

1 Narrabeen Park Parade, North Narrabeen

Stage 1 Preliminary Site Investigation - Contamination

Scope

The site was inspected on the 7th May, 2025, and previously on the 30th October, 2024.

The aim of this report is to identify any past or present potentially contaminating activities, provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation. This preliminary investigation relies on a visual assessment of the site by an environmental scientist, ground testing for an accompanying geotechnical report, and a desk top study.

Proposed Development

- Construct a new three-storey house in between the existing café and garage on the subject property.
- Details of the proposed development are shown on 6 drawings prepared by Bennett Architects & Associates, project number 23119, drawings numbered DA101 to DA106, dated 09.24.

Soil Landscape and Geology

This mixed-use property is on the E side of Narrabeen Park Parade and to the N of a council carpark. The property is on near level ground to the NW of Narrabeen Beach. The land begins to slope upwards at gentle to moderate angles near the E boundary.

The Sydney 1:100 000 Geological Sheet indicates the site is underlain by Alluvial Stream and Estuarine Sediment (Qhf). This is described as medium to fine “marine” sand.

The NSW Environment and Heritage mapping program (eSpade) maps the soil landscape of the property as being on the contact between ‘Watagan’ and ‘Disturbed Terrain.’

Comments on Potential Contaminating Activities

Historical aerial imagery shows the property was developed sometime between 1930 and 1943 (Photos 1 & 2). The current café appears to be the first structure constructed in the area. It was originally constructed to be a general store (Photo 3).



Photo 1 – 1930. No structure present.



Photo 2 – 1943. Top of historical image cut off.



Photo 3 – Original general store ~1941 (Northern Beaches Council History Hub)

Since this time, the following works have been carried out:

1955 – Photo 4 – Narrabeen Park Parade developed to the N of the property. Makeshift carpark adjacent to subject property.



Photo 4 – 1955

1965 – Photo 5 – Additional development along Narrabeen Park Parade. Peel Place constructed and partially developed.



Photo 5 – 1965

1971 – Photo 6 – Additional development along Narrabeen Park Parade and Peal Place.
Expansion of the holiday park to the N.



Photo 6 – 1971

1975 – Photo 7 – Additional development along Narrabeen Park Parade and Peal Place.



Photo 7 – 1975

1982 – Photo 8 – Construction of the unit block on the N neighbouring property. Additional development along Peal Place. Redevelopment of the NW corner of the holiday park. Construction of Walsh Street.



Photo 8 – 1982

1986 – Photo 9 – Seawall constructed. Additional development along Peal Place. Intersection adjacent to subject property removed.



Photo 9 – 1986

1991 – Photo 10 – Carpark adjacent to subject property constructed. Final property developed on Peel Place. Additional roads constructed at holiday park.



Photo 10 – 1991

1994 – No significant changes to site or surrounding area.

2005 – No significant changes to site or surrounding area.

2015 – No significant changes to site or surrounding area.

2025 – Photo 11 – No significant changes to site or surrounding area.



Photo 11 – 2025

The surrounding area is residential. The historical aerial imagery indicates this has been the case since the area was developed. Prior to residential development, the land was undeveloped bushland.

Historical photographs confirm the structure on the property is the original building (Photo 3). It originally operated as a general store and, more recently, several restaurants and cafes have operated on the premises. As such, we expect no potentially contaminating activities have occurred on the property.

The structure itself is of brick construction and was likely built prior to 1940 (Photo 12). As such, there is a low risk of any asbestos containing materials present in the structure.



Photo 12

Ground testing was undertaken as part of a separate geotechnical report. The ground testing revealed the property to be underlain by dense sands. The property encompasses the toe of the slope and no significant landscaping appears to have occurred to raise the ground level. As such, we expect the ground materials underlying the property to be mostly natural. We do note that the property is on the contact of the 'Disturbed Terrain' soil landscape. However, no evidence of large-scale filling was observed in the historical aerial imagery apart from the construction and backfilling of the nearby seawall (Photo 9). This occurred >40 years after the site was developed and the sand backfill was likely sourced locally. As such, there is a low risk of the site being impacted by contaminated fill.

A search of NSW EPA records on the 15th May, 2025 revealed:

- No Licences or Notices have been issued for the site under the Protection of the Environment Operations Act (POEO), 1997.

- Several Licences and Notices have been issued to Northern Beaches Council (and formerly Warringah Council) regarding the clearing and transporting of sediment from the entrance of Narrabeen Lagoon ~200m to the SE of the subject property. We do not expect any impact on the subject property to have occurred as a result of these activities.
- No Notices or Orders to investigate or remediate the site have been issued under the Contaminated Land Management Act (CLM), 1997. Additionally, no notices or orders have been issued to any properties within 1000m of the subject property.
- The EPA are not currently investigating any sites within 1000m of the subject property for potential Per- and Poly-Fluoroalkyl Substances (PFAS) contamination.

Recommendations

Based on our visual inspection of the property and of the historical and current public records, there is a low risk of contamination to the soil and groundwater underling the property. Taking into account the limited earthworks required for the proposal, it is our opinion that a more detailed investigation is not required and that the site is suitable for the proposed development.

White Geotechnical Group Pty Ltd.



Nathan Gardner B.Sc. (Geol. & Geophys. & Env. Stud.)
AIG., RPGeo Geotechnical & Engineering.
No. 10307
Engineering Geologist & Environmental Scientist.

Reviewed By:



Ben White M.Sc. Geol.,
AIG., RPGeo Geotechnical & Engineering.
No. 10306
Engineering Geologist.

