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Project 86514.04
14 October 2021
R.002.Rev0 ASS Letter
NW:jl

Attention: Warwick Smith

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Response to Acid Sulfate Soil Management Conditions
Proposed Adaptive Reuse of Wilkinson House
215 Forbes Street, Darlinghurst

This letter provides a response by Douglas Partners Pty Ltd (DP) with respect to the SEARs issued for Stage 1 of the Master Plan development of SCEGGS Darlinghurst, 215 Forbes Street Darlinghurst (SSD-8993). Stage 1 of the proposed development comprises of the adaptive reuse of the Wilkinson House.

Part Item 17 of the SEARs and Condition B.20 (g) of the development consent require an assessment of acid sulfate soils (ASS) and associated management plan for the proposed development. The purpose of this letter is to demonstrate DP's opinion that ASS risk is low for the site and that an intrusive assessment of ASS and the preparation of an acid sulfate soil management plan is not required.

The site is located in undulating terrain with a general slope to the north towards Woolloomooloo Bay, based on a review of the local mapping. Furthermore, the site topography is characteristic of the regional topography. The ground surface level across the site ranges from approximately reduced level (RL) 34 m relative to Australian Height Datum (AHD) at the south-eastern corner to RL 30 m AHD at the north-western side of the site.

A review of the Sydney 1:100,00 Geology Sheet indicates that the site is underlain by Triassic Hawkesbury Sandstone. This geological formation usually comprises of medium to coarse grained quartz sandstone with minor shale and laminite lenses. Previous intrusive investigations on the site confirm the geological mapping with Hawkesbury Sandstone at shallow depths below the surface, as well as exposed sandstone bedrock observed beneath the Wilkinson House building.

Review of the NSW 1:25,000 Acid Sulfate Soil Risk Mapping (1994-1998), indicates the site is not in a mapped area for ASS occurrence. Additionally, a review of the CSIRO ASRIS ASS Mapping indicates that the site is mapped as having a low probability of ASS occurring. The area 50 m to the north of the site (which is located down-gradient and at a lower RL AHD) is classified as extremely low probability (1-5%) of ASS occurring.

The on-site ASS Plan Class is Class 5, which means that works within 500 metres of adjacent Class 1-4 land that is below 5 m AHD and works by which the water table is likely to be lowered below 1 m AHD on adjacent Class 1-4 land, present an environmental risk. The nearest soil class is Soil Class 2, 217 m to the north, which would only present an environmental risk if the proposed works lowered water table in that area below 1 m AHD. However, the permanent water table within the intact bedrock at the site is expected to be at many tens of metres below the current site level and proposed design level and thus unlikely to be impacted by the proposed development.

Therefore, based on the mapped and observed geology, and the fact that the site (and proposed development levels for the new building) sits above 25 m AHD, ASS are not considered to be of concern for the site.

As such, DP does not consider that an intrusive ASS assessment is necessary, nor is an ASS management plan required for the proposed development.

Please contact the undersigned if you have any questions on this matter.

Yours faithfully
Douglas Partners Pty Ltd



Nicola Warton
Environmental Scientist

Reviewed by



Paul Gorman
Principal