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19 October 2016

Karimbla Construction Services (NSW) Pty Ltd
c/- Mr Matthew Lennartz
Executive Manager – Planning and Government
Meriton Group
Level 11, Meriton Tower,
528 Kent St
Sydney 2000

Via email: matthewl@meriton.com.au
cc. emirk@meriton.com.au

Dear Matthew,

Re: Site Auditor Interim Advice No. 1 for 2 Macpherson Street, Warriewood, NSW 2102

A. Introduction

Karimbla Construction Services (NSW) Pty Ltd, has appointed Rebeka Hall of Zoic Environmental Pty Ltd (Zoic) as NSW EPA accredited Contaminated Site Auditor (Accreditation No 0802) to conduct an audit of 2 Macpherson Street, Warriewood, NSW 2102 ("the site").

An application is being prepared to rezone the property and Northern Beaches Council requires any Planning Proposal to include or consider 'contamination' issues that may be associated with the site. The site is currently used as a nursery, and the proposed redevelopment will comprise a townhouse development, with an associated road network and any necessary setbacks from Narrabeen Creek.

The objective of the current review is to provide an Auditor's opinion on site conditions based on available information and outline what may be required to render the site suitable for the proposed development.

The review is being conducted in accordance with the requirements outlined in NSW DEC (2006) Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd edition) with consideration of other guidelines made or endorsed by NSW EPA.



B. Current Interim Advice

In preparing this interim audit advice, the Auditor has reviewed the following report related to land contamination assessment:

- Coffey Geotechnics Pty Ltd (7 November 2014) Phase 1 Site Contamination Assessment, 2 Macpherson Street, Warriewood, NSW reference: GEOTLCOV25237 AA-AC.

In addition the Auditor was provided the following geotechnical report, which has been reviewed for information relating to site stratigraphy and subsurface conditions:

- Coffey Geotechnics Pty Ltd (6 November 2014) Initial Geotechnical Site Assessment, 2 Macpherson Street, Warriewood, NSW reference: GEOTLCOV25237 AA-AB.

C. Summary of Site Information

In reviewing the above documents, the Auditor understands the following about the site.

Table C.1: Site Identification and History

Title	Details
Street Address:	2 Macpherson Street, Warriewood NSW
Property Description:	Lot 25 in DP5464
Current Site Ownership:	Meriton Group
Property Size:	2.2 hectares
Local Government Area:	Northern Beaches Council
Zoning – current:	Zone R3 – Medium Density Residential under the Pittwater Council LEP 2014
Proposed development:	A residential development comprising 22 townhouse dwellings. A riparian set back in excess of 25m is proposed along the western, northern and eastern boundaries of the site.
Current use:	Former Plant nursery, now utilised as a plant store and propagation facility
Site History:	<ul style="list-style-type: none"> • The site was registered to Warriewood limited between 1910 and 1917 • Privately owned between 1917 and 1938. The site and surrounds were largely undeveloped at this time. • The site was owned by Dominick Urlick between 1938 and 1972, who was listed as a ‘cane cutter and market gardener’; • The site changed ownership many times between 1972 and 1984, however appeared to continue usage as gardening type industries. • The site was registered to Robert Donato Nurseries Pty Ltd from 1984 until 2004, when Meriton Property Management Pty Ltd purchased the site. • Meriton have continued to lease the site to Foleys Nursey from 2004 until present.
Surrounding landuse:	<ul style="list-style-type: none"> • North: Narrabeen Creek, and beyond a residential construction site; • South: MacPherson Street, and beyond commercial / industrial premises and a Sydney Water waste water treatment plant; • East: Narrabeen Creek, low density residential property and paddock; • West: Drainage channel, beyond is bushland and commercial/industrial properties.
Council Records	<p>Coffey did not include an assessment of a Section 149 certificate. However in preparing this Advice the Auditor has reviewed the Pittwater Council LEP for the area, and notes the following pertaining to the site:</p> <ul style="list-style-type: none"> • The site falls within flood prone lands; • The site is bounded to the north and the east by Narrabeen Creek • The site is zoned R3 medium density residential; • The site is mapped as 1m within the Buffer Area of the Warriewood Valley Release Area (Pittwater LEP 2014).



Title	Details
EPA Records	<p>A search of the NSW Environment Protection Authority (NSW EPA) Contaminated Land Record website (http://npws.nsw.gov.au/prclmapp/searchregister) was undertaken on 23 October 2014 by Coffey. The register indicated no notices have been issued for the site under the Contaminated Land Management Act 1997.</p> <p>A Protection of the Environment Operations (POEO) licence (no. 1784) was issued in May 2000 for the Sydney Water sewerage treatment plant located on Warriewood Road to the south of the site. Several non-compliance notices have been issued to Sydney Water under this licence.</p> <p>A search of the List of NSW Contaminated Sites Notified to EPA (http://www.environment.nsw.gov.au/clm/publiclist) indicated that no notifications have been issued for the site or land immediately surrounding.</p>
Dangerous Goods	<p>A search of WorkCover NSW's Stored Chemical Information Database (SCID) was carried out in October 2014 by Coffey. The search indicated that there were no licences to store Dangerous Goods issued for the site.</p> <p>The Auditor notes that during Coffey's site visit in 2014, site personnel indicated that an above ground storage tank (AST) storing diesel for fueling a tractor, was previously located on a concrete loading dock directly east of the open storage shed, located in the south-western corner of the site.</p>

D. Site Observations

A site visit was completed on 18 October 2016 by Diana Turner, Senior Environmental Scientist of Zoic Environmental Pty Ltd. During the site walkover the following was observed:

- The site is currently used as a storage and cultivation facility for Foley's Nursey (with a sales centre located further along Macpherson Street). No public access is available to the site.
- The site has been raised (largely filled with crushed terracotta tiles, sandstone and gravel).
- The southern portion of the site is sealed with concrete and bitumen pavements. A paved access way is located along the eastern boundary of the site, adjacent to Narrabeen Creek. A concreted area was noted in the southern portion of the site, formerly utilised as a loading dock, with a concrete bunded area designated for soil delivery and stockpiling.
- Structures present at the site consisted of three sheds, and an open store shed:
 - A large corrugated colourbond steel shed is located in the central eastern portion of the site. The shed was formerly used as an office and for storage. The shed was most recently constructed, and was in good/fair condition.
 - Two greenhouses were located adjacent to the former office. The greenhouse floors were paved and concrete, and plants were present on raised pallets. The greenhouses were in poor condition, and appeared to be constructed of a combination of fibreglass sheeting, and possible asbestos containing roofing.
 - An open storage shed was located in the south-west portion of the site, constructed of corrugated iron. The shed floor was concreted. The shed contained empty pots and a disused potting machine. The roof of the shed was corrugated steel, and in fair condition.
- Several small overgrown stockpiles of compost, topsoil, brick and other building materials were observed across the site.
- There were no signs of plant stress associated with potentially contaminating activities, and no odours were noted.
- A drainage channel has been constructed along the western boundary of the site, directing to Narrabeen Creek.
- Narrabeen Creek, at the northern and eastern boundaries, contained no sheen or discolouring.



E. Auditor Comments

Based on the information reviewed and site observations made, the Auditor agrees that potential sources of contamination, as identified by Coffey, include:

- Fill material historically placed across the site;
- Historical use of pesticides and herbicides, although these may have degraded overtime;
- Historical storage and use of fuels and/or oils; and
- Weathering of hazardous materials associated with site structures.

The Auditor concurs with Coffey's conclusion that there is a low to moderate potential for contamination of the subsurface at the site, and that the site is capable of being made suitable for the proposed residential use. This is contingent on the requirement for characterisation of subsurface conditions, involving a field investigation to assess fill and soil conditions, and if results indicate contaminate above residential landuse criteria the material should be appropriately remediated or managed.

The findings of any intrusive investigation should be used to confirm the suitability of the site for the proposed residential use, or to inform the extent of remedial and/or management measures to render the site suitable for the proposed use.

It is noted that no assessment of groundwater has been made at the site, and based on past and present site uses the risk of groundwater impact is considered to be low. If during investigation works impacted fill is identified, then a decision should be made on whether further groundwater assessment is warranted.

F. Closure

This interim audit advice does not constitute a SAS or a SAR, but rather is provided to assist the Client in the assessment and management of contamination issues at the site. The information provided herein should not be considered pre-emptive of the final site audit conclusions. It represents the Auditor's opinion based on the review of currently available Site information.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,

Rebeka Hall
NSW EPA Accredited Site Auditor (No. 0802)
Zoic Environmental Pty Ltd

Diana Turner
Senior Audit Assistant
Zoic Environmental Pty Ltd