

25 June 2020

Kambala School
c/- Sufian Supa'at
Carmichael Tompkins Property Group Pty Ltd
Via email: sufian.supaat@ctpg.com.au

Acid Sulfate Soils Management Plan requirement for Kambala School Sports Precinct, 794 New South Head Road, Rose Bay, NSW

Dear Sufian,

JBS&G Australia Pty Ltd (JBS&G) has been requested by Kambala School (the client) via Carmichael Tompkins Property Group Pty Ltd (CTPG) to prepare a letter assessing the requirement for an Acid Sulfate Soils Management Plan (ASSMP) for the proposed Kambala School Sports Precinct Redevelopment (the site).

The Planning Secretary's Environmental Assessment Requirements (SEARs) for the proposed development refer to an ASSMP as part of the environmental impact statement (EIS) in the Plans and Documents section. However, with consideration to the proposed redevelopment and noting the elevation of the site, acid sulfate soils (ASS) are considered unlikely to be encountered during earthworks. As such, JBS&G have prepared this letter to advise on the potential for ASS to be encountered and whether an ASSMP is required during the proposed development.

Based on review of Department of Land and Water Conservation ASS Risk Map of Sydney Heads (DLWC 1997¹) the site falls within an area of no known occurrences of ASS. Additionally, during contamination investigations conducted by JBS&G (2020²) and geotechnical investigations conducted by PSM (2019³) no indicators of ASS such as coastal sediments or iron sulfides were observed. Further, sandstone bedrock was generally encountered underlying fill materials, and the water table is anticipated to be between 7 and 10 m below the current surface.

It is noted that Acid Sulfate Soils Maps in Woollahra LEP (2014) indicate that the site is located within a Class 5 area for ASS. Class 5 soils requires development consent for any works within 500 m of adjacent Class 1, 2, 3 or 4 land that is below 5 m Australian height datum (AHD) required. While the site is noted to be located within 500 m of other classes of ASS, the elevation of the site is between 30 and 40 m AHD and the floor of the proposed sports hall following redevelopment is understood to be 34.65 m AHD, still well above 5 m AHD. As such no works at or below 5 m AHD or that would encounter ASS conditions will occur during the redevelopment works.

Based on the assessment herein, potential ASS conditions have not been mapped or encountered at the site and development works are not proposed to a depth where potential ASS would exist. As such, an ASSMP is not required for the proposed redevelopment works at the site.

¹ *Acid Sulfate Soil Risk Map – Edition two, Sydney Heads*. Department of Land and water Conservation map of Sydney Heads (DLWC 1997)

² *Detailed Site Investigation – Kambala School Sports Precinct 794 New South Head Road, Rose Bay, NSW (Rev A)* JBS&G Australia Pty Ltd (JBS&G 2020)

³ *Kambala Girls High, Rose Bay, NSW – Geotechnical and Environmental Investigation*. PSM Consult Pty Limited 29 January 2019 (PSM 2019)

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email gblack@jbsg.com.au.

Yours sincerely:



George Black
Environmental Consultant
JBS&G Australia Pty Ltd

Reviewed/Approved by:



Matthew Bennett (CEnvP)
Senior Principal
JBS&G Australia Pty Ltd

Attachments

- 1) Limitations

Attachment 1 – Limitations

This report has been prepared for use by the client who commissioned the works in accordance with the project brief only and has been based in part on information obtained from other parties. The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements and site history, not on sampling and analysis of all media at all locations for all potential contaminants.

Limited sampling and laboratory analyses were undertaken as part of the investigations, as described herein. Ground conditions between sampling locations may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the sites, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.