



7 May 2026
Ref. E24470.E14.Rev1

Anprisa Pty Ltd
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Attention Mr. Mitchell Favaloro

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Re: Review of Acid Sulfate Soil Risk for 40-76 William Street, Leichhardt NSW

EI Australia (EI) have been engaged by Anprisa Pty Ltd ('the client') to prepare this Letter on the risk of Acid Sulfate Soil (ASS) for the properties at 40-76 William Street, Leichhardt NSW ('the site'). This letter will accompany a development application (SSD-119545240) for the redevelopment of the site which will involve the construction of four residential buildings (Building A to Building E) overlying a two level basement. The basement is proposed to have a finished floor level of RL 3.5 metres Australian Height Datum (mAHD). Excavation of up to 7 metres below ground level (mBGL) is expected. This letter is prepared to address SEARs condition No. 12.

The site is located within the local government area of Inner West Council (**Figure 1**) and is further identified as Lot 2 in DP789576. It covers an area of approximately 6,930 m² (**Figure 2**).

This letter follows on from previous environmental investigations completed at the site, including:

- EI (2025) *Dewatering Management Plan*, Report Ref. E24470.E16_Rev2, dated 19 November 2025;
- EI (2026a) *Detailed Site Investigation*, Report Ref. E24470.E02_Rev8 dated 7 May 2026; and
- EI (2026b) *Remediation Action Plan*, Report Ref. E24470.E06_Rev6, dated 7 May 2026.

Based on a review of the previous reports and a search of environmental data provided by the NSW government, the following is noted:

- With reference to the Botany Bay Acid Sulfate Soil Risk Map (1:25,000 scale; Murphy 1997), the site lies within the map class description of No Known Occurrence. In such cases, ASS materials are not known or expected to occur and "land management activities are not likely to be affected by ASS materials".
- The Inner West Local Environmental Plan 2022 - Acid Sulfate Soil Risk Map indicates that site lies within a Class 5 Area. The need for further ASS assessment and management has not been considered.

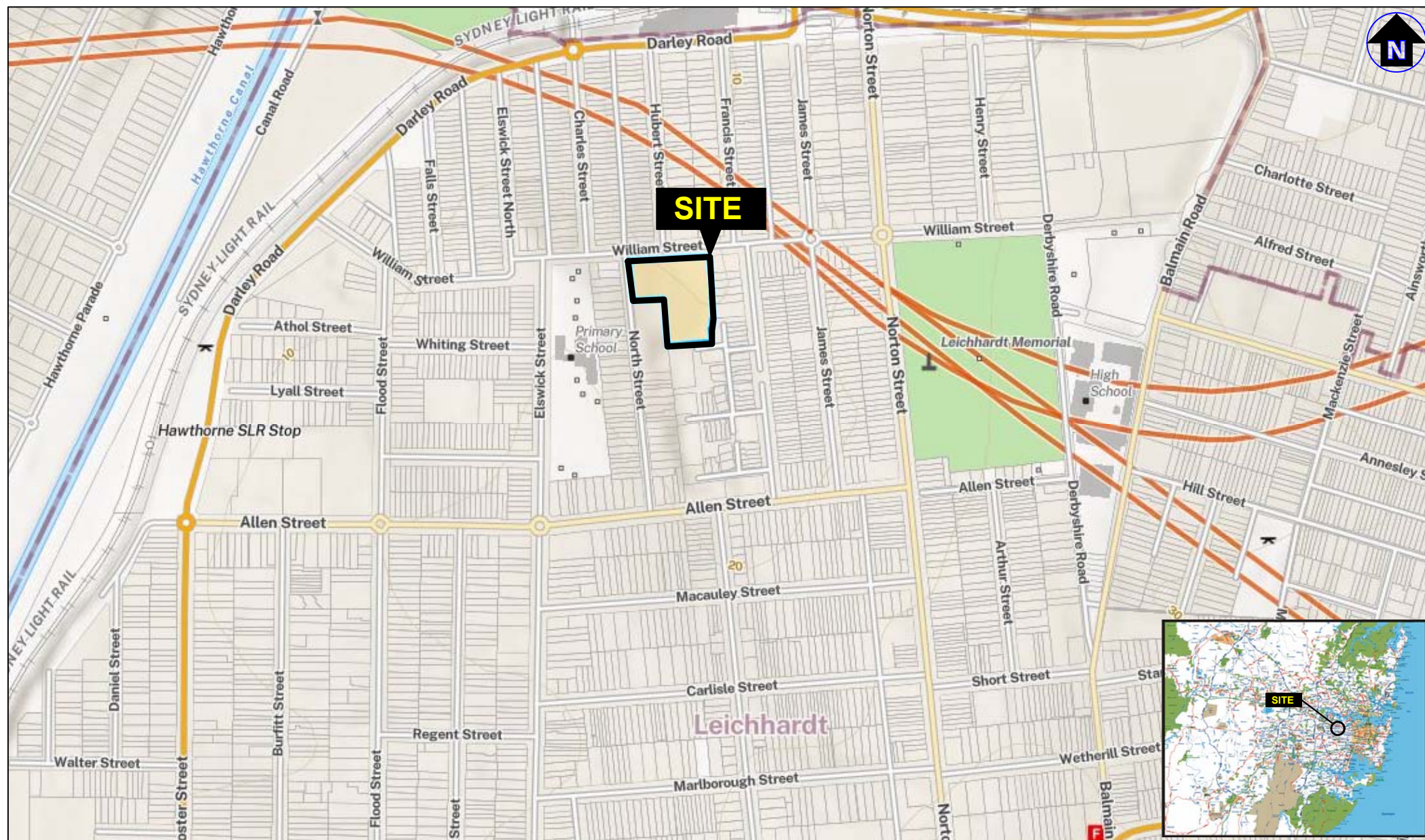
Based on the map information above and site's elevation (>10 mAHD), the likelihood of ASS presence on site was considered to be low and further related assessments were considered unwarranted.

Should you have any queries regarding this letter, please contact the undersigned on (02) 9516-0722.

For and on behalf of
EI Australia

Marina Deza
Environmental Scientist

Li Wei
Senior Environmental Engineer



Drawn:	C.T
Approved:	-
Date:	29-08-25
Scale:	Not To Scale

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 Letter on Acid Sulfate Soils
 40-76 William Street, Leichhardt NSW
 Site Locality Plan

Figure:

1

Project: E24470.E14



LEGEND (All Locations are Approximate)

- Site boundary
- Basement boundary
- ▼ Monitoring well location

Drawn: C.T.

Approved: -

Date: 10-09-25

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Letter on Acid Sulfate Soils
40-76 William Street, Leichhardt NSW
Borehole Location Plan

Figure:

2

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