

GTE1223 – Stage 1 Contamination Assessment  
23 May 2017

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**RE: STAGE 1 CONTAMINATION ASSESSMENT at Nos.207-211 Hoxton Park Road, Cartwright**

This letter presents a Stage 1 Contamination report on the inspection and testing services associated with the contamination assessment undertaken at the above project.

Should you have any questions related to this report please do not hesitate to contact the undersigned.

For and on behalf of  
**Ground Technologies Pty Ltd**



**A. Bennett**  
*Senior Geotechnical Engineer*

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## EXECUTIVE SUMMARY

Ground Technologies Pty Ltd have undertaken a Stage 1 Contamination Report as requested on Nos.207-211 Hoxton Park Road, Cartwright. It is understood that the proposed works will comprise the construction of a five storey apartment building with one level of basement level car parking. The basement level car park will extend across the majority of the building envelope to a depth of approximately 3.0m below existing ground surface levels.

The objective of the Stage 1 Contamination Report 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 neighbouring properties. The following scope of work was conducted:

- Desktop Study of the following to assist in identification of potential contamination issues:
  - Data from Environment Protection Authority
  - Data from the Protection of the Environment Operations Public Register (POEO)
- Review of soils and geological maps.
- Review of aerial photography
- Site Inspection by a Geotechnical Engineer to ascertain current activities, and any visible signs of contamination.

The conclusions of this Contamination Report are as follows:

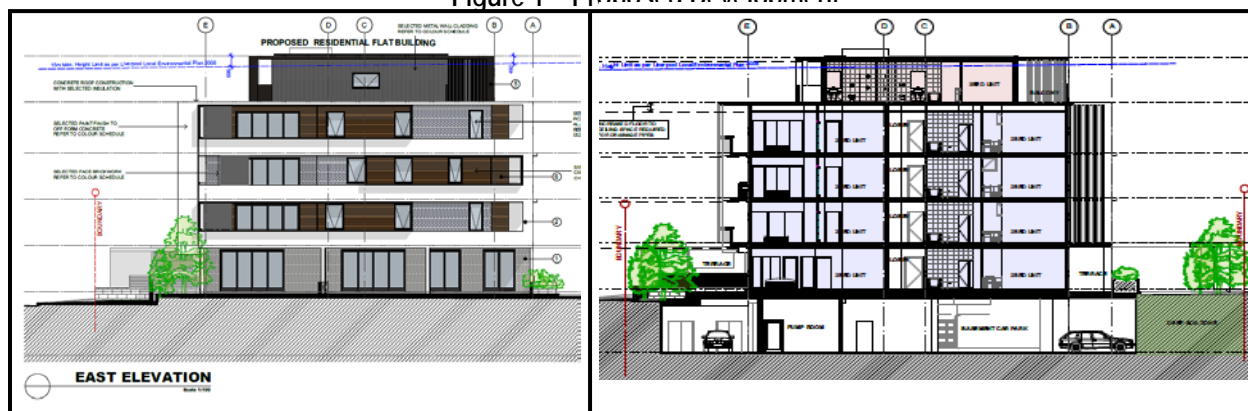
- Historical research shows the site has always been used for residential purposes.
- The site is in a long established residential area. A review of aerial photography suggests that the neighbouring properties are residential and not considered to have posed a risk for potential contamination to the site. The commercial sites are separated by Hoxton Park Road and considered to pose little to no environmental risk. No industrial facilities are in the vicinity of the subject site.
- A search of the NSW EPA Contaminated Land Management record of notices revealed that there were no notices issued to the subject site. No history of dangerous manufacturing utilizing heavy chemicals or metals was documented.
- The site is in a region of no known acid sulphate soils

The site is suitable for development for "residential" use. No remediation action plan is required.

## 1.0 INTRODUCTION

Ground Technologies Pty Ltd have undertaken a Stage 1 Contamination Report as requested on Nos.207-211 Hoxton Park Road, Cartwright. It is understood that the proposed works will comprise the construction of a five storey apartment building with one level of basement level car parking. The basement level car park will extend across the majority of the building envelope to a depth of approximately 3.0m below existing ground surface levels.

Figure 1 – Proposed Development



## 2.0 SCOPE OF WORK

The following scope of work was conducted:

- Desktop Study of the following to assist in identification of potential contamination issues:
  - Data from Environment Protection Authority
    - o Scheduled premises
    - o Section 35 notices
    - o Unhealthy building land sites
    - o Sites which are likely contaminated and not contaminated
  - Data from the Protection of the Environment Operations Public Register (POEO)
- Review of soils and geological maps.
- Review of aerial photography
- Site Inspection by a Geotechnical Engineer to ascertain current activities, and any visible signs of contamination.
- Preparation of the Stage1 Contamination Report.

### 3.0 SITE DESCRIPTION

Table 1 - Summary of Site Details

Site Address	207-211 Hoxton Park Road, Cartwright
Council Area	Liverpool City Council
Lot / DP	Lots 374-375 DP227167 Lot 1 DP796901

Figure 2 – Site Location



The subject site is the combination of three existing residential parcels of land. The combined site is irregular in shape and measures approximately 60m wide along the Hoxton Park Road frontage and is up to approximately 36m deep. The site covers an area of approximately 1970m<sup>2</sup> and is relatively flat.

No.211 Hoxton Park Road contains a single storey weatherboard house located centrally within the property. The front and rear yards are predominately grass covered with a fibro shed in the north-western portion of the site. No.209 Hoxton Park Road contains a single storey weatherboard house located centrally within the property. The front and rear yards are predominately grass covered. No.207 Hoxton Park Road contains a single storey fibro house located centrally within the property. The front and rear yards are predominately grass covered with a fibro shed in the north-eastern portion of the site. The surrounding sites contain residential houses of similar construction and a commercial precinct is located on the opposite side of Hoxton Park Road.

Photograph 1 – No.211



Photograph 2 – No.209



Photograph 3 – No.207





## 4.0 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:

### 4.1 Aerial Photographs:

A review of Historical Aerial Photographs was undertaken in order to provide a greater insight into the site history.

1947 – In 1947 the site appears to be undeveloped land. The surrounding properties appear to be vacant. No commercial or industrial properties could be observed within the region. The subject site is highlighted in figure 3.

**Figure 3 – Aerial Photograph from 1947 showing Approximate Location of Site**



1965 – In 1965 the cartwright subdivision is being created and the subject sites being developed. No commercial or industrial properties could be observed within the region. The subject site is highlighted in figure 4.

**Figure 4 – Aerial Photograph from 1965 showing Location of Site**





1985 – In 1985, the cartwright subdivision is completed and in use for residential purposes. The commercial precinct has commenced construction on the southern side of Hoxton Park Road. The subject site is highlighted in figure 5.

Figure 5 – Aerial Photograph from 1985 showing Location of Site



2016 – In 2016, no significant changes can be observed within the cartwright subdivision and it is still in use for residential purposes. The commercial precinct has been finished on the southern side of Hoxton Park Road. The subject site is highlighted in figure 6.

Figure 6 – Aerial Photograph from 2016 showing Location of Site



#### 4.2 Search of Contaminated Land Management Register (NSW EPA):

A summary of the search of the NSW EPA Contaminated Land Management record of notices for the Cartwright area can be found in Appendix A. No notices have been issued within the suburb.

#### 4.3 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 provided the details of zero (0) licenses issued in the Cartwright area (see Appendix B).

### 5.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

A site investigation was conducted on the 23<sup>rd</sup> of May January 2017. The field observations are summarised in the table below:

Table 2 – Summary of Field Observations

Parameter	Observation
Visible observations on soil contamination	No visible evidence of contamination was observed. No staining of the soils or odours were documented.
Signs of plant stress	None observed.
Signs of Agriculture	None observed. No visible indicators of tilled land
Presence of drums, fill or waste materials	None observed. No visible indicators of underground fuel tanks (bowzers or venting pipes)
Presence of fill	No significant filling was observed.

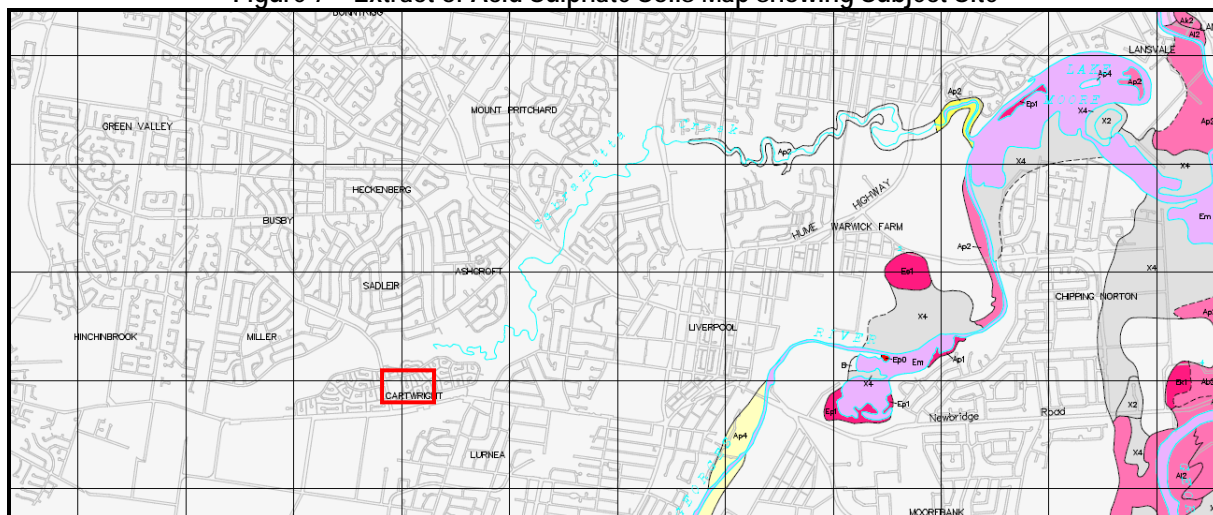
### 6.0 SITE GEOLOGY

The 1:100,000 scale Geological Series Map of the Penrith region indicates that the subject site is underlain by an Alluvial profile (Qpn) and generally comprises medium grained sand, silt and clay.

### 7.0 ACID SULPHATE SOILS

The Department of Land and Water Conservation Acid Sulphate Soils Map (Liverpool) indicates that the site is in an area of no known acid sulphate soils.

Figure 7 – Extract of Acid Sulphate Soils Map showing Subject Site





## 8.0 CONCLUSIONS AND RECOMMENDATIONS

The conclusions of this Contamination Report are as follows:

- Historical research shows the site has always been used for residential purposes.
- The site is in a long established residential area. A review of aerial photography suggests that the neighbouring properties are residential and not considered to have posed a risk for potential contamination to the site. The commercial sites are separated by Hoxton Park Road and considered to pose little to no environmental risk. No industrial facilities are in the vicinity of the subject site.
- A search of the NSW EPA Contaminated Land Management record of notices revealed that there were no notices issued to the subject site. No history of dangerous manufacturing utilizing heavy chemicals or metals was documented.
- The site is in a region of no known acid sulphate soils

The site is suitable for development for "residential" use. No remediation action plan is required.

## REFERENCES:

Geological Series Sheet 9130 (EDITION 1) 1983, Map of the Sydney region, scale 1:100,000

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

Managing Land Contamination: Planning Guidelines SEPP55 – Remediation of Land - Department of Urban Affairs and Planning and Environment Protection Authority (DUAP and EPA) 1998.

National Environment Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 1999.

## **APPENDIX A**

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### **SEARCH RESULTS OF EPA CONTAMINATED LAND REGISTER**



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

## Search results

Your search for: Suburb: CARTWRIGHT

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](#).

## **APPENDIX B**

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### **SEARCH OF POEO REGISTER OF LICENSED AND DELICENSED PREMISES**



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[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** - CARTWRIGHT

returned 0 result