

## Attachment 1 - Preliminary Site Investigation report

# Preliminary Site Investigation

## **Site Name and Address**

6-12 Dumaesq Street, Campbelltown, NSW, 2560  
Lot 1-11 SP 63212

## **Report Number**

PSI-2560

## **Date**

14.11.18

**PROJECT DETAILS****Business Name:**

NEO Consulting Pty Ltd

**Project Number:** PSI-2560**Project Title:**

Preliminary Site Investigation

6-12 Dumaresq Street,

Campbelltown, NSW, 2560

**Report Completed for**

XTS Group Pty Ltd

Terry Bassal

**Report Completed by**

NEO Consulting Pty Ltd

ABN: 26 615 633 988

PO Box 279 Riverstone

NSW 2765

e: [admin@neoconsulting.com.au](mailto:admin@neoconsulting.com.au)**Written By**

Shahid Javed

*Environmental Engineer***Reviewed By**

Nick Caltabiano

*Project Manager***Review Date:** 14<sup>th</sup> November 2018**File Name:** PSI-2560**Report Status:** FINAL**Document Details**

|                            |  |                        |          |
|----------------------------|--|------------------------|----------|
| <b>Project Number</b>      | <b>PSI-2560</b>                                      | <b>Document Number</b> | <b>1</b> |
| <b>Document Title</b>      | <b>Preliminary Site Investigation</b>                |                        |          |
| <b>Site Address</b>        | <b>6-12 Dumaresq Street, Campbelltown, NSW, 2560</b> |                        |          |
| <b>Report Prepared for</b> | <b>XTS Group Pty Ltd</b>                             |                        |          |
| <b>File Name</b>           | <b>PSI-2560</b>                                      |                        |          |

**Document status and review**

|                 |                     |                        |                   |
|-----------------|---------------------|------------------------|-------------------|
| <b>Revision</b> | <b>Prepared by</b>  | <b>Reviewed by</b>     | <b>Date issue</b> |
| <b>Draft</b>    | <b>Shahid Javed</b> | <b>Nick Caltabiano</b> | <b>07.11.18</b>   |
| <b>Draft</b>    | <b>Shahid Javed</b> | <b>Nick Caltabiano</b> | <b>14.11.18</b>   |
|                 |                     |                        |                   |

## 1.0 INTRODUCTION & SITE IDENTIFICATION

This report presents the results of a combined Preliminary Site Investigation (PSI) undertaken by NEO Consulting Pty Ltd (NEO) at the Site. This report was commissioned by Terry Bassal from XTS Group Pty Ltd to address potential onsite contamination identified and has been undertaken in accordance with clause 7 of the State Environmental Planning Policy No 55 – Remediation of Land. The Site comprises of many individual lots (at the time of reporting).

The locality of the Site is presented in Figure 1 and a detailed layout of the Site and its features is included in Figure 2 within Appendix A. The individual registered lot is graphically shown below (image source: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au)) boundaries shown are approximate:

The footprint area of investigation is approximately 1,277m<sup>2</sup>. The Site is described as being generally rectangular in shape and has a street frontage to Dumaresq Street (western boundary). Taken from a central location within the property, the Site has the following geographical coordinates (as measured on the NSW Department of Lands): 34°04'01.0" S, 150°48'45.1" E.



### 1.1 Objectives

The objective of this investigation was to assess for the likelihood of contamination to exist on the Site based on a preliminary investigation.

### 1.2 Scope of Works

To achieve the objectives, NEO undertook the following scope of works;

- review of available geology, hydrogeology and topographical maps;
- review of historical aerial photographs;
- land title ownership record searches;
- NSW OEH contaminated land register search
- NSW Department of Primary Industries, Office of Water registered groundwater bore search (500m radius of the Site);
- Site inspection and walkover to observe current Site conditions and surrounding land uses;
- Review proposed; plans and future land use.
- Interpretation of data and reporting;
- Undertake entire report in accordance with clause 7 of the State Environmental Planning Policy No 55 – Remediation of Land



## **2.0 REGIONAL GROUND SETTING**

### **2.1 Regional Geology**

The 1:100,000 Wollongong Port Hacking Geological Series Sheet 9029-9129 (Geological Survey of New South Wales, Edition 1, 1985) indicates that the Site locality is underlain by Middle Triassic Ashfield Shale. Channel and flood plain alluvium; gravel, sand, silt, clay; may be locally calcreted.

### **2.2 Regional Topography and Drainage**

A review of nearby surface water bodies and the surrounding topography indicates that surface water run-off will likely flow north; parallel to Dumaresq Street. Intermediate and local flow systems in Cainozoic volcanics or Mesozoic sediments.

### **2.3 Regional Hydrogeology**

A search for registered groundwater monitoring bores within a 500m radius of the Site was undertaken using the NSW Office of Water Groundwater Bore map data on the 7<sup>th</sup> November 2018.

No registered or discontinued groundwater monitoring bores were identified during the search within a 500m radius of the site. NEO did identify 4 registered bores within 650m North East of the site a review of the Drillers notes found that silty clay was reached after fill from a depth between 0.6-3.50m and Shale between 3.5-9m.

### **2.4 Acid Sulfate Soils**

The NSW eSpade Acid Sulfate Soil Risk Map indicates that the Site is located in an area of no known occurrence of acid sulfate soil (ASS) materials and that land management activities are not likely to be affected by ASS materials.

### **2.5 NSW EPA Sensitive Map search**

A review of the site address with the NSW EPA Sensitive maps. The site is not located within a sensitive zone.

## **3.0 SITE HISTORY**

### **3.1 Land Titles**

A search of historical land title ownership records search was carried out for the site with original subdivision paperwork found in Appendix B.

### **3.2 NSW Office of Environment and Heritage Contaminated Land Record**

NEO conducted a search NSW Office of Environment (OE) contaminated land record information on the 7<sup>th</sup> November 2018. The search did not identify any contaminated land records for the Site or properties located adjacent to the Site.

## **4.0 SITE WALKOVER**

A Site walkover was conducted on the 5<sup>th</sup> of November 2018 by an Environmental Engineer of NEO Consulting. At the time of the walkover, the weather was cloudy but warm. A two-storey complex with Gymnasium and Squash Centre on top floor and small business shops either side of entrance/arcade walkway at street level. Adjoining property to the south is Australia Post. The Arcade is situated in a commercial area of Campbelltown amongst the busy shopping area and railway transport to the north across Hurley Street. Observations made during the walkovers are presented in Sections 4.1 to 4.12.

#### 4.1 Site Comments & Anecdotal Information

Observations made at the time of the walkovers are presented below:

- The entire site is comprised of a building structure;

#### 4.2 Site Activities

At the time of the inspection the building was occupied by various Commercial and Retail businesses.

#### 4.3 Chemical Spills and Losses

No evidence of significant chemical spills, losses or staining was observed across the Site. No anecdotal information or historical information regarding historical spills at the Site was revealed.

#### 4.4 Underground and Aboveground Storage Tanks

No above ground or underground storage tanks were observed at the property, historic or active. During the inspection, NEO did not observe any structures suggesting their former installation at the site. Further the presence for storage is unlikely based on historical information and interpreted land uses.

#### 4.5 Phytotoxicity

There was no evidence of phytotoxic impact (e.g. stress or dieback) as there is no vegetation on Site.

#### 4.6 Complaint & Incident History

NEO is not aware of any complaints or environmental incidents at the Site.

#### 4.7 Surrounding Land Use

During the Site walkover, it was observed that the general land use surrounding the Site is retail/commercial.

| Boundary | Land Use            |
|----------|---------------------|
| East     | Car Park            |
| South    | Commercial business |
| West     | Dumaresq St         |
| North    | Commercial business |

### 5.0 DATA RELIABILITY

During the preliminary investigation conducted at the Site, NEO sought information from the following sources:

- Land History Search;
- Department of Land and Property Information (LPI);
- DNR / DPI Acid Sulfate Maps;
  - Campbelltown Council;
- NSW OEH;
- Clause 7 of the SEPP 55.
- NSW Office of Water, 'All Groundwater Map'; and
- Observations made in the field during the Site walkover.

NEO considers that the data is generally representative of past and present Site conditions and observations made personally by us.

## 6.0 SITE ASSESSMENT CRITERIA

To assist with further assessment and post-remediation validation works, Site criteria have been adopted. These criteria were adopted based on the following published guidance documents:

- NEPM 'National Environmental Protection (Assessment of Site Contamination) Measure 1999 (April 2013), EPHC 2013, Canberra, incorporating CRC Care 2012.
- Clause 7 of the SEPP 55.
- NSW DEC 2005, 'Contaminated Sites: Guidelines for Assessing Former Orchards and Market Gardens', ISBN 1 74137 019 1, Department of Environment and Conservation NSW.
- NSW DEC 2006, 'Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd edition)' ISBN 1 74137 859 1, Department of Environment and Conservation NSW.
- NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites', ISBN 0 7310 3892 4, NSW Office of Environment and Heritage.
- Western Australian Department of Health 2009, 'Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia, dated May 2009. A discussion on the adoption of criteria is presented in the following sections.

## 7.0 CONCLUSIONS

NEO concludes that; based on the desktop investigation, Site inspections, observations collected during Site works which were undertaken in accordance with clause 7 of the State Environmental Planning Policy No 55 – Remediation of Land. The Site can be considered suitable for proposed development:

- A HAZMAT survey should be completed prior to any potential demolition of structures at the Site. An appropriately licensed HAZMAT and demolition contractor should be engaged for all HAZMAT and demolition works at the Site;
- A waste classification should be prepared for any soil materials being disposed off-site in accordance with NSW EPA 2014 Waste Classification Guidelines Part 1;
- During any potential re-development, care should be taken to segregate the waste streams. Each waste stream should be assessed for its suitability for re-use individually and subsequent validation samples, screening records, results or qualitative information reported for inclusion in the site validation report;

Further, in the event that any further contaminating materials or other un-expected finds (ie. burial pits) are identified during redevelopment, an appropriately experienced consultant should be engaged to attend site. The works should cease immediately in the area of the discovery.

This report should be read in conjunction with its limitations presented in this report.

## 8.0 REFERENCES

- NEPC 2013, 'National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 No. 1' Federal Register of Legislative Instruments F2013L00768.
- NSW DEC 2005, Contaminated Sites: Guidelines for Assessing Former Orchards and Market Gardens', ISBN 1 74137 019 1, Department of Environment and Conservations NSW.
- NSW DEC 2006, 'Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd edition)' ISBN 1 74137 859 1, Department of Environment and Conservation NSW.
- NSW EPA 1994, 'Contaminated Sites: Guidelines for Assessing Service Station Sites', ISBN 07310 3712 X, NSW Environment Protection Authority.
- NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites', ISBN 0 7310 3892 4, NSW Office of Environment and Heritage.

*Attachment A:*  
*Figures*

**Project Number: PSI-2560**

**Figure 1:**

Google map view – location of site showing surrounding area.



**Figure 2:**

Satellite view of site and surrounding area.



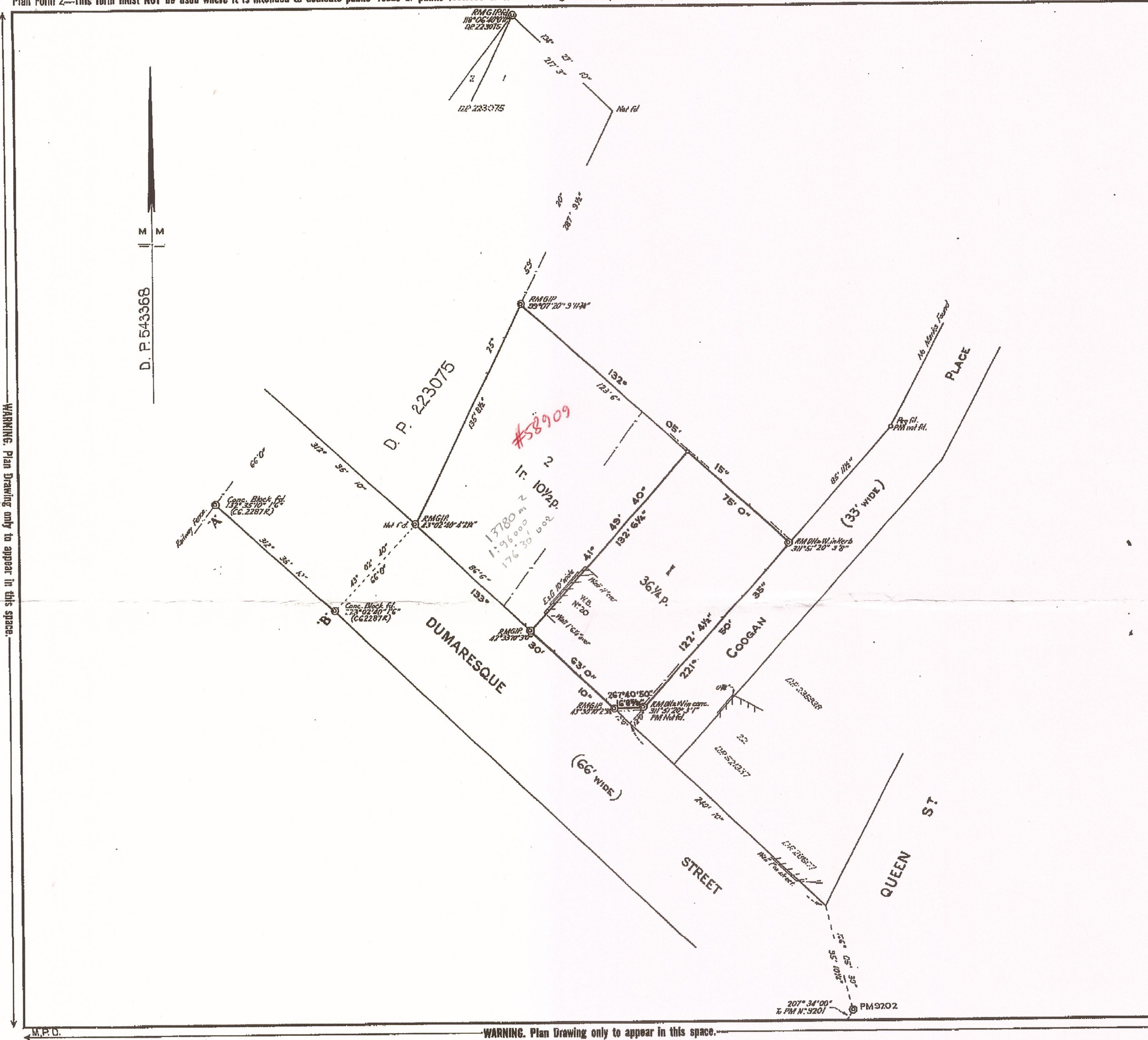
*Attachment B:*  
*Site historical search*



Plan Form 2—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user.—See Form 3.

DP543368

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



D. P. 543368

Registered: 1-1970

C.A.: No 20/1970 of 1-6-1970

Title System: Torrens

Purpose: Subdivision

Ref. Map: C.C.C. 699

Last Plan: F.P. 88537 (Roll Plan 835\*)

PLAN OF 68/532

subdivision of land comprised in C.T. No. 6964 of 231. being part of land in F.P. 88537

Scale: 40 feet to an inch

Men/Shire: Campbelltown

Locality: Campbelltown

Parish: St. Peter

County: Cumberland

This is Sheet 1 of my plan in Sheets. Delete if inapplicable.

I, George Henry Berg, of the Dept. of the Interior, a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 1-6-70.

Signature: [Signature]

Surveyor registered under Surveyors Act, 1929, as amended. Deft. Line of Admth. AD. F.1867

\*Strike out either (1) or (2), (insert date of survey).

Council Clerk's Certificate.

I hereby certify that—

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

(b) the requirements of section 248 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, (Hunter District Water, Sewerage, and Drainage Act, 1933, as amended,

have been complied with by the applicant in relation to the proposed SUBDIVISION.

(Insert "new road" or "subdivision") set out herein.

Subdivision No. 20/1970

Date: 1-6-70

(Signature) [Signature]

\*This part of certificate to be deleted where the application is only for the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water board. Delete if inapplicable.

SURVEYOR'S REFERENCE. DEPT. OF THE INTERIOR. REG. No. 15252 N.S.W.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

| FEET INCHES | METRES |
|-------------|--------|
| 0 3/4       | 0.019  |
| 1 0         | 0.254  |
| 1 1         | 0.279  |
| 1 6         | 0.457  |
| 1 6 1/4     | 0.464  |
| 2 9 1/2     | 0.851  |
| 3 -         | 0.764  |
| 3 1         | 0.914  |
| 3 8         | 1.118  |
| 4 2 1/4     | 1.276  |
| 9 11 3/4    | 3.042  |
| 12 -        | 3.658  |
| 16 8 5/8    | 5.096  |
| 33 -        | 10.058 |
| 63 -        | 19.202 |
| 63 10 1/4   | 20.072 |
| 66 -        | 20.117 |
| 75 -        | 22.860 |
| 85 11 1/2   | 26.200 |
| 86 6        | 26.365 |
| 95 10 1/4   | 29.216 |
| 122 4 1/2   | 37.300 |
| 123 6       | 37.643 |
| 132 6 1/4   | 40.392 |
| 135 8 1/2   | 41.364 |
| 217 3       | 66.218 |
| 240 10      | 73.406 |
| 287 9 1/2   | 87.719 |

| AC RD P  | SQ M  |
|----------|-------|
| 36 1/4   | 915.9 |
| 1 10 1/2 | 1277  |

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 28th day of July, 1976.

[Signature]



Signatures and seals only.

The Council of the City of Campbelltown was hereto affirmed by resolution of a resolution passed on the 11th

JUNE 1985.

*R. Sullivan* Mayor

## Council Clerk's Certificate

I hereby certify that -

- (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
- (b) the requirements of section 44B of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, (Hunter District Water, Sewerage, and Drainage Act, 1988) as amended.

have been complied with by the applicant in relation to the proposed

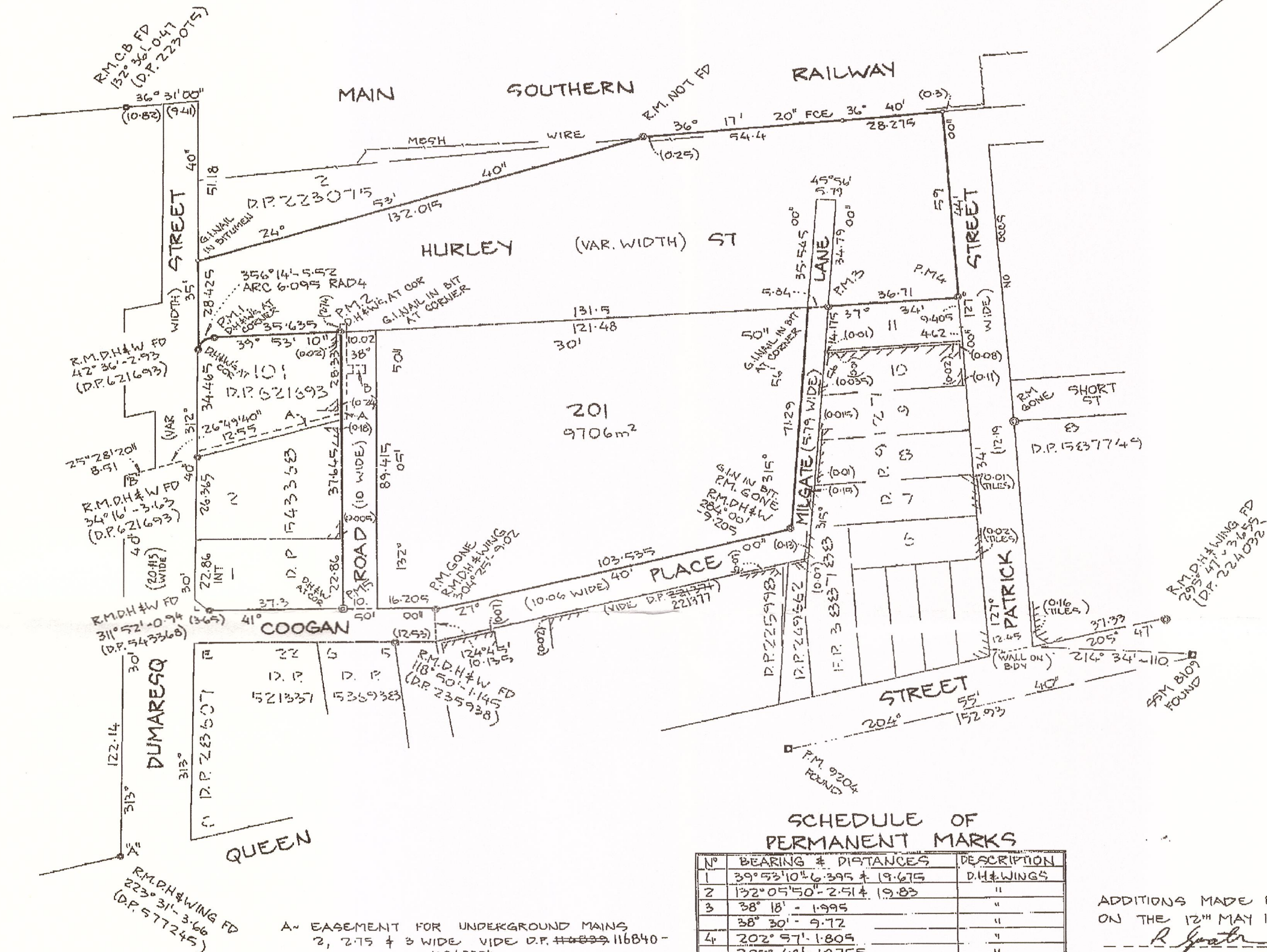
Subdivision No. 35/25

Date 12th APRIL 1985

(Signature) *R. Sullivan* Council Clerk

\*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly within the area of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board.

Delete if inapplicable.



| SCHEDULE OF PERMANENT MARKS |                              |             |
|-----------------------------|------------------------------|-------------|
| N°                          | BEARING & DISTANCES          | DESCRIPTION |
| 1                           | 39° 53' 10" - 6.395 & 19.675 | D.H. WINGS  |
| 2                           | 132° 05' 50" - 2.51 & 19.83  | "           |
| 3                           | 38° 18' - 1.995              | "           |
| 4                           | 38° 30' - 9.72               | "           |
| 5                           | 202° 51' - 1.805             | "           |
| 6                           | 202° 48' - 10.755            | "           |
| 7                           | 269° 11' - 1.28              | "           |
| 8                           | 303° 06' - 9.05              | D.H. WINGS  |

ADDITIONS MADE BY ME  
ON THE 12th MAY 1985  
*R. Gwatkin*  
ROSS STEWART GWATKIN  
REGISTERED SURVEYOR

DP 785774

Registered: 12-1-1990

C.A.: N° 35/85 of 12-4-1985

Title System: OLD SYSTEM + TORRENS

Purpose: PA. 60927 +  
SUBDIVISION

Ref. Map: U 8222 - 11 \*

Last Plan: DP's 9127, 70237, 206124,  
217674, 389762, 397709,  
224830, 221633

PLAN OF LOT 102 DP 621693  
D.P. 389762, LOT 2 DP 217674,  
PART LOT A, DP 397709, PART  
LOTS 3 & 4, DP 206124, LOT 12  
TO 15 INCL. DP 9127, PART APPN  
2023-78 ALLOTMENTS 1-10 INCL.  
OF A SUBDIVISION BY SPENCER  
SAMUEL MILGATE AND PART  
PASSAGE DP 8111 DP 10237  
Reduction Ratio 1:1000  
Lengths are in metres.

Municipality: CAMPBELLTOWN

Locality: CAMPBELLTOWN

Parish: ST PETER

County: CUMBERLAND

This is sheet 1 of my plan, sheets.  
(Delete if inapplicable).

I, DAVID WALLACE FARLIE

of 6 WARBY ST, CAMPBELLTOWN

a surveyor registered under the Surveyors Act, 1922, as  
amended, hereby certify that the survey represented in this  
plan is accurate and has been made in accordance with the Survey  
Practice Regulations, 1933, and was completed on 11th

10th APRIL 1985.

Signature *D. Farlie*  
Surveyor registered under Surveyors Act, 1922, as amended.  
Datum Line of Acreage: "A" "B"  
\*Strike out either (1) or (2) first date of survey.

Panel for use only for statements of intention  
to dedicate public roads or to create public res-  
erves, drainage reserves, easements or restrictions  
as to user.

IT IS INTENDED TO DEDICATE  
HURLEY ST SUBJECT TO  
EASEMENT FOR UNDERGROUND MAINS  
AND ROAD 10 WIDE SUBJECT TO  
EASEMENT FOR ELECTRICITY PURPOSES  
TO THEA CUMBERBEE AS ROAD

ACCEPTED

Town Clerk

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photograph made as a permanent  
record of a document in the custody of the  
Registrar General this day, 15th JANUARY, 1990

10 20 30 40 50 60 70 80 90 100 110 120 130 140 Table of mm





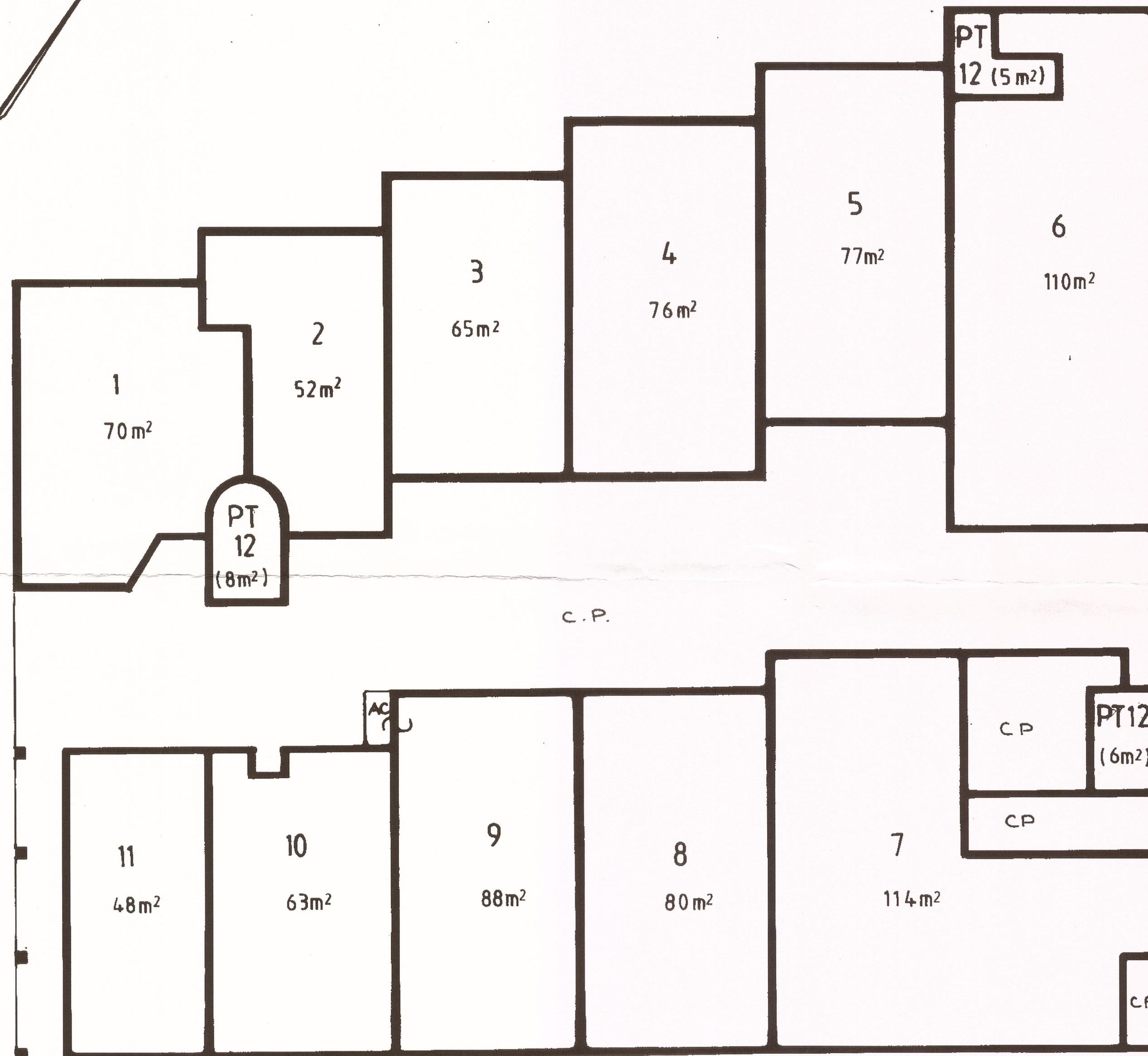


SP63212

| SCHEDULE OF UNIT ENTITLEMENT |             |
|------------------------------|-------------|
| LOT                          | ENTITLEMENT |
| 1                            | 9           |
| 2                            | 4           |
| 3                            | 6           |
| 4                            | 7           |
| 5                            | 7           |
| 6                            | 11          |
| 7                            | 11          |
| 8                            | 7           |
| 9                            | 7           |
| 10                           | 6           |
| 11                           | 5           |
| 12                           | 30          |
| AGGREGATE                    | 110         |

## NOTES:

1. AREAS ARE APPROXIMATE ONLY
2. C.P. DENOTES COMMON PROPERTY
3. AC DENOTES COVERED AIR CONDITIONING UNIT AREA.



GROUND

FLOOR

Reduction Ratio 1:150

Lengths are in metres

Registered Surveyor

Council Clerk

SURVEYOR'S REFERENCE: 60497 02L02



FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 3 of 3 Sheets

SP63212

SEE SHEET 2 FOR  
UNIT ENTITLEMENTS &  
NOTES.

PT 12  
(1165m<sup>2</sup>)  
TOTAL 1546m<sup>2</sup>

58909

PT 12  
(362m<sup>2</sup>)

MEZZANINE

FIRST FLOOR

Reduction Ratio 1: 150

Lengths are in metres

*L. J. Pad.*  
Registered Surveyor

*[Signature]*  
Council Clerk

SURVEYOR'S REFERENCE: 60497.02L03

OFFICE USE ONLY