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environment • geotech

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21 July 2020

Howard Hathorn  
Coles Group Property Developments Ltd  
Level 2, 6 Giffnock Avenue  
Macquarie Park NSW 2113

**SUBJECT: Coles Lindfield Development**

**SITE: Cnr Pacific Highway and Balfour Street, Lindfield NSW**

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Dear Howard,

Coles is proposing to redevelop the existing shopping centre site at the corner of Pacific Highway and Balfour Street, Lindfield NSW as a mixed-use development including multilevel basement car park. Geo-Logix has been requested by Coles to prepare this letter outlining the investigation and remediation process proposed to ensure the site is suitable for redevelopment.

In March 2017, Geo-Logix completed a Phase 1 Environmental Site Assessment of the site which identified site historical uses that have potential to result in soil or groundwater contamination including placement of fill of unknown origin, former dry cleaner and mower mechanics and demolition of former structures. Geo-Logix recommended further investigation to assess the presence or otherwise of contamination.

To facilitate development of the site the following works will be completed to satisfy the requirements of SEPP55. The works should be completed as a pre-subdivision certificate consent condition for Stage 1 (New Balfour Lane) and a pre-construction certificate consent condition for Stage 2 (Removal of Existing Balfour Lane and Mixed Use Building):

- Detailed Site Investigation (DSI) comprising soil, groundwater and soil vapour testing (Stage 2);
- Preparation of a Remedial Action Plan (Stage 3) if required; and
- Remediation and Validation to confirm the site as suitable for redevelopment (Stage 4).

The remediation strategy will be confirmed once the DSI is completed. Given the bulk excavation required to facilitate construction of the basement level car park, an appropriate strategy could comprise:

- Excavation and off-site disposal of any impacted soil to a licensed waste facility; and
- Installation of a vapour impermeable barrier beneath the basement car park if volatile contaminants from dry cleaning or mower maintenance exist in groundwater.

Any excavation of contaminated soil will be directed and supervised by a suitably qualified contaminated land consultant to ensure remedial activities are undertaken in accordance with the RAP and appropriate legislative requirements.

At the completion of remediation, a Remediation and Validation Report will be prepared to document the remedial activities and results of validation sampling, and comment on the suitability of the site for the proposed redevelopment.

Please feel free to contact me should you have any further questions regarding this letter.



**Ben Pearce**

*BSc (Hons) MEIANZ CEnvP#321*

Principal

