

Phase 1 Preliminary Environmental Site Assessment, Proposed Rozelle Village Site

DKO Architects

2 September, 2009

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Table of Contents

Executive Summary		i	
1.0	Introduction	1	
	1.1	Proposed Redevelopment	1
	1.2	Objective	1
	1.3	Scope of Works	1
2.0	Site Identification	2	
3.0	Previous Environmental Investigations	2	
4.0	Site Condition and Surrounding Environment	3	
	4.1	Current Land Use	3
	4.2	Surrounding Land Use	3
	4.3	Topography and Drainage	4
	4.4	Surface Water and Flood Potential	4
	4.5	Geology	4
	4.6	Hydrogeology	4
5.0	Site Walkover	5	
6.0	Site History	5	
	6.1	Review of Heritage Report	5
	6.2	Local Government Information	7
	6.3	Certificates of Title	8
	6.4	Aerial Photographs	13
	6.5	Dangerous Goods Records	14
	6.6	Record of EPA Notices	14
	6.7	Anecdotal Information	14
	6.8	Site History Summary	15
	6.9	Potential Areas and Contaminants of Concern	16
7.0	Conclusions and Recommendations	18	
8.0	Limitations	18	
9.0	References	19	
Appendix A	Site Survey	A	
Appendix B	Land Titles Documents	B	
Appendix C	Land Titles from Heritage Report for 697 Victoria Road	C	
Appendix D	Aerial Photographs	D	
Appendix E	WorkCover Dangerous Goods Records	E	
Appendix F	Council Planning Cards	F	

Executive Summary

This report presents a Phase 1 Preliminary Environmental Site Assessment (Stage 1 PESA) prepared by AECOM Australia Pty Limited (AECOM) at the Proposed Rozelle Village Site, located near the corner of Victoria Road and Darling Street, Rozelle, NSW (the Site).

The Stage 1 PESA was undertaken to accompany the development application for a proposed mixed retail / commercial / club / residential development on the Site.

The objectives of the Phase 1 ESA were to:

- Evaluate past and present potentially contaminating activities which may have occurred at the Site;
- Identify potential areas of environmental concern (AECs) and associated potential chemicals of concern (COCs);
- Assess the need for further investigations and/or remedial action.

The scope of the assessment included:

- A desktop study including: review previous available contamination and heritage reports; review of Lands Title Office documents; review of Council Development and Building Application Records; search of the Department of Environment and Climate Change (DECC) contaminated land register; review of selected available historical aerial photographs for the Site; search of the NSW WorkCover (Dangerous Goods Licences) records; conduct of interviews with personnel or former workers who have worked at the Site and with neighbours, (where readily available); and review of available geological and hydrogeological information for the area;
- A walkover of the Site to assist with the identification of potential on and off-site sources of contamination and to aid our understanding of the general condition of the Site; and
- Preparation of this report discussing the methodologies used, the results of the investigation, identifying potential AECs and COCs and making a preliminary assessment of the likely suitability of Site for the proposed development.

Review of available geological information suggests the site is underlain by a thin soil layer, then relatively shallow sandstone bedrock. Given this geology, and the nature of the potential contamination sources and chemicals of concern identified through this Phase 1 PESA, it is considered that significant soil contamination would be unlikely to extend beyond relatively shallow depths.

Based on current development plans, basement construction is proposed across the entire Site (with the exception of a small portion adjacent to Darling Street) extending down to RL 17m: approximately 15m to 20m below the current ground surface across the Site.

The basement excavation therefore, is highly likely to remove all contaminated soil from beneath the Site. Groundwater contamination (if present) on Site would also, under most scenarios, be largely or entirely removed through the basement excavation process.

In summary, the act of constructing the basement would effectively constitute an excavation and offsite disposal remedial strategy and would be expected, to result in remediation of the Site to a point where the Site can be considered suitable for the proposed land use.

It is therefore considered that there is a high likelihood that the Site is capable of being remediated, and that it can be made suitable, for the proposed land-use through the development process.

1.0 Introduction

AECOM Australia Pty Limited (AECOM) was engaged by DKO Architects to undertake a Phase 1 Preliminary Environmental Site Assessment (Stage 1 PESA) at the Proposed Rozelle Village Site, located near the corner of Victoria Road and Darling Street, Rozelle, NSW (the Site). The location of the Site is shown on Figure 1 and detail of the property layout is shown on Figure 2.

The Stage 1 PESA was undertaken to accompany the development application for a proposed mixed retail / commercial / club / residential development on the Site.

1.1 Proposed Redevelopment

A mixed use development is proposed for the Site including new premises for the Balmain Leagues Club, retail shops, commercial space and residential apartments.

At the time of preparation of this report the proposed development included:

- Six basement levels with the lower basement slab at RL17 (between around 15m to 20m below the existing ground surface). The basement levels covered the entire site with the exception of a small area adjacent to Darling Street.
- Buildings above the basement levels ranging up to 12 storeys high.

1.2 Objective

The objectives of the Phase 1 ESA were to:

- Evaluate past and present potentially contaminating activities which may have occurred at the Site;
- Identify potential areas of environmental concern (AECs) and associated potential chemicals of concern (COCs);
- Assess the need for further investigations and/or remedial action.

1.3 Scope of Works

To achieve the objective, the following scope of work was undertaken:

- Review previous available contamination and heritage reports
- Review of Lands Title Office documents;
- Review of Council Development and Building Application Records;
- Search of the Department of Environment and Climate Change (DECC) contaminated land register;
- Review selected available historical aerial photographs for the Site;
- Search of the NSW WorkCover (Dangerous Goods Licences) records;
- Conduct interviews with personnel or former workers who have worked at the Site and with neighbours, where readily available;
- Review available geological and hydrogeological information for the area;
- Conduct an inspection of the Site to assist with the identification of potential on and off-site sources of contamination to understand the general condition of the Site; and
- Preparation of this report discussing the methodologies used, the results of the investigation, identifying potential AECs and COCs and making a preliminary assessment of the likely suitability of Site for the proposed development.

2.0 Site Identification

The Site is identified in the following table:

Item	Description
Site Owner	Balmain Leagues Club Ltd
Site Occupier (if different from above)	The majority of the site is occupied by the Balmain Leagues Club. 154 Victoria Road is occupied by a dance studio tenant. 697 & 699 Darling Street and 1 Waterloo Road are vacant
Site Address	138-156 Victoria Road, 1-7 Waterloo Street and 697 Darling Street, Rozelle
Legal Description (Lot and DP)	Lot 1 DP 528 045 Lot 1 DP 109047 Lot 104 DP 733658 Lots 101 & 102 DP 629 133, Lot 37 & 38 DP 421 & Lot 36 DP 190866
Site Survey	Appendix A
Local Government Authority	Leichhardt City Council
Current Zoning	Background business zoning and site specific amended controls in Leichardt LEP 2000 allowing mixed used shops, commercial, clubs and residential use
Current Land Use	The majority of site is occupied by the Balmain Leagues Club. 154 Victoria Road is occupied by a dance studio tenant. 697 & 699 Darling Street and 1 Waterloo Road are vacant.
Proposed Land Use	Mixed club, commercial, retail and residential
Geographical Coordinates (AMG)	330500 E 6251250 N
Site Elevation (mAHD)	Approximately RL32m to RL41m AHD on Victoria Road and Waterloo Streets
Site Area (Approximate)	7,400m ²
Site Location	Figure 1
Site Layout	Figure 2

Notes:

AMG - Australian Map Grid

AHD – Australian Height Datum

Geographical coordinates are approximate to centre of Site

3.0 Previous Environmental Investigations

EIS previously prepared a report entitled '*Phase 1 Preliminary Environmental Site Screening for Proposed Balmain Leagues Club Redevelopment at 138-152 Victoria Road, Rozelle*' dated April 2005 (Ref: E19319FK-RPT). The report was prepared for DG Jones Australia to assess contamination for a proposed development scheme at the site.

The EIS (2005) report documented the findings of a Phase 1 Preliminary Environmental Site Assessment carried out at 138-152 Victoria Road, Rozelle (i.e. on a large part of the site which is the subject of this report).

The scope of the EIS assessment included:

- A site history review including: review of historical aerial photographs; review of the deposited plan and development applications/building approvals held by Council; review of regional geology and groundwater conditions including the location of registered groundwater bores and major underground services in the vicinity of the site; search of WorkCover Dangerous Goods Licenses for underground fuel storage tanks (USTs); and check for investigation/remediation orders issued by the NSW EPA.
- Completion of a very limited field and sampling program (undertaken in conjunction with a geotechnical investigation) including the drilling of two boreholes in the open air car park at the rear of the Site and the collection and analysis of a single soil sample.

EIS reported that the search of historical information has indicated the site has been used for commercial/industrial purposes since at least 1951 and that there are no recorded notices listed on the NSW EPA register and WorkCover have no records of underground storage tank licenses issued for the site.

EIS concluded that historical information and inspection of the site and surrounding areas did not indicate any obvious on-site or nearby off-site activity that could be expected to generate significant soil or groundwater contamination apart from previous industrial site use including a mechanics workshop.

The single soil sample EIS collected and analysed (collected from BH2 in the open space car park at the rear of the site at a depth of 0.2-0.4m) contained high levels of polycyclic aromatic hydrocarbons (PAHs). No visual or olfactory evidence of contamination is indicated on the EIS borehole log at this location.

EIS note groundwater was encountered in a borehole at a depth of approximately 3.6m.

4.0 Site Condition and Surrounding Environment

4.1 Current Land Use

The majority of the Site is currently occupied by the Balmain Leagues Club and associated car parking.

A dance studio occupies the former workshop at 154 Victoria Road.

697 and 699 Darling Street are now vacant but were most recently a butchers shop and a video hire store.

1 Waterloo Road is vacant but was most recently used by the butchers.

4.2 Surrounding Land Use

Current land uses surrounding the Site comprise the following:

- North – Victoria Road and then a Pub and a School. Two services stations are located across Victoria Road to the north-west of the Site and are down-slope of the Site;
- East – retail shops;

- South – Waterloo Street then two commercial light industrial / retail properties near Darling Street and then residential dwellings further to the west. At the time of the site visit one of the light industrial properties was a car hire shop (likely formerly a workshop) and the other a 'Variety Bash Office' (possible previously a post office); and
- West – Residential properties, a motorcycle workshop and a service station on the corner of Victoria Road and moody Street downslope of the Site

4.3 Topography and Drainage

Victoria Road and Darling Street are both located on ridges making the Site a local high point. Stormwater from the Site flows down through the local stormwater systems on Victoria Road and Waterloo Streets to the west eventually draining to Iron Cove approximately 1km from the Site.

Given the Site is at a local topographic high point contamination from surrounding sites (if any) would not be expected to flow onto the site.

4.4 Surface Water and Flood Potential

No surface water was observed on the Site during the Site inspection. The closest surface water body to the Site is Iron Cove, part of Sydney Harbour approximately 1km to the west of the Site.

The site is not considered to have the potential to flood as it is located at a local high point at the top of two ridges.

The site elevation ranges from approximately 32m to RL41m AHD on Victoria Road and Waterloo Streets

4.5 Geology

According to EIS (2005) the 1 :100,000 geological map of Sydney (Map 9130, 1 :100,000 Department of Mineral Resources - 1983) indicates the site to be underlain by Hawkesbury Sandstone of the Wianamatta Group that is medium to coarse grained, with very minor shale and laminite lenses. The sandstone bedrock is typically overlain by residual soils and in some cases imported fill material.

The two EIS (2005) borehole logs in the open air car park at the rear of the Site encountered fill material in the order of 2m deep underlain by a thin layer of residual soil and then sandstone bedrock. This is consistent with the expected geology.

4.6 Hydrogeology

Given the predominantly paved nature of the Site, the shallow bedrock and the location of the site on a local high point, it is expected that there would be limited groundwater above the bedrock. After rainfall events some groundwater may be present perched on the bedrock and would be expected to follow the topography of the bedrock down to the west and south eventually discharging to Iron Cove. Shallow groundwater would not be expected to flow onto the Site from nearby Sites.

Regional groundwater may be present deeper in the bedrock.

A search of registered groundwater bores undertaken by EIS (2005) indicated there were no registered bores within 1km of the Site.

Based on the above, groundwater in this area is not considered to be a significant resource for human use.

5.0 Site Walkover

A walkover of the Site was undertaken by Joshua Lasky, an AECOM Principal Environmental Engineer in July, 2009.

The site walkover was undertaken in the company of Mr. Nick Byrnes of DKO Architects.

Observations made of the Site during the walkover are summarised as follows:

- 138-152 Victoria Road contained the main Balmain Leagues Club building. In the eastern part, the club building extended from street level while in the western part there was an undercroft loading bay / carpark area with an additional building level above. A substation was located within a room in the loading bay area. A fill point, presumably for diesel storage tanks for the back-up generator, was observed in the southern corner of the loading dock area.
- 154 Victoria Road contained a two storey brick building (formerly a mechanical workshop) with the workshop on the ground level accessed by a roller door and office on the second level. This building was viewed from the outside only. The building was being used as a dance studio. A small concrete driveway car parking area was located at the front of the property adjacent to Victoria Road. Two fill / dip points for USTs were observed in this area. One of these was located in the south-eastern corner and was concreted in place. The other was approximately in the centre of the driveway. This property was lower than the main leagues club site, separated by a retaining wall some 1m high. No evidence of significant oil staining was observed in the external parts of this property.
- 1 Waterloo Street contained a brick building previously used as a butcher's warehouse.
- 3-7 Waterloo Street contained an asphalt paved open air carpark extending from Waterloo Street to the main leagues club building.
- 156 Victoria Road contained a multi-level concrete car park structure with the lower level an under-croft level. This car park extended from Victoria Road through to Waterloo Street and was L-shaped extending behind the former workshop to the open air car park on Waterloo Road. The car park was accessed by ramps on Victoria Road and Waterloo Street. At the Waterloo Street frontage the undercroft level car park was typically about 1m below the level of Waterloo Street.
- 697 and 699 Darling Street contained retail shops, one of which was formerly a butcher and the other a video shop.

6.0 Site History

Enquiries relating to historical activities conducted on the Site and the surrounding land, where relevant, were undertaken to identify past and present potentially contaminating activities and associated potential environmental impact/liability. The following sections summarise the information obtained during the site history review

6.1 Review of Heritage Report

City Plan Heritage prepared a heritage assessment for the Balmain Leagues Club Masterplan which they documented in a report entitled ' *Balmain Leagues Club Masterplan, Heritage Assessment*' (Ref: 25158, October 2005).

The heritage assessment included a review of the Site's history as well as properties within the block further to the west. Relevant information from the heritage assessment is summarised as follows:

- The subject section of Darling Street was already well developed in 1885 with shops. No. 697 Darling Street was only partially developed at this time and consisted of two distinct lots consolidated under the same title in the 1910s. A small building was located on the northern side of the one site, and a larger shop located on the other. No. 699 was another small shop, a

fishmongers, and Byers and Sons butchers shop was built next to the site of this small shop who first rented the site before buying out the fishmonger and extending their shop;

- The Sands Directory of 1884 shows the subject section of Darling Street had a wide variety of uses. Tenants included R. H Bennet butchers, F.G. Dunks and Co. undertakers, Thomas Sinfield carpenter and T. King boarding house. There was another boarding house on this section of Darling Street as well as two stonemasons, a French polisher, a blacksmith, carpenter and drapers;
- The character of both Waterloo Street and Weston Street (later renamed Victoria Road) was one of mixed uses in the 1880s. Waterloo Street had a larger proportion of residential use while Weston Street was dominated by light industry such as blacksmithing. In 1880 only three entries were listed between Moodie and Darling Street on Weston Road namely Edwin Glassop Temperance Cottage, Theopollus Murray, shipwright and Mrs. E Murray, general store.
- Maps obtained from the Metropolitan Water Board show detail of the development in the area. One is dated 1895 and relates to Weston Road. The others are not dated and show Waterloo Street and Victoria Road after the road widening in the late 1950s and 1963 when buildings in Victoria Road were demolished for the construction of the Balmain Leagues club in 1963. So maps were possibly made between 1958 and 1963.
- The map shows one large building on the site of 140 Victoria Road, a free standing dwelling at No. 142 and a terrace of five houses Nos. 144, 146, 148, 152 and 154. Another freestanding house is at No. 154. Four semi- detached dwellings are located at Nos. 156, 158, 160 and 163 Victoria Road.
- In Waterloo Street a freestanding dwelling is shown at No.1 in 1895 and also on the later maps. At No. 2 is another freestanding detached dwelling. Two semi detached cottages are shown at Nos. 5 and 7 Waterloo Street. A freestanding dwelling is shown at No. 9. A building is shown standing on a large block next door. The site has no street number and may be a small factory or commercial enterprise. Nos. 11, 13, 15 and 21 are freestanding houses and Nos. 17 and 19 are semi detached cottages.
- The map dates the construction of sewer lines between 1900 and 1902. A blue plan of 31/8/1961 shows similar details. The section of Darling Street between Victoria Road and Waterloo Street is fully developed. The Byers' Building is divided into two shops by this time.
- Between 1900 and 1930 a second period of development of the section of Darling Street between Waterloo Street and Weston Road occurred. It appears that many of the original buildings were replaced by new buildings. In the case of Byers and Sons, a small timber shop was replaced by a new shop of double width built in brick with a rendered façade with a parapet, now known as No. 699 Darling Street. Hugh Byers bought the adjoining site now No. 697 Darling Street in 1919 and in the early 1920s a two storey building was constructed. A photograph dated 1922 shows signage for Pollock Brothers & Co. Furniture Warehouse and for a Billiard Parlour, the initial tenants. Many of the other buildings near the subject site appeared to be constructed around this time.
- The Balmain Leagues Club was opened in 1963. It is built on land acquired between 1960 and 1963. The site was further expanded in 1968 when a number of properties in Waterloo Street were purchased for a carpark. A number of small cottages were demolished on the site, but on Weston Road, which had been renamed Victoria Road, were the buildings of light industrial businesses. Stanley Leichhardt Swinnerton of Five Dock, a brass moulder owned the site in the 1920s and possibly operated a small foundry. In Waterloo Street an area bought to develop a carpark had formerly been a blacksmiths, before becoming the factory of a tailor.
- The history of the three sites on or adjacent to Darling Street, owned by the Balmain Leagues Club, vary, but all have a relationship to the Byers family. Hugh Byers opened a butcher shop that both had a wholesale and retail aspect. First the business ran from 699 Darling Street. The premises were rented. The shop was and still is single storey. The appearance of the shop front in past photos suggests that it may still be the same building with an altered shopfront. Hugh Byers bought the property and then later in 1919 bought the vacant land next door at 697 Darling Street. On this land he built the Byers' Building, an investment property designed for the generation of rental income. There were a variety of tenants for this building which was completed in 1922. It operated as Pollock's Furniture Store, who was the original tenant. The

upper floor was a billiard saloon. Subsequent uses have been chemist, grocers and lingerie factory. The Balmain Leagues Club purchased 697 Darling Street in 1999 and the remaining Byers properties in 2005.

- No. 1 Waterloo Street was a house until the 1960s, when it was bought by the Byers family and demolished. It was one of a row of similar workers' cottages that were also demolished to provide the space for the Balmain Leagues Club Carpark. At the time of the heritage assessment, No.1 Waterloo Street was a refrigerated warehouse for Byers and Son Butchers. Byers and Sons have sold all three of the buildings to the Balmain Leagues Club.
- Photograph 14 of Heritage Report shows a view looking from the corner of Darling Street and Victoria Road. This shows an old petrol bowser on the footpath of Victoria Road outside a mechanics with a sign saying 'Chevrolet'. It is not known exactly where along the existing Victoria Road frontage this is located.
- Sands Directory records for 697 Darling Street between 1891 and 1932 indicate it was occupied at various times by a butcher, a fruiterer, a billiard saloon, a grocer and a furniture warehouse
- Sands Directory records for 699 Darling Street between 1891 and 1932 indicate it was occupied at various times by a stationer, a fishmonger and a butcher;
- Sands Directory records for 1 Waterloo Road indicate it was occupied at various times by various individuals;
- The historical titles history of 697 Darling Street is shown and is summarised in Section 6.3 of this report.

6.2 Local Government Information

Leichardt City Council provided copies of the available planning cards for the subject properties. Records of Development Applications (DAs) and Building Applications (BAs) recorded on the planning cards (see Appendix B) were as follows:

- 1 Waterloo Road
 - 1981 – 2 storey extension of rear
- 5 Waterloo Road
 - 1963 – Additional bedroom
- 697 Darling Street
 - 1958 – Alterations and Additions
 - 1960 – Alterations to Shop
 - 1981 - Construction of stair and landing
 - 1982 – Alterations and additions
- 699 Darling Street
 - 1971 - Rebuilding rear shop
- 138/152 Victoria Road
 - 1960 – 1962 – Approval in principal and erection of club premises
 - 1963 – erection of electrical substation
 - 1963 – Extensions to lounge bar
 - 1964 – Erection of shelter
 - 1964 - Alterations and additions
 - 1965 – Additions in basement of club
 - 1965 – Additions
 - 1968 – Brick screen wall
 - 1968 – 1969 – 3 level parking area
 - 1970 – Provision of additional storage
 - 1972 – Internal alterations

- 1973 – 2 fuel oil tanks
- 1974 – Score board / kiosk
- 1975 - Alterations and additions
- 1980 - Spa Pool and toilet facilities
- 1987 – Internal refurbishment 1st and ground floor
- 1989 – Flush wall sign on western wall
- 1991 – Acoustical treatment
- 1994 – Installation of permanent radio base
- 154/156 Victoria Road
 - 1959 – Illuminated plastic over footway
 - 1962 - Plastic bracket sign
 - 1961 – Factory building

Council were requested to make the following files available for reviewing:

- 154-156 Victoria Road – All files excluding those for erection of signs
- 138-152 Victoria Road – The original DA for erection of the club premises, The DA for the 2 fuel oil tanks and the DA for the erection of the 3 storey car park.

Council subsequently advised that of these only the files for the 2 fuel oil tanks and the DA for the erection of the 3 storey car park were available. These were viewed at Leichhardt Council offices.

The car park DA file did not reveal significant information of interest.

The file for the 2 fuel oil tanks indicated that two above ground storage tanks (ASTs) were proposed to be installed with a remote fill point. The exact location of the ASTs is not clear from the plan however is believed to have been at the south-eastern end of the loading dock adjacent to the current open air car park (a fill point was observed in this locations during the site walkover but no ASTs).

6.3 Certificates of Title

A review of historical Certificates of Title through the Land Titles Office was undertaken to provide details of historical ownership and possible former uses of the Site. The location of the Lot and DP's are detailed on the plans in Appendix C. Review of the title information indicated the following ownership history:

Note the titles search for 697 Victoria Road was completed by City Plan Heritage (2005) a copy of which is present in Appendix D.

Lot 1 DP 528 045 (area 24 per – CT Vol 752. Fol 53)

Site Owner	
1988 – to date	Balmain Leagues Club Limited
1988 – to date	<i>Various commercial leases</i>
1966 – 1988	Balmain Leagues Club
1966 – 1966	Robert James Garrick & Robert Dun (Balmain, company Directors)
1918 – 1966	Fredrick William Chalker
1912 – 1918	John Alfred Chalker (Milk Vendor)
1910 – 1912	James Alexander Chalker (Milk Vendor)
1907 – 1910	John Berg (Balmain Omnibus Proprietor)
1890 – 1907	Bridget Berg (wife of J Berg)
1890	Edward Milner Stephen
1885 – 1890	Elizabeth Erwin (wife of James Erwin, city of Sydney), William Henry & Julia Henry Harwig

Lot 1 DP 528 045 (CT 3378 – 18 Lot 1 in 11029/36)

Site Owner	
1966 – to date	Balmain Leagues club
1946 - 1966	John G. Lemsly Tolett of Rozelle, labourer and William Sydney Tollet of Rozelle, Motor Driver
1922 – 1946	Mary Elizabeth Tollet, wife of Percy John Tollet of Rozelle, Tailor
1922 – 1922	Arthur George Broadhurst, Gladesville Blacksmith
1800	Land originally granted to William Balmain by Crown Grant

Lot 1 DP 528 045 (Lot 1 sect 46 of Balmain Estate, DP 421)

Site Owner	
1959 – to date	Balmain League Club
1926 – 1959	Ethel May Doyce of Drummoyne, widow of Fredrich Arthur Doyce of Huntley's Point, carpenter/Engineer
1924 – 1926	Stanley Leichardt Swinnerton
1800	Crown Grant to William Balmain

Lot 1 DP 528 045 (Area 12 per – lot 32 Waterloo St –original Subdivision of Lots 2 &11 & part of lot 3 & 10 of Section 46 of Balmain Estate)

Site Owner	
1961 – to date	Balmain Leagues Club
1960 – 1961	Maude Webster of Rozelle, Spinster
1959 – 1960	Stacks Auto Securities Pty Limited
1960	Chris Collinson, Cooper
1800	Crown Grant to William Balmain

Lot 1 DP 528 045 (subdivision of Lot 1 Sec 46 of Balmain Estate - 8255 – 216)

Site Owner	
1967	<i>Lease to Sydney County Council of part of the premises described as substation No. 1732 together with easement for electricity purposes</i>
1961- to date	Balmain Leagues Club Ltd
1961	Bessie Dorothy Maclean, widow (Rozelle)
1800	Crown Grant to William Balmain

Lot 1 DP 528 045 (subdivision of Lot 1 Sec 46 of Balmain Estate - 8258 – 217)

Site Owner	
1967	<i>Lease to Sydney County Council of part of the premises described as substation No. 1732 together with easement for electricity purposes</i>
1961- to date	Balmain Leagues Club Ltd
1961	Raymond Hugh Byers, Rozelle, Motor Driver
1800	Crown Grant to William Balmain

Lot 1 DP 528 045 (Lot 28 DP 421)

Site Owner	
1964 to date	Balmain Leagues Club Ltd
1961 – 1964	Davis Edward Noonan, Rozelle, Schoolmaster & Suzanne Mary Noonan his wife
1961 - 1961	Sydney Trudgian, Annandale, Labourer & Emmi Trudgian, his wife

Lot 1 DP 528 045 (Lot 29 and 30 DP 421)

Site Owner	
1966 – to date	Balmain Leagues Club

Lot 1 DP 109 047

Site Owner	
2006 – to date	Balmain Leagues club Ltd
1999 – to date	<i>commercial lease</i>
1998 – 2006	Balmain Engineering Pty Ltd
1990 – 1998	Tak Kong Foster
1977	John James Conway, Manly, Salesman & Kathleen Therese Conway, his wife
1972	Leased to Dunlop Tyre Service Pty Ltd of premises being the whole ground floor of the building known as 154/156 Victoria Rd, Rozelle
1958	Gustave Leopold Du Chateau, Balmain, Service Station Proprietor

Lot 101 DP 629133 (CT 11443-102)

Site Owner	
2005 – to date	Balmain Leagues Club Limited
1998 – 2005	Byers Properties Pty Ltd
1988 – 1998	Hugh Kirkpatrick Byers

Lot 101 DP 629133 (CT 10458-188)

Site Owner	
1966 – 1983	Hugh Kirkpatrick Byers, St. Ives, Butcher
1963 – 1968	<i>Lease to James John Conolly of Chatswood, Chemist</i>
1963	<i>Lease Stevens knitting Hills Pty whole of first floor of premises known as 697A Darling St., Rozelle with rights</i>
1958 -1962	<i>Lease with rights to William Archibald Byers to Julian Lingerie Pty Ltd, first floor premises of building 697A Darling St, Rozelle</i>
1959 – 1962	Lease William Archibald Byers to George of Kensington Tailor & Dimitra Rose, his wife the ground floor 697 Darling St., Rozelle
1948 – 1958	<i>Lease to Michael John Blackett of Rozelle, first floor</i>
1944	William Archibald Byers of Rozelle, Wholesale Butcher
1933 – 1944	Basic Byers, Rozelle, widow, Lot 42

Lot 101 DP 629133 (CT 10468-59)

Site Owner	
1972	Hugh Kirkpatrick Byers, St Ives Butcher
1959 – 1972	William Archibald Byers
1918 – 1959	Bessie Byers, wife of Hugh Byers of Rozelle, Butcher
1912	<i>Lease from William Parker to Hugh Kirkpatrick Byers of Balmain, Butcher</i>
1904 – 1918	William Parker of Sydney, Milling Engineer
1882 – 1904	Mary Jane Barry of Gladesville
1879 – 1882	Henry Robert Jeffers, Balmain Labour

Lot 101 DP 629133 (CT 11443-102)

Site Owner	
1980	Hugh Kirkpatrick Byers, St Ives
1970	Raymond John Wilson of Gladesville Master Butcher & Francis Raymond Firth of Roseville, Chartered Accountant
1947	Transferred from Martha Maria Wilson to John Thomas Wilson of Gladesville, Butcher
1923 – 1947	Transferred from John Hine to Martha Wilson wife of Fredrick William Wilson of Rozelle, Night Watchman
1923 – 1923	John Hine, Brighton the Sands, Hairdresser
1879 -1923	Peter Hine of Balmain, Labourer

Lot 102 DP 629133

Site Owner	
2005 – to date	Balmain Leagues club Ltd
1998 – 2005	Byers Properties Ltd. (see Folio AB813603H)
1988 – 1998	Hugh Kirkpatrick Byers (see Folio 5275893Q)
1972	Hugh Kirkpatrick Byers, St Ives Butcher
1959 – 1972	William Archibald Byers
1918 – 1959	Bessie Byers, wife of Hugh Byers of Rozelle, Butcher
1912	<i>Lease from William Parker to Hugh Kirkpatrick Byers of Balmain, Butcher</i>
1904 – 1918	William Parker of Sydney, Milling Engineer
1882 – 1904	Mary Jane Barry of Gladesville
1879 – 1882	Henry Robert Jeffers, Balmain Labour

Lot 37 DP 421

Site Owner	
1989 – to date	Balmain Leagues Club Ltd
1988 – 1989	Caroline Rhoda Farnsworth & Stuart White
1972 – 1988	Frank Boyce
1954 – 1972	Frank Boyce – occupation Hatter, Hilda William Boyce
1954 – 1954	James William Mayes (timber executive)
1929 – 1954	Martha Isabell Singleton (Wife of Rubber Worker employee)
1928 – 1929	Alfred Henry Thomas Farness (Railway employee)
1905 – 1928	George Samuel Kay (Bookbinder)
1904 – 1905	Mary Ann Martha Green (widow)

Lot 38 DP 421

Site Owner	
1988 – to date	Balmain League Club Ltd
1970	Raymond John Wilson of Gladesville Master butcher & Francis Rayneond Firth of Roseville Charbored Accountants
1947	John Thomas Wilson of Gladesville, Butcher
1886 – 1947	Martha Maria Wilson wife of Frederick William Wilson of Balmain Labour William Henry Pating, City of Sydney

Lot 36 DP 190866

Site Owner	
1979 – to date	Balmain Leagues Club Ltd
1973 – 1979	Beryl Frances Wilson (Married woman)
1934 – 1973	Anne May Campbell (widow)
1921 – 1934	Walter Campbell & Annie May Campbell

6.4 Aerial Photographs

The following information was derived from reviewing historical aerial photographs for the Site and the surrounding area. The photographs were sourced from the NSW Department of Natural Resources offices in Sydney. Enlarged sections of selected aerial photographs are included in Appendix E.

Photograph Details	Description
May 1951 Run 12 Black and White	<p>Site: There are what appear to be dwellings possible terraces or semi detached dwellings along the Waterloo Road Frontage mostly with what appear to be backyards. A larger narrow building occupies what is now the eastern corner of the Balmain League’s Club. The remainder of the Victoria Road frontage is covered by what appear to be dwellings or small commercial buildings with back yards. The outline of the current workshop site is present but appears to have only been partially built upon. Shops are present on the Darling Street frontage.</p> <p>Surrounds: Shops are present along Darling Street. The school is already present across Victoria road to the north. The surrounding area is well developed with what appears to be a combination of residential, retail and light industrial. Some larger industrial properties appear to be present closer to the north-west of the Site closer to the Gladesville Bridge. It is not clear whether the service station to the west of the site is present.</p>
1961 Run 34 Black and White	<p>Site: The site appears unchanged since 1951 with the exception that the workshop building on 154 Victoria Road. It is not clear whether the properties on either side of the workshop are dwellings or commercial buildings.</p> <p>Surrounds: The site of the current service station to the west of the site is mostly vacant and paved potential suggesting that the service station is present.</p>
19 April 1968 Run 4 Black and White	<p>Site: The main leagues club building has been constructed replacing the buildings that were present in this area. The workshop bounds this building to the west. The land to the west of the workshop from Victoria Road through to Waterloo Street is vacant and appears to be covered by low scrubs. On Waterloo Street to the east of this vacant area is another vacant area. There are then four properties between this vacant area and the Darling Street shops containing what appear to be dwellings with back yards. There is a small vacant area in the eastern corner of the Leagues Club property which appears to be used as a car parking area.</p> <p>Surrounds: The service station to the west of the site is now definitely present</p>
6 May 1978 Run 16 Black and White	<p>Site: The previously vacant areas to the west and behind the workshop have been developed with an L-shaped building understood to be the current car park.. A small extension to the leagues club building has been constructed covering the vacant area in the eastern corner of the Leagues Club property.</p> <p>Surrounds: no significant changes</p>

Photograph Details	Description
3 August 1986 Run 22 Colour	Site: No significant changes observed. Surrounds: No significant changes observed
Google Earth – Viewed on 10 august 2009	Site: Three of the dwellings on Waterloo Road have been demolished and replaced with an open air bitumen paved car park. Surrounds: No significant changes observed

6.5 Dangerous Goods Records

A Search of the Stored Chemical Information Database (SCID) maintained by WorkCover NSW was requested by AECOM (Appendix F).

The search revealed that a 1,000 gallon mineral spirit underground storage tank (UST) was present on 154-156 Victoria Road since at least 1962 with the operating name of the company holding the licence being Speedy Steering Service. The licence was transferred in 1972 and again in 1981 to new companies but still trading as Speedy Steering Service. In the 1972 application the nature of the premises was noted as Alignment and Tyre Service Centre. The 1981 licence referred to 5,000L. In 1990 a new application was made for a 23,000L UST typically holding 10,000L petrol again for Balmain Speedy Steering. The location is shown adjacent to Victoria Road in the outside area in front of the workshop at 154 Victoria Road. In 1998 the licence for the 23,000L UST was requested to be transferred to Balmain Engineering Pty Ltd with the application letter referring to a petrol bowser and an underground tank.

The records suggest two USTs were present on 154-156 Victoria Road (both presumed to be in the front outside area of 154 Victoria Road). There are no records of either of the above USTs having been removed or abandoned.

6.6 Record of EPA Notices

A search of the Record of Environmental Protection Authority (EPA) Notices on the NSW Department of Environment and Climate Change (NSW DECC) website was conducted (<http://www.environment.nsw.gov.au/clmapp/searchregister.aspx>) to evaluate if the Site or surrounding properties were listed under Section 58 of the Contaminated Land Management Act 1997.

The Site was not recorded on the website.

Noticed on five properties for the suburb of Rozelle were listed, however all have since been revoked. The properties listed are unlikely to impact the Site given the large separation distance (at least 500m) and that the properties are all downgradient of the Site.

6.7 Anecdotal Information

Mr Peter Duffy the Balmain Leagues Club Maintenance Manager, who has been in his current position for 13 years, was interviewed and provided the following information:

- A diesel UST is present in the loading dock area formerly used to store oil for the diesel emergency generators. This UST was pumped out about 4 years ago and is no longer used.
- A 500L AST is present in the plant room for use with the generator;
- The USTs in the front of the former workshop site have been pumped out.
- Mr Duffy is not aware of any other significant chemical storage on the site.

- Mr Duffy is not aware of any ASTs (other than the one in the plant room) having been installed to store fuel oil or diesel;

6.8 Site History Summary

Based on the site walkover and historical review the site history can be summarised as follows:

- The Darling Street properties were developed through the late 1800s and early 1900s as shops with uses including fishmongers, butchers, furniture warehouse, billiard parlour, chemist, grocers, lingerie factory, video hire etc. These properties have recently been vacated.
- In 1880 only three entries were listed between Moodie and Darling Street on Victoria Road (then Weston Road) namely Edwin Glassop Temperance Cottage, Theopollus Murray, shipwright and Mrs. E Murray, general store. It is not clear whether these were on the Site or further to the west.
- A map from the late 1950s or early 1960s shows one large building on the site of 140 Victoria Road, a free standing dwelling at No. 142 and a terrace of five houses Nos. 144, 146, 148, 152 and 154. Another freestanding house is at No. 154. Four semi-detached dwellings are located at Nos. 156 and to the west of the site 158, 160 and 163 Victoria Road
- The Balmain Leagues was developed in the early 1960s on 138-152 Victoria Road.
- The site was further expanded in 1968 when a number of properties in Waterloo Street were purchased and a 3-storey car park was constructed on 156 Victoria Road extending through to Waterloo Street. The heritage report indicates that a brass moulder owned part of the Victoria Road frontage in the 1920s and possibly operated a small foundry. In Waterloo Street an area bought to develop a carpark had formerly been a blacksmiths, before becoming the factory of a tailor.
- 1 Waterloo Road was used as the refrigerated warehouse for the butchers and has recently been vacated.
- The majority of properties on Waterloo Road were residential prior to being redeveloped. An asphalt paved car parking area was built on three of these properties post 1986.
- 154 Victoria Road was previously a mechanical workshop understood to have been developed in the early 1960s. The site walkover revealed two underground storage tanks (USTs) fill or dip points in the concrete driveway / car parking area in front of the Site. One of these was concrete in indicating one of the USTs may have been abandoned in-situ. A search of WorkCover records indicates that a 5,000L mineral spirit UST (UST) was present on 154-156 Victoria Road since at least 1962. In 1980 the records indicate that a new 23,000L UST typically holding 10,000L petrol was installed. It is considered likely that the concreted fill point may be associated with the 1962 UST while the 23,000L UST may be associated with the other fill point in this area. It is noted that an old undated photograph in the Heritage Report shows a view looking from the corner of Darling Street and Victoria Road. This shows an old petrol bowser on the footpath of Victoria Road outside a mechanics with a sign saying 'Chevrolet'. It is not known exactly where along the existing Victoria Road frontage this is located.
- A fuel tank fill point was observed in the southern corner of the Leagues Club loading dock area. The Leagues Club maintenance manager advised that a diesel UST for the emergency generator is present in this area and was pumped out around 4 years ago. A DA file held by council indicates two fuel oil ASTs were installed in this vicinity in the 1970s. These ASTs were not observed during the site walkover and the maintenance manager was not aware of their existence.
- As the Site is located at a local high point it is considered that there is a low potential of migration of contamination onto the site from nearby properties.

6.9 Potential Areas and Contaminants of Concern

Based on the available historical information relating to the Site and the results of the Site walkover, potential Areas of Environmental Concern (AECs) and associated Chemicals of Concern (COCs) have been identified and are summarised in the following table.

Potential AEC	Description	Potential COCs	Comments
Front Driveway of 154 Victoria Road	Fuel USTs and associated pipe-work are located in this area.	TPH, BTEX, PAH, lead	At least two petrol / mineral spirit USTs are believed to be located in this area associated with the former use as a mechanical workshop. The USTs are located close to site boundary.
Remainder of 154 Victoria Road	Potential chemical storage or use during previous use as a mechanical workshop	TPH, BTEX, PAH, Metals, VOCs	This property has been used as a mechanical workshop since at least the 1960s. fuel and chemical storage, handling and disposal practices are not known.
Leagues Club Loading Dock Area	Fuel oil / diesel USTs and potentially former ASTs and associated pipe-work are leaked in this area	TPH, BTEX, PAH, Metals, VOCs	A pumped out diesel UST is present in the southern corner of the Leagues Club loading dock area. There could potentially have also formerly been two ASTs in this vicinity.
Leagues Club Open Air Carpark	A single soil sample from EIS revealed high levels of PAHs in this area (EIS boreholes BH2 at 0.2m depth).	PAHs	Concentrations indicate may be a coal tar or a coal tar derived product such as coal tar bitumen. However, the source and extent of this contamination is not known
	Electrical substation	TPH, PCB	Substation is located within room and hence low potential for contamination

Potential AEC	Description	Potential COCs	Comments
Overall Site	Past importation of potentially contaminated fill material.	Metals, TPH, BTEX, PAH, OCP, PCB, Asbestos	EIS borehole logs in the open air carpark indicate the presence of fill material to depths of up to around 2m. It is expected that similar fill depths would be encountered across the majority of the Site although this will need to be confirmed through boreholes. The fill depth may be shallower where basement / undercroft car park areas exist. The single fill sample tested by EIS indicated high levels of PAHs as discussed above. The contamination status of the remainder of the fill is not known.
	Introduction of hazardous building materials (e.g. fibro asbestos, lead paint) through past weathering from or demolition of former buildings on the Site.	Asbestos, Metals	Some current or past buildings on the Site may have contained such hazardous materials.
	Chemicals may have been used or stored during possible past light industrial used on parts of the Site	TPH, BTEX, PAH, Metals, VOCs, Cyanide	The exact historical usage of some parts of the Site is not known. For example a blacksmith and a small foundry may have operated on parts of the Site

7.0 Conclusions and Recommendations

The historical review and site walkover have identified a number of current and historical land use activities at the Site with the potential to have introduced contamination to the Site as summarised in the table in the previous section.

Review of available geological information suggests the site is underlain by a thin soil layer, then relatively shallow sandstone bedrock. Given this geology, and the nature of the potential contamination sources and chemicals of concern identified through this Phase 1 PESA, it is considered that significant soil contamination would be unlikely to extend beyond relatively shallow depths.

Based on current development plans, basement construction is proposed across the entire Site (with the exception of a small portion adjacent to Darling Street) extending down to RL 17m: approximately 15m to 20m below the current ground surface across the Site.

The basement excavation therefore, is highly likely to remove all contaminated soil from beneath the Site. Groundwater contamination (if present) on Site would also, under most scenarios, be largely or entirely removed through the basement excavation process.

In summary, the act of constructing the basement would effectively constitute an excavation and offsite disposal remedial strategy and would be expected, to result in remediation of the Site to a point where the Site can be considered suitable for the proposed land use.

It is therefore considered that there is a high likelihood that the Site is capable of being remediated, and that it can be made suitable, for the proposed land-use through the development process.

On this site, any remedial activity would logically be carried out in conjunction with basement excavations post site demolition. In order to plan the remediation of the Site and the basement excavations, it is recommended that further assessment involving soil and groundwater sampling and analysis be undertaken to confirm the extent of potential contamination and the waste classification of soils for offsite disposal followed by preparation a remedial action plan (RAP) providing the details of the remediation and validation strategy. Water disposal requirements for construction and operational dewatering will also need to be considered along with any impacts that have extended beyond the site boundary (if any).

8.0 Limitations

The work performed by AECOM included only a site history study including a site walk over and did not include any sampling and testing. Therefore, the assessments made in this report should be considered as preliminary only. It is important to note that sampling and testing is required to check the presence or absence of contamination.

It is the nature of contaminated site investigations that the degree of variability in site conditions cannot be known completely and no investigation program can eliminate all uncertainty concerning the condition of the site. Professional judgement must be exercised in the collection and interpretation of the data.

In conducting this review and preparing the report, current guidelines for assessment and management of contaminated land were followed. This work has been conducted in good faith in accordance with AECOM's understanding of the client's brief and general accepted practice for environmental consulting.

The assessment was based on the condition of the site at the time of the assessment.

Assessment of buildings / structures on the site for the presence of hazardous buildings materials and geotechnical investigation was outside the scope of the assessment.

9.0 References

City Plan Heritage (2005). *Balmain Leagues Club Masterplan, Heritage Assessment* (Ref: 25158, October 2005).

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

NSW Department of Environment and Conservation (DEC) 2006. *Guidelines for the NSW Site Auditor Scheme (2nd Edition)* April 2006.

NSW Environment Protection Authority (EPA) 1997. *Guidelines for Consultants Reporting on Contaminated Sites*, November 1997.



ROZELLE VILLAGE DEVELOPMENT
 SITE LOCATION PLAN
 Source: Sydways (2008)

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