



A U S T R A L I A N
GEOTECHNICAL

GEOTECHNICAL & ENVIRONMENTAL SERVICES

PRELIMINARY SITE INVESTIGATION



Prepared For: Architecture Design Studio Pty Ltd
Address: 8 Hoxton Park Road, Liverpool
Job No: AG-173_1
Date: 16-05-17

Australian Geotechnical Pty Ltd

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Executive summary

This executive summary presents a synopsis of the Preliminary Site Investigation (PSI) Assessment for 8 Hoxton Park Road, Liverpool.

The object of the PSI was to ascertain whether the site presents a risk to human health and/or the environment arising from any past/present activities at the site or neighboring properties. The scope of work included a documentary review together with preparation of this report.

A PSI was requested by Architecture Design Studio Pty Ltd to determine the potential for onsite contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation. At the time of the inspection (10th May 2017), the site was used for commercial purposes with associated car parking areas. The site is proposed for use as a mixed-use development comprising of residential and commercial spaces together with basement car parking.

Based on historical information reviewed, the site comprised of vacant land until receiving a residential cottage in the 40s, since then the site was developed in the 70s with a commercial structure constructed in conjunction with concrete/asphaltic concrete cover. Since being developed the land is likely to have been used for commercial purposes (motorcycle sales and hire store).

The potential for the site to be contaminated from on-site sources and off-site sources was considered by Australian Geotechnical Pty Ltd (AG). Based on the findings of our site inspection and site history review actual or potential contamination sources were identified as low in relation to the proposed development for the subject site.

The following areas were identified in the conceptual site model as areas of environmental concern;

-) Potential importation of uncontrolled fill that may contain various contaminants;
-) Car park areas where leaks and spills from cars may have occurred;
-) Building degradation which includes potential lead and asbestos contamination.

Based on the finding of this investigation it is considered that the risk to human health and the environment associated with soil and groundwater contamination is low to moderate in relation to the proposed development for the subject site. The site can be made suitable for the proposed development, subject to the following recommendations

-) Preparation of a Stage 2 (DSI) Environmental Site Assessment.
-) Undertake council, work cover searches and address data gaps.

1.0 INTRODUCTION

1.1 Overview

AG have undertaken a Preliminary Site Investigation with as requested by Architecture Design Studio Pty Ltd at the site; 8 Hoxton Park Road, Liverpool. This report has been prepared to determine assess the suitability of the site for development based on its current condition and the findings of this investigation.

2.0 SCOPE OF WORK

The scope of works for this PSI includes:

-) Review of the physical site setting and site conditions based on a site inspection, including research of the location of pits, spills, patches of discoloured vegetation, etc. (where applicable);
-) Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, EPA notices, council records, anecdotal evidence, site survey and site records on waste management practices;
-) Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/ecological receptors identified; and
-) Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "Guidelines for Consultants Reporting on Contaminated Sites" (2011).

3.0 SITE DESCRIPTION

The subject sites are rectangular, legally defined as Lot 1 (No 8) in Deposited Plan 860799. The site is bounded by Lot 71 DP1004792 to the east and south, Gillespie Street to the west with Hoxton Park Road situated to the north. The site measures approximately 35m along the Hoxton Park Road frontage and up to 47.7m deep, encompassing a total area of approximately 1,682m².

At the time of the site inspection, the following observations were made:

-) A commercial structure occupies the site, constructed mainly of metal cladding, brick and glass;
-) Concrete slabs at the site were generally in good condition with minor cracks and heavy staining noticed;
-) The site is approximately 95% concrete/asphaltic concrete covered;
-) No access was available to the internals of the existing structure;

-) No surface standing water was noticed at the site; and
-) There were no indicators of underground storage tanks within the site.

4.0 SITE GEOLOGY

The 1:100,000 scale Geological Series Map of the Penrith region indicates that the subject site is underlain by Rwm Minchinbury Sandstone of the Wianamatta Group and generally comprises of *fine to medium grained quartz lithic sandstone*

5.0 SITE HISTORY

In order to ascertain the site history, a documentary review of past and present land use at the subject site and the surrounding area has been undertaken as follows:

5.1 Previous Land Use and Review of Historical Photographs

Aerial Photographs were obtained by this office from the NSW Department of Lands Office. The aerial photographs were reviewed to assess the likely past uses of the site with the findings summarised below;

1947 - A small cottage can be seen at the northern side of the site, Gillespie Street to the east and Hoxton park Road to the north have been formed. The surrounding area is generally being utilised for residential purposes.

1960s – No changes to the site. However, the site appears to be utilised as a vehicle storage area.

1970s – The current structure appears to have been constructed. Significant development has occurred around the subject site. Residential dwellings can still be seen south of the structure.

1980s – No significant changes

Current – Significantly more development has occurred around the subject site. The structure appears to have been extended to the south.

5.2 Historic land titles

A review of historical documents held at the NSW Department of Lands offices was conducted by AG to identify the current and previous land owners, and potential land uses. The results of the title searches are summarised below;

Table 1 – Land Title Transactions Lot 1 (No 8) in Deposited Plan 860799

Date of acquisition and held term	Registered proprietor(s) & occupations where available	Title Reference
2013-Current	ZHC Investments Pty Ltd	AH567986
2013	Grattack Pty Ltd	Not available
1988	Highside Motorcycles	X484883
1984-1988	Beaconril Developments Pty Ltd	Volume 15268 Folio 152

5.3 Search of Contaminated Land Management Register (NSW EPA)

A summary of the Liverpool area can be found. No notices have been issued to the subject site. Furthermore, the listed sites on the register are situated at such a distance (greater than 200m), that they are not believed to have provided a potential contamination risk to the subject property.

5.4 Search of Protection of the Environment Operations Public Register (POEO) of Licensed and Delicensed Premises

A search of the POEO public register of licensed and delicensed premises (DECC) indicated that no licensed or delicensed premises were located within the immediate surrounding area of the site (within 200m).

5.5 Work Cover NSW Records

At the time of reporting, this office had not been given authorisation to request a search of the Stored Chemical Information Database (SCID) for licenses to keep dangerous goods at the site from Work Cover NSW.

5.6 Product Spill & Loss History

No external information was provided for any product spill and loss. However, based on the site inspection, minor signs of chemical staining were observed.

5.7 Section 149 Certificates

At the time of reporting, this office could not access The Planning Certificate – Section 149 of the Environmental Planning & Assessment Act 1979.

6.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

A site investigation was conducted on 10th May 2017. The field observations are summarized in table 2 below:

Table 2 – Summary of Field Observations

Parameter	Observation
Visible observations on soil contamination	Small areas of staining within the car parking area was observed. No odours were documented.
Presence of drums, fill or waste materials	None observed. No visible indicators of underground fuel tanks (bowzers or venting pipes).
Presence of fill	Some fill was evident across the site. (Behind retaining walls)
Flood potential	Not evident
Relevant sensitive environments	Not evident

7.0 AREAS OF ENVIRONMENTAL CONCERN

Based on historical information reviewed, the site comprised of vacant land until receiving a residential cottage in the 40s, since then the site was developed in the 70s with a commercial structure constructed in conjunction with concrete/asphaltic concrete cover. Since being developed the land is likely to have been used for commercial purposes (motorcycle sales and hire store).

The potential for the site to be contaminated from on-site sources and off-site sources was considered by AG. Based on the findings of our site inspection and site history review actual or potential contamination sources were identified as low to medium. Based on the site inspection, site history, previous reporting and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoCs) for the site were identified. These are summarised in the conceptual site model in table 3 below;

Table 3 – Summary of Conceptual Site Model (CSM)

Potential AEC	Potentially contaminating activity	Affected Media	Exposure Pathway	Receptors	Potential CoCs	Comments
Entire site	Importation of fill material from unknown origin (behind retaining walls)	Soil and Groundwater	Direct Human Contact, Inhalation of Dust, ingestion of Groundwater	Human and Ecological	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Asbestos	Based on observations and site topography, the presence of imported fill material is likely to be minimal

Car parking areas	Leaks from vehicles in car parking areas.	Soil and Groundwater	Direct Human Contact, Inhalation of Dust, ingestion of Groundwater	Human and Ecological	Metals, TPH, BTEX, PAH, Phenols	The car park area was sealed; however, leaks from vehicles are likely to migrate directly into soil materials.
Around the existing structures	Building degradation	Soil and Groundwater	Direct Human Contact, Inhalation of Dust, ingestion of Groundwater	Human and Ecological	Heavy metals & Asbestos	Around the existing structures

8.0 DATA GAPS

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

-) The presence and thickness of imported fill material, if any;
-) Confirmation if contamination has occurred from current and historical site activities.
-) The presence and quality of groundwater is currently unknown and may be impacted by contaminated fill, leaks from vehicles and degradation of building structures; and
-) Undertake Council and WorkCover NSW searches.
-) Carry out inspection inside the existing structure to confirm conceptual site model.

9.0 CONCLUSION AND RECOMMENDATIONS

Based on the finding of this investigation it is considered that the risk to human health and the environment associated with soil and groundwater contamination is low to moderate in relation to the proposed development for the subject site. The site can be made suitable for the proposed development, subject to the following recommendations.

-) Preparation of a Stage 2 (DSI) Environmental Site Assessment.
-) Undertake council, work cover searches and address data gaps.

Should you have any queries, please do not hesitate to contact the undersigned.

For and on behalf of
Australian Geotechnical Pty Ltd

A handwritten signature in dark ink, appearing to be 'N. Smith', with a long horizontal stroke extending to the right.

N. Smith
Principal

References

Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites. NSW Environment Protection Authority (EPA) 2000.

Contaminated Sites – Sampling Design Guidelines. NSW Environment Protection Authority (EPA) 1995

National Environment Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013.

The 1:100,000 scale Geological Series Map of the Penrith

NSW EPA “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997” (2009). NSW Environment Protection Authority, Sydney;

ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra;

NSW DEC, “Guidelines for the Assessment and Management of Groundwater Contamination” (March 2007);

APPENDIX A

SUPPORTING DOCUMENTATION







A U S T R A L I A N
G E O T E C H N I C A L

1970s

8 Hoxton Park Road, Liverpool



A U S T R A L I A N
G E O T E C H N I C A L

1980s

8 Hoxton Park Road, Liverpool



A U S T R A L I A N
G E O T E C H N I C A L

Current Image

8 Hoxton Park Road, Liverpool

Historical Search

12/05/2017 04:34 PM

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

12/5/2017 4:34PM

FOLIO: 1/860799

First Title(s): OLD SYSTEM

Prior Title(s): A/157558 VOL 15268 FOL 152

Recorded	Number	Type of Instrument	C.T. Issue
18/7/1996	DP860799	DEPOSITED PLAN	FOLIO CREATED
		EDITION 1	
21/2/2013	AH567986	TRANSFER	
21/2/2013	AH567987	MORTGAGE	EDITION 2
31/8/2016	AK717605	DISCHARGE OF MORTGAGE	
31/8/2016	AK717606	MORTGAGE	EDITION 3

*** END OF SEARCH ***

liverpool

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Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: OneGroup Legal Pty Limited

TRANSFER

New South Wales
Real Property Act 1900



AH567986F

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar by this form for the establishment and maintenance of the Real Property Act register. Section 31B of the RP Act provides that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue NSW Treasury	
Client No: 109163208	2751
Duty: \$10	Trans No: 6996727
Asst details:	

(A) TORRENS TITLE

1/860799

(B) LODGED BY

Document
Collection
Box
49R

Name, Address or DX, Telephone, and Customer Account Number if any
LLPN: 126043B
C/- SAI GLOBAL Property
DX 885 SYDNEY
02 9210 0700

CODES

T
TW

Reference: 28907868 - ZHC INVESTMENTS

(C) TRANSFEROR

Grattack Pty Limited ACN 003 861 023

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$1,500,000.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

ZHC Investments Pty Limited ACN 161 211 721

(I)

TENANCY:

DATE

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Grattack Pty Limited ACN 003 861 023

Authority: section 127 of the Corporations Act 2001

"see annexure A"

Signature of authorised person:

Name of authorised person:

Office held: Director

Signature of authorised person:

Name of authorised person:

Office held: Director

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: Karen Watson

Signatory's capacity: Licensed Conveyancer

(K)

The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. 376314

Full name: Karen Watson

Signature:

Annexure to Transfer

Transferor: Grattack Pty Limited ACN 003 861 023

Transferee: ZHC Investments Pty Limited ACN 161 211 721

Dated:

Certified correct for the purposes of the Real
Property Act 1900 and executed on behalf of the
corporation named below by the authorised
person(s) whose signature(s) appear(s) below
pursuant to the authority specified.

Corporation: **GRATTACK PTY LIMITED ACN 003 861 023**
Authority: Section 127 of the Corporations Act 2001



Signature of authorised person

Koji Ozawa

Print Name of authorised person

Director
Office held



Signature of authorised person

Yoshio Hidaka

Print Name of authorised person

Director
Office held

NEW SOUTH WALES



CATE OF TITLE

PROPERTY ACT, 1900



15268152

First Title Old System

Prior Title CA 831



Vol. 15268 Fol. 152

EDITION
ISSUED 8 10 1984

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

CANCELLED

[Signature]

Registrar General.



SEE ADJ. FOLIO

LAND REFERRED TO

Lots 1 and 2 in Deposited Plan 115830 at Liverpool in the City of Liverpool Parish of St. Luke County of Cumberland.

FIRST SCHEDULE

~~BEACONRIL DEVELOPMENTS PTY LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. QUALIFIED TITLE. Caution pursuant to Section 28J of the Real Property Act, 1900.
3. LIMITED TITLE. Limitation pursuant to Section 28T(4) of the Real Property Act, 1900.
The boundaries of the land comprised herein have not been investigated by the Registrar General.
4. ~~Book 3404 No 453 Mortgage to Government Insurance Office of New South Wales. Discharged V737051.~~
5. ~~Book 3600 No 78 Mortgage to National Commercial Banking Corporation of Australia Limited. X484882.~~

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
(Page 1) Vol. 15268 Fol. 152

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

FIRST SCHEDULE (continued)	
REGISTERED PROPRIETOR	Highside Motorcycles Pty. Limited by Transfer X484883. Registered 15-4-1988
SEE AUTO FOLIO	
CANCELLED	

SECOND SCHEDULE (continued)	
PARTICULARS	<p>Highside Lease to Highside Motorcycles Pty. Limited of premises being the premises shown in plan attached in plan with schedule X412259 Lease to Hurricane Hire Pty. Ltd. of warehouse premises shown hatched in plan with X412259 Expires 31-1-1990. Option of renewal for 3 years. Registered 9-3-1988.</p> <p>X484884 Mortgage to Mercantile Mutual Finance Corporation Limited. Registered 15-4-1988</p> <p>X412259 Caveat by Bridge Wholesale Acceptance Corporation (Australia) Limited Registered 8-8-1989</p> <p>X494884 Mortgage Z 777366 Variation. Registered 2-8-1991.</p> <p>X4540064 Caveat. Z 777366 Variation. Caveat cancelled 2-8-1991</p>
REGISTRAR GENERAL CANCELLATION	X412259 Y401709

NOTATIONS AND UNREGISTERED DEALINGS

W56141 L.P. (Open)	X432581 (Registered 20-12-81)	X412259 L A	X484884 - 831 - 844	Y401709 SC R	Y400664 X L Z 777366 VM
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NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Contaminated land

+ [Management of contaminated land](#)

+ [Consultants and site auditor scheme](#)

+ [Underground petroleum storage systems](#)

[Guidelines under the CLM Act](#)

[NEPM amendment](#)

+ [Further guidance](#)

– [Record of notices](#)

[About the record](#)

[Search the record](#)

[Search tips](#)

[Disclaimer](#)

[List of NSW contaminated sites notified to EPA](#)

[Frequently asked questions](#)

[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: Suburb: LIVERPOOL

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

[Search Again](#)

[Refine Search](#)

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

Environment protection licences

+ Licensing under the POEO Act

Guide to licensing

eConnect EPA

Licence forms

Licence fees

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

– POEO Public Register

Terms of use: POEO public
register

Search for licences,
applications and notices

Search for penalty notices

Search for prosecutions and

[Home](#) > [Environment protection licences](#) > [POEO Public Register](#) > [Search for licences,
applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - LIVERPOOL

returned 19 results

[Export to excel](#)

1 of 1 Pages

[Sea](#)

Number	Name	Location	Type	Status	Iss
3096	AMOCO CHEMICALS PTY. LIMITED	28-34 ORANGE GROVE ROAD, LIVERPOOL, NSW 2170	POEO licence	Surrendered	14
1003989	AMOCO CHEMICALS PTY. LIMITED	28-34 ORANGE GROVE ROAD, LIVERPOOL, NSW 2170	s.58 Licence Variation	Issued	20
12233	BAE SYSTEMS AUSTRALIA LOGISTICS PTY LTD	Moorebank Road, LIVERPOOL, NSW 2170	POEO licence	Surrendered	11
12839	HEALTHSCOPE LIMITED	40 Bigge St, LIVERPOOL, NSW 2170	POEO licence	No longer in	15

APPENDIX B

IMAGES



A U S T R A L I A N
G E O T E C H N I C A L

Images

8 Hoxton Park Rd, Liverpool