Preliminary Environmental Site Assessment North Parramatta Urban Renewal, Sports & Leisure and Part Cumberland East Precincts. JBS&G, Rev 1, 26 September 2014.*

As documented in the above reports, the assessment activities identified a number of previous site activities that have the potential to have resulted contamination at the site. These include potential impacts associated with:

- historical and current fuel storage and dispensing infrastructure in several portions of the Cumberland Precinct site;
- hazardous building materials formerly or currently located within site structures in portions of the two precincts, including ACM and lead paint;
- potentially impacted fill material and waste products which may have been used to create current site levels, including areas of previously identified asbestos containing material (ACM) impacted fill material in the vicinity of the Parramatta Stadium;
- historical use of portions of the Cumberland Precinct for food production, including market gardens, orchards, vineyards, etc.;
- storage and use of dangerous goods associated with various industrial operations at the site including a public works depot, facilities maintenance, vehicle maintenance, laundry operations and grounds keeping;
- applications of pest control chemicals including OCPs and OPPs during site maintenance activities within recreational open spaces, particularly including the sports ovals and areas adjacent to the river;
- stockpiles of waste materials identified in various portions of the Cumberland Precinct;
- fire damaged buildings within the Cumberland Precinct; and
- potential for migration of contamination onto portions of the site as a result of fuel storage facilities located on adjoining upgradient commercial/industrial sites.

However, with due consideration to the known geological conditions, the scale and historical timing of ground disturbance across the majority of the two Precincts and the absence of broadscale industrial activities in the vicinity of the site, the potential contamination is unlikely to be of such a scale or occurrence that common remediation and/or management techniques could not render the site suitable for the proposed uses. As such, the potential for contamination to occur at the site is considered not to represent a significant barrier to the future development of the site.

It is anticipated that intrusive sampling to target areas of concern in relation to potential contamination as identified in the two Stage 1 assessments will be completed in a staged manner subsequent to development of specific future use scenarios. The assessments will facilitate characterisation of site conditions in the various stages with specific reference to future land use scenarios as per EPA guidance such that conclusions may be drawn with respect to the suitability of the site portions of the proposed use.

Should you have any queries or require further clarification, please feel free to contact the undersigned on 02 8245 0300 or by email jrosner@jbsg.com.au.

Yours sincerely:



Joanne Rosner
Principal Contaminated Land
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Attachments:

- 1) Limitations

Attachment 1 – Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.