

6 March 2024
Ref. E24770.G17.Rev1

Deicorp Projects (Crows Nest) Pty Ltd
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Re: Review of Potential Salinity for Falcon Street, Pacific Highway and Alexander Street, Crows Nest NSW

EI Australia (EI) have been engaged by Deicorp Projects (Crows Nest) Pty Ltd ('the client') to prepare this Letter on Potential Salinity in Soils for the property bounded by Falcon Street, Pacific Highway and Alexander Street, Crows Nest NSW ('the site'). This letter will accompany a development application for the redevelopment of the site involving demolition of existing structures and the construction of a 21 storey mixed residential/commercial development overlying a seven level basement car park.

The site is located approximately 4.5km north of the Sydney central business district, within the Local Government Area of North Sydney Council (**Figure 1**). The site can be further identified as Lots 1-11 in DP29672, Lots 1-6 in DP16402, Lot 1 in DP127595 and Lot 1 in DP562966.

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

- EI (2020a), *Geotechnical Investigation*, Report Ref. E24770.G03, dated 1 October 2020;
- EI (2020b), *Preliminary Site Investigation*, Report Ref. E24770.E01_Rev0, dated 26 October 2020;
- EI (2023), *Hazardous Materials Survey*, Report Ref. E24770.E10_Rev0, dated 29 May 2023;
- EI (2023), *Letter on Acid Sulfate Soils*, Report Ref. E24770.E14_Rev0, dated 17 October 2023;
- Douglas Partners (DP, 2023a), *Report on Pre-Demolition Detailed Site Investigation (Contamination) Fiveways*, Report Ref. 86645.04.00.R.001.Rev0, dated 2 August 2023;
- DP (2023b), *Report on Geotechnical Investigation Fiveways*, Report Ref. 86645.03.R.001.Rev1, dated 14 September 2023; and
- DP (2023c), *Report on Dewatering Management Plan Fiveways*, Report Ref. 86645.03.R.004.DftA, dated 29 September 2023.

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 Dryland Salinity Potential of Western Sydney (NSW Office of Environment and Heritage), Dryland Salinity – National Assessment data, the site was 'outside the data coverage' and therefore is not mapped ; and
- According to the Hydrogeological Landscapes of New South Wales and Australian Capital Territory Map (2016) (1:50,000 scale; NSW Department of Planning and Environment, 2023), the site lies within an area of overall salinity hazard classified as 'low'. It also lies within a land salinity class of 'low'.

In such cases, the potential for saline soils to be present on site was considered to be low. However, EI consider that an assessment of the salinity can be included as part of the further geotechnical investigations (DP, 2023b) or waste classification prior to offsite disposal (EI, 2020 & DP, 2023) proposed following demolition of the site

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

For and on behalf of
EI Australia



Tanner Graham
Environmental Engineer



Ben Aggar
Project Manager

SCOPE OF SERVICES

The geotechnical report ("the report") has been prepared in accordance with the scope of services as set out in the contract, or as otherwise agreed, between the Client And EI Australia ("EI"). The scope of work may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

RELIANCE ON DATA

EI has relied on data provided by the Client and other individuals and organizations, to prepare the report. Such data may include surveys, analyses, designs, maps and plans. EI has not verified the accuracy or completeness of the data except as stated in the report. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations ("conclusions") are based in whole or part on the data, EI will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to EI.

GEOTECHNICAL ENGINEERING

Geotechnical engineering is based extensively on judgment and opinion. It is far less exact than other engineering disciplines. Geotechnical engineering reports are prepared for a specific client, for a specific project and to meet specific needs, and may not be adequate for other clients or other purposes (e.g. a report prepared for a consulting civil engineer may not be adequate for a construction contractor). The report should not be used for other than its intended purpose without seeking additional geotechnical advice. Also, unless further geotechnical advice is obtained, the report cannot be used where the nature and/or details of the proposed development are changed.

LIMITATIONS OF SITE INVESTIGATION

The investigation programme undertaken is a professional estimate of the scope of investigation required to provide a general profile of subsurface conditions. The data derived from the site investigation programme and subsequent laboratory testing are extrapolated across the site to form an inferred geological model, and an engineering opinion is rendered about overall subsurface conditions and their likely behaviour with regard to the proposed development. Despite investigation, the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies. The engineering logs are the subjective interpretation of subsurface conditions at a particular location and time, made by trained personnel. The actual interface between materials may be more gradual or abrupt than a report indicates.

SUBSURFACE CONDITIONS ARE TIME DEPENDENT

Subsurface conditions can be modified by changing natural forces or man-made influences. The report is based on conditions that existed at the time of subsurface exploration. Construction operations adjacent to the site, and natural events such as floods, or ground water fluctuations, may also affect subsurface conditions, and thus the continuing adequacy of a geotechnical report. EI should be kept apprised of any such events, and should be consulted to determine if any additional tests are necessary.

VERIFICATION OF SITE CONDITIONS

Where ground conditions encountered at the site differ significantly from those anticipated in the report, either due to natural variability of subsurface conditions or construction activities, it is a condition of the report that EI be notified of any variations and be provided with an opportunity to review the recommendations of this report. Recognition of change of soil and rock conditions requires experience and it is recommended that a suitably experienced geotechnical engineer be engaged to visit the site with sufficient frequency to detect if conditions have changed significantly.

REPRODUCTION OF REPORTS

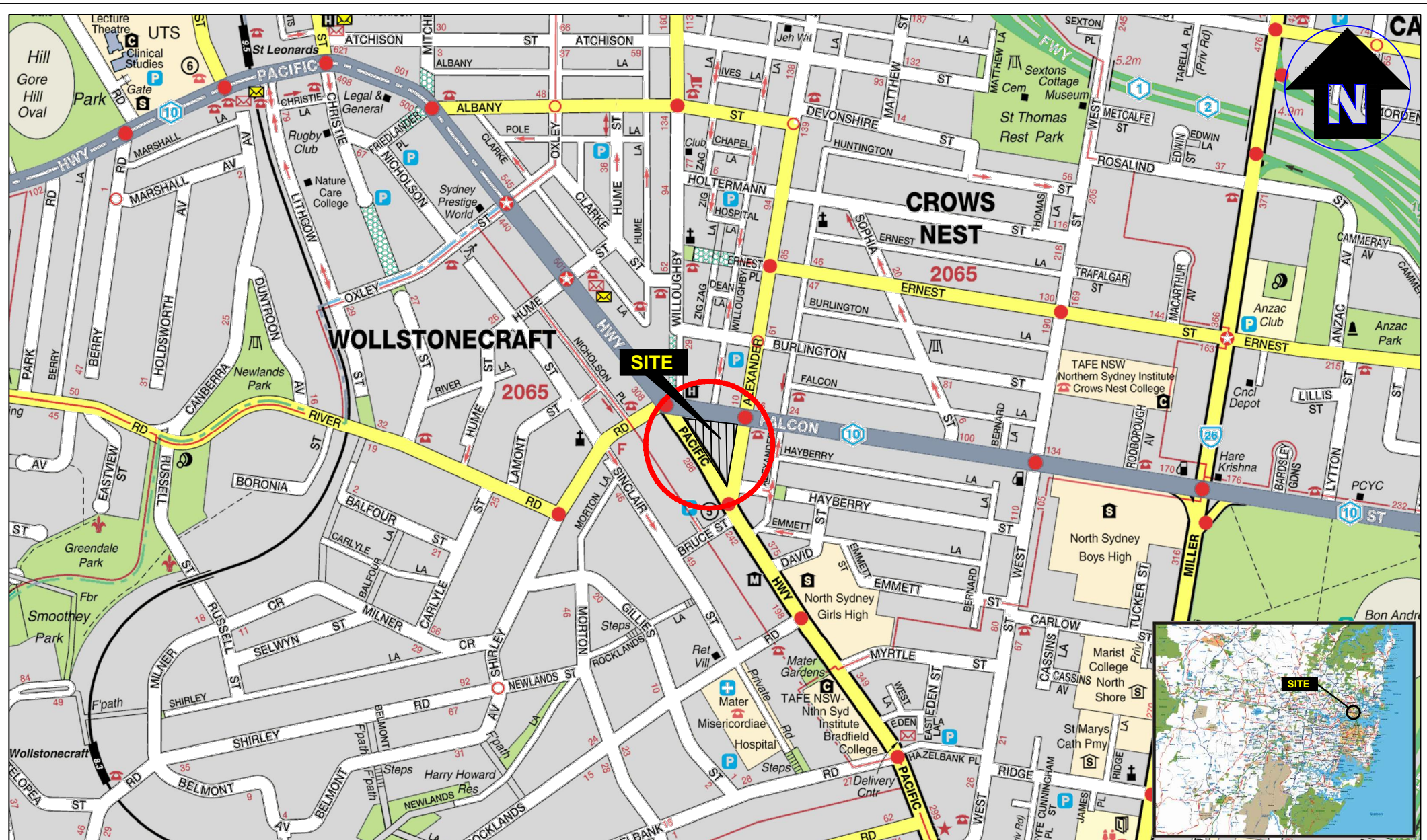
This report is the subject of copyright and shall not be reproduced either totally or in part without the express permission of this Company. Where information from the accompanying report is to be included in contract documents or engineering specification for the project, the entire report should be included in order to minimize the likelihood of misinterpretation from logs.

REPORT FOR BENEFIT OF CLIENT

The report has been prepared for the benefit of the Client and no other party. EI assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of EI or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

OTHER LIMITATIONS

EI will not be liable to update or revise the report to take into account any events or emergent circumstances or fact occurring or becoming apparent after the date of the report.



Drawn:	L.C.
Approved:	B.A.
Date:	06-03-24
Scale:	Not To Scale

Deicorp Projects (Crows Nest) Pty Ltd
 Salinity Letter
 Falcon Street, Pacific Highway and Alexander Street, Crows Nest NSW
 Site Locality Plan

Figure:

1

Project: E24770.G17



LEGEND

--- Approximate site boundary



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Drawn:	L.C.
Approved:	B.A.
Date:	02-10-20

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Site Layout Plan

Figure:
2

Project: E24770.G17