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E24924.G20

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RE: Geotechnical Opinion Letter, 15-31 Harbour Drive, Coffs Harbour NSW

EI Australia (EI) was engaged by Paynter Dixon Construction Pty Ltd. to assess the probability for Acid Sulfate Soils at 15 Harbour Drive, Coffs Harbour, NSW (the site).

Based on the provided documents, EI understands that the proposed development comprises a multi-level (13 storey) residential apartment building (95 units) with 3 levels of car parking above ground floor commercial / retail (7 units). We also understand the existing site is currently occupied and developed and used by various entities and therefore a detailed geotechnical investigation cannot be carried out at this stage.

The Client provided EI with the following documents to assist in the preparation of this Letter.

- Geotechnical Brief prepared by Izzat Consulting Engineers dated 1/04/2021.
- A Detail and Levels in Vernon Street and Harbour Drive prepared by Blairlanskey Surveys – Job No. 9725, dated July 2020.
- Site layouts on Lot 9 DP506454, Lot 10 SP506454, Lot 4 DP 758258 and Lot DP305950.
- Geotechnical Report at Vernon Street, Coffs Harbour prepared by Regional Geotechnical Solutions referenced RGS31484.1-AB dated 7 May 2018.
- Hazardous Materials Survey (HMS) prepared by EI Australia referenced E24924.E10-Rev0 dated 30 April 2020.

Based on the review of the Geotechnical Report RGS31484.1 carried out adjacent to 15 Harbour Drive, Coffs Harbour, we summarise the findings;

- The Site is underlain by deep alluvial soils comprising Silty Clay. The assessment of the report indicates that alluvial soils are actual acid sulfate soils.
- The ASS risk map revealed that the site lies within an area of low probability of acid sulfate soils.
- Sulfur values above 1% were measured in samples which indicate sulphide is present within the soils and therefore there is potential for acid generation as a result of acid sulfate soils. The results of the TAA analysis exceeded the accepted criteria indicating that the soils are actual acid sulfate soils.
- In summary, the natural alluvial soils encountered below 1.0m depth are actual acid sulfate soils (AASS).
- An Acid Sulfate Management plan (ASSMP) will be required where disturbance of the ASS will occur
- An Acid Sulphate Management Plan (ASSMP) reference RGS31484.1-AC dated 7 May 2018 was prepared.

CONCLUSIONS AND RECOMMENDATIONS

Based on the review of the adjacent geotechnical report prepared by Regional Geotechnical Solutions referenced RGS31484.1-AB dated 7 May 2018 we conclude the following for the subject site;

- Similar soil conditions are expected at 15 Harbour Drive, Coffs Harbour (subject site), therefore ASSMP will be required.
- EI will prepare an updated ASSMP for the subject site during a geotechnical investigation.
- We recommend a further detailed assessment be carried out after demolition works are completed as the site is currently developed at the subject site.

CLOSURE

Should you require any further information regarding the above please do not hesitate to contact the undersigned.

For and on behalf of
EI AUSTRALIA



MRIGESH TAMANG
Senior Geotechnical Engineer