Appendix 3 – Preliminary Contamination and Groundwater Assessment Report – 16-20 Princess Street



LETTER REPORT

TO

BRIGHTON AUSTRALIA

ON

PRELIMINARY CONTAMINATION & GROUNDWATER ASSESSMENT

FOR

PLANNING PROPOSAL

AT

16-20 PRINCESS STREET, BRIGHTON-LE-SANDS NSW

Job No: MPG 2038

Report No: ENV AA

Our Ref No: 507

Postal Address: 1/78 Owen Street

Glendenning NSW 2761

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ABN: 44 106 976 738

Job No: MPG 2038 Report No: ENV AA

Our Ref: 507

Brighton Australia 65 The Grand Parade Brighton Le Sands NSW 2216

Attention: Mr Alex Scionti

Preliminary Contamination & Groundwater Assessment 16-20 Princess Street, Brighton-Le-Sands NSW

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All enquiries regarding this project are to be directed to the undersigned.

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C.S.T.S.

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1 Introduction

Compaction & Soil Testing Services Pty Ltd (CSTS) was engaged to undertake a limited desktop study of the properties known as 16-20 Princess Street, Brighton-Le-Sands NSW, hereinafter referred to as 'the Site'.

2 Objective

The objective of the assessment was to provide a preliminary indication of the potential for soil contamination to be present within the site, approximate depth to groundwater and general advice regarding dewatering the site for the excavation of basement levels.

3 Scope of Works

In order to achieve the objectives, consultants from CSTS undertook the following scope of works:

- Review of readily available historic and current aerial photography,
- > Review of readily available geology and acid sulfate soil risk maps,
- Review of readily available groundwater information held within the National Resource Atlas,
- Review of Contaminated Land Register and sites notified to the NSW EPA,
- Conduct non-intrusive site inspection.

4 Site Information

The site is rectangular in shape, and covers an area of approximately 1,000m² and is bound by Princess Street to the North, an access lane to the South, existing apartment block to the west and an apartment block under construction to the east. The site has an overall gentle slope (1.5°) from a high point (Approx 12.9m AHD) in the North-east to a low point (Approx 11.8m AHD) in the South-west.

The site is currently occupied by a brick duplex, and a second brick duplex, though the eastern half of the second duplex (14 Princess Street) has been demolished. The buildings appear to be relatively well maintained, though slightly overgrown. The easternmost building (No.: 16) appears to contain a Site Office in the rear of the property, whilst the building has been taped off to prevent access. Based on the appearance of the existing buildings, the site has been used for residential purposes for a long period of time, with the buildings appearing consistent with the 1943 aerial image.

5 Potential Contamination

5.1 Aerial Imagery Review

5.1.1 Aerial Photograph 1943

The site and immediately surrounding area appears to contain duplex dwellings. Princess Street and an access laneway are present to the North and South respectively. A large tall building (possibly factory or office building), approximately 50m South-east of the site is observed. The general area appears to consist of residential properties.

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5.1.2 Aerial Photograph 2014

The site appears relatively unchanged since the 1943 imagery. The neighbouring properties have been redeveloped into apartments, with the property immediately east in the process of development. The general area appears to have undergone significant redevelopment into high-rise residential properties with commercial developments included. A large hotel (Novotel) is observed approximately 80m east of the site.

5.2 Regulatory Notices Search

A search of the Contaminated Land Register for Notices issued under the *CLM Act* 1997 did not return any results regarding this site. The site is also not included in the *List of NSW contaminated sites notified to the EPA*. The nearest notified site is a service station approximately 285m North-east of the site. The service station has previously been regulated, though the contamination within the service station (and area of impact) is not considered significant enough to warrant regulatory intervention.

6 Soil

6.1 Geology

Reference to the Sydney 1:100,000 Geological Sheet 9130 (Herbert C, 1983) indicates the general area of the site is underlain by coarse quartz sand with varying amounts of shell fragments. This is confirmed by reviewing the driller's logs for the groundwater bores in Section 7.1. The driller's logs identified the area as underlain by unconsolidated sands.

6.2 Acid Sulfate Soil Risk

CSTS has reviewed the NSW DLWC (1997) *Botany Bay – Acid Sulfate Soil Risk Map – Edition Two* to determine the potential for Acid Sulfate Soils. Based on this review, the site is within an area of low probability of encountering Acid Sulfate Soils at depths greater than 3m bgl. The general area (Brighton-Le-Sands) has been identified as Aeolian Sand-plains with elevations in excess of 4m AHD.

7 Groundwater

7.1 Groundwater Condition

Information pertaining to groundwater condition was determined by review of information held within the National Resource Atlas. Four (4) groundwater bores were reviewed. From the centre of the site, the bores were located approximately 150m North-east (GW106899), 100m North (GW107350), 140m West (GW105629) and 190m South-west (GW110845) of the site. Groundwater was encountered at 6.10m bgl, 5.80m bgl, 4.27m bgl and 5.49m bgl respectively. Based on the available information, groundwater within the site is expected to be encountered approximately 4-6m bgl.

7.2 Dewatering

Based on the predicted groundwater levels, CSTS is of the opinion that dewatering of groundwater for excavation will be required. Depending on the excavation and construction method, a possible method of dewatering could include the installation of 'sheet piles' to act as a cut-off wall. Spears would then be placed within the excavation and progressively dewatered during excavation, to minimise the potential for oxidisation of acid sulfate soils, if encountered. The extracted water could then be reinjected beyond the cut-off walls. Treatment of the water may be required prior to reinjection.

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CSTS notes that approval from the NSW Office of Water may be required and should be contacted for further information.

Due to the predicted groundwater levels, the basement construction will likely be required to be 'Tanked' to eliminate the requirement for continued, permanent dewatering processes.

8 Conclusions

- The site has remained generally unchanged since 1947, and has been used for residential purposes,
- > The site appears to have low potential for significant soil contamination to be present,
- Deep excavations within the site may encounter Acid Sulfate Soils,
- Groundwater will likely be encountered during excavation and require a dewatering management plan to be prepared.

9 Limitations

CSTS has relied on information provided and produced by others. CSTS has made no effort to substantiate the information provided or used and accepts no responsibility for the accuracy of the information.

CSTS has only conducted a non-intrusive assessment of the site. The site inspection was conducted from the site boundary only. Factors that may influence the report may not have been observable from the site boundary. Should conditions within the site vary from the expected, this office should be contacted immediately. The conclusions of this report may vary depending on additional information which may become available.

This report has been prepared for an expressed purpose and for the express use of Morris Property Group and any third party they deem necessary. Reliance upon information held within this report by others is done so at own risk. This report has not been prepared in accordance with NSW OEH *Guidelines for Consultants Reporting on Contaminated Sites 2011*, and has been prepared only to assess the potential risks based on readily available information. CSTS makes no warranties, implied or otherwise, regarding the accuracy of information used within this report.

Should you have any further queries regarding this report, please do not hesitate to contact our office.

10 Attachments

- 1943 Aerial Photograph
- 2014 Aerial Photograph
- Groundwater Bore Summary Reports



Compaction and Soil Testing Services Pty Ltd

Notes: This drawing has been produced using a base plan provided by o which additional information e.g.: density test, DCP and Test Pit locations notes have been added. Some or all the information shown on the plan mbe relevant at the time of producing this drawing.

1943 Aerial Photograph 16-20 Princess Street Brighton-Le-Sands, NSW

Issued No.1.1

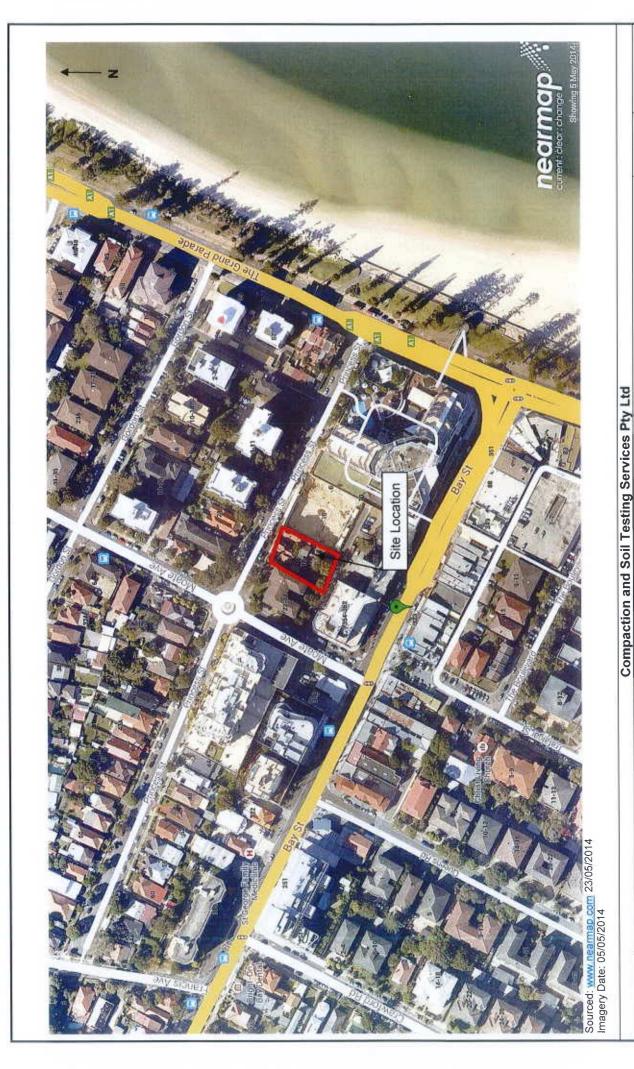
Drawing No: Job No.

Issued By:PC MPG 2038

ENVAA 001

01/06/2010

Form No.WS 014



Notes: This drawing has been produced using a base plan provided by othe which additional information e.g.: density test, DCP and Test Pit locations or notes have been added. Some or all the information shown on the plan may be relevant at the time of producing this drawing.

Form No.WS 014

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ENVAA 002 Drawing No: Job No:

2014 Aerial Photograph 16-20 Princess Street Brighton-Le-Sands, NSW

Issued No.1.1

MPG 2038

Issued By:PC

Groundwater Works Summary

For information on the meaning of fields please see <u>Glossary</u> Document Generated on Friday, May 23, 2014

Print Report

Works Details Site Details Form A Licensed Construction Water Bearing Zones Drillers Log

Work Requested -- GW105629

Works Details (top)

GROUNDWATER NUMBER GW105629 **LIC-NUM** 10WA113397 **AUTHORISED-PURPOSES** DOMESTIC

INTENDED-PURPOSES DOMESTIC

WORK-TYPE Spear

WORK-STATUS Supply Obtained

CONSTRUCTION-METHOD Jetted - Water
OWNER-TYPE Private

COMMENCE-DATE

COMPLETION-DATE 2003-11-19 FINAL-DEPTH (metres) 7.93

DRILLED-DEPTH (metres) 7.93

CONTRACTOR-NAME DRILLER-NAME

PROPERTY BUNYAN

GWMA -GW-ZONE -

STANDING-WATER-LEVEL 4.27

SALINITY

YIELD 1.50

Site Details (top)

REGION 10 - SYDNEY SOUTH COAST

RIVER-BASIN 213 - SYDNEY COAST - GEORGES RIVER

AREA-DISTRICT

 CMA-MAP
 9130-3S

 GRID-ZONE
 56/1

 SCALE
 1:25,000

ELEVATION

ELEVATION-SOURCE (Unknown)
NORTHING 6240848.00
EASTING 329353.00

LATITUDE 33 57' 33" **LONGITUDE** 151 9' 11"

GS-MAP

AMG-ZONE 5

COORD-SOURCE GIS - Geographic Information System

REMARK

Form-A (top)

COUNTY CUMBERLAND

PARISH

ST GEORGE

PORTION-LOT-DP 70//6770

Licensed (top)

COUNTY

CUMBERLAND

PARISH

ST GEORGE

PORTION-LOT-DP 70 6770

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter; ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)		ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	7.93	100			Jetted - Water
1	1	Casing	Stainless Steel	0.00	6.93	42	38		Glued
1	1	Opening	Screen	6.93	7.93	42	38		Stainless Steel; (Unknown); SL: 60mm; (Unknown)

Water Bearing Zones (top)

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L	YIELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
4.27	7.93	3.66		4.27		1.00			

Drillers Log (top)

FROM TO THICKNESS DESC

GEO-MATERIAL COMMENT

0.00

7.93 7.93

sand, unconsolidated with sea shells

Groundwater Works Summary

For information on the meaning of fields please see Glossary Document Generated on Friday, May 23, 2014

Print Report

Works Details Site Details Form A Licensed Construction Water Bearing Zones Drillers Log

Work Requested -- GW106899

Works Details (top)

GROUNDWATER NUMBERGW106899LIC-NUM10WA113717AUTHORISED-PURPOSESDOMESTICINTENDED-PURPOSESDOMESTIC

WORK-TYPE Spear

WORK-STATUS Supply Obtained
CONSTRUCTION-METHOD Jetted - Water
OWNER-TYPE Private

COMMENCE-DATE

COMPLETION-DATE 2005-11-22
FINAL-DEPTH (metres) 9.46
DRILLED-DEPTH (metres) 9.46

CONTRACTOR-NAME DRILLER-NAME

PROPERTY STRATA PLAN 13286

GWMA - GW-ZONE - STANDING-WATER-LEVEL 6.10

SALINITY

YIELD 1.00

Site Details (top)

REGION 10 - SYDNEY SOUTH COAST

RIVER-BASIN 213 - SYDNEY COAST - GEORGES RIVER

AREA-DISTRICT

CMA-MAP 9130-3S **GRID-ZONE** 56/1 **SCALE** 1:25,000

ELEVATION

ELEVATION-SOURCE

 NORTHING
 6240861.00

 EASTING
 329673.00

 LATITUDE
 33 57' 32"

 LONGITUDE
 151 9' 24"

GS-MAP

AMG-ZONE 50

COORD-SOURCE GIS - Geographic Information System

REMARK

Form-A (top)

COUNTY

CUMBERLAND

PARISH

ST GEORGE

PORTION-LOT-DP SP 13286

Licensed (top)

COUNTY

CUMBERLAND

PARISH

ST GEORGE

PORTION-LOT-DP 13286

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter; ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)		OD (mm)	ID (mm)	INTERVAL	DETAIL
I.		Hole	Hole	0.00	9.46	100			Jetted - Water
1	1	Casing	PVC Class 9	0.00	8.46	100	100		Glued
1	1	Opening	Screen	8.46	9.46	50			Stainless Steel; A: 01mm; Screwed

Water Bearing Zones (top)

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L YI	IELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
6.10	9.46	3.36		6.10	1.0	00			Good

Drillers Log (top)

FROM	TO	THICKNESS	DESC

GEO-MATERIAL COMMENT

0.00 9.46 9.46

Sand, unconsolidated

Groundwater Works Summary

For information on the meaning of fields please see Glossary Document Generated on Friday, May 23, 2014

Print Report

Works Details Site Details Form A Licensed Construction Water Bearing Zones Drillers Log

Work Requested -- GW107350

Works Details (top)

GROUNDWATER NUMBER GW107350

10WA113918 LIC-NUM

DOMESTIC **AUTHORISED-PURPOSES**

DOMESTIC INTENDED-PURPOSES

WORK-TYPE

Spear

WORK-STATUS Supply Obtained

CONSTRUCTION-METHOD Jetted - Water

OWNER-TYPE

Private

COMMENCE-DATE

COMPLETION-DATE

2005-09-24

FINAL-DEPTH (metres) 9.46

DRILLED-DEPTH (metres)

9.46

CONTRACTOR-NAME

DRILLER-NAME

PROPERTY

STRATA PLAN 447

GWMA

GW-ZONE

STANDING-WATER-LEVEL 5.80

SALINITY

YIELD

1.00

Site Details (top)

REGION

10 - SYDNEY SOUTH COAST

RIVER-BASIN

213 - SYDNEY COAST - GEORGES RIVER

AREA-DISTRICT

CMA-MAP

9130-3S

GRID-ZONE

56/1

SCALE

1:25,000

ELEVATION

ELEVATION-SOURCE

NORTHING

6240889.00

EASTING

329606.00

LATITUDE

33 57' 31"

LONGITUDE

151 9' 21"

GS-MAP

AMG-ZONE

56

COORD-SOURCE

GIS - Geographic Information System

REMARK

Form-A (top)

COUNTY

CUMBERLAND

PARISH

ST GEORGE

PORTION-LOT-DP SP447

Licensed (top)

COUNTY

CUMBERLAND

PARISH

ST GEORGE

PORTION-LOT-DP 447

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter; ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)			ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	9.46	100			Jetted - Water
1	E	Casing	PVC Class 12	0.00	8.85	42			Glued
1	I	Opening	Screen	8.85	9.45	50			Stainless Steel; A: 01mm; Screwed

Water Bearing Zones (top)

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L	YIELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
5.80	9.46	3.66		5.80		1.00			Good

Drillers Log (top)

FROM TO THICKNESS DESC

GEO-MATERIAL COMMENT

0.00

9.46 9.46

Sand, unconsolidated

HOUHANDE WOLKS SHITTING

Groundwater Works Summary

For information on the meaning of fields please see Glossary Document Generated on Friday, May 23, 2014

Print Report

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Works Details Site Details Form A Licensed Construction Water Bearing Zones Drillers Log

Work Requested -- GW110845

Works Details (top)

GROUNDWATER NUMBER GW110845

10WA114294 LIC-NUM

AUTHORISED-PURPOSES DOMESTIC

DOMESTIC INTENDED-PURPOSES

WORK-TYPE Spear

WORK-STATUS

CONSTRUCTION-METHOD Jetted - Water

OWNER-TYPE

Private

COMMENCE-DATE

COMPLETION-DATE

2006-11-06

FINAL-DEPTH (metres) 8.54

DRILLED-DEPTH (metres)

CONTRACTOR-NAME

DRILLER-NAME **PROPERTY**

STRATA PLAN 45176

GWMA

GW-ZONE

STANDING-WATER-LEVEL 5.49

SALINITY

1.00 YIELD

Site Details (top)

REGION

10 - SYDNEY SOUTH COAST

RIVER-BASIN

AREA-DISTRICT

CMA-MAP

GRID-ZONE

SCALE

ELEVATION

ELEVATION-SOURCE

NORTHING

6240643.00

EASTING

329387.00

LATITUDE

33 57' 39" 151 9' 12"

LONGITUDE **GS-MAP**

56

AMG-ZONE

COORD-SOURCE

REMARK

Form-A (top)

COUNTY

CUMBERLAND

PARISH

ST GEORGE

PORTION-LOT-DP //45176

Licensed (top)

COUNTY

CUMBERLAND

PARISH

ST GEORGE

PORTION-LOT-DP 1 45176

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter; ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	8.54	100			Jetted - Water
1	1	Casing	PVC Class 9	0.00	7.63	100			Glued
1	į.	Opening	Screen	0.00	0.00	50			Stainless Steel; A: 01mm; Screwed

Water Bearing Zones (top)

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L D-L	-L YIELD	TEST-HOLE-DEPTH (metres)	DURATION SALINITY
5.49	8.54	3.05		5.49	1.00		Good

Drillers Log (top)

FROM TO THICKNE	SS DESC
-----------------	---------

GEO-MATERIAL COMMENT

0.00 8.54 8.54

UNCONSOLIDATED ALL SAND