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Practical Solutions for Built Environments

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29 January 2026
Ref. E26863.E99.001.Rev1

T&P Chimes Development Pty Ltd
Level 34 – Suite 3402,
Australia Square, 264 George Street
SYDNEY NSW 2000

Re: Review of Acid Sulfate Soil Risk for 45-53 Macleay Street, Potts Point NSW

EI Australia (EI) have been engaged by T&P Chimes Development Pty Ltd ('the client') to prepare this Letter on the risk of Acid Sulfate Soil (ASS) for the properties located at 45-53 Macleay Street, Potts Point NSW ('the site'). This letter will accompany a state significant development application (SSD-83867719) for the site which will involves the demolition of the existing site structures and the construction of a sixteen-storey residential development with roof top level, overlying a four-level basement. This letter is prepared to address Secretary's environmental assessment requirements (SEARs) condition No. 12.

The site is located within the local government area of Inner West Council (**Figure 1**, **Appendix A**) and is further identified Strata Plan (SP) 934. It covers an area of approximately 1,289 m^2 (**Figure 2**, **Appendix A**).

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

- JKE (2025a), *Preliminary(Stage 1) Site Investigation Report for Proposed Mix-used Development at 45-53 Macleay Street, Potts Point NSW*, Ref: E34303Brpt.Rev1, dated 12 February 2025;
- JKE (2025b), *Detailed Site Investigation Report for Proposed Mix-used Development at 45-53 Macleay Street, Potts Point NSW*, Ref: E34303Brpt3.Rev2-DSI, dated 13 February 2025;
- JKE (2025c), *Remediation Action Plan for Proposed Mix-used Development at 45-53 Macleay Street, Potts Point NSW*, Ref: E34303Brpt4.Rev2-RAP, dated 12 February 2025.

Based on a review of the previous reports, the following is noted:

- A shallow layer of sandy fill soils to depths of approximately 0.5 m thick were identified, underlain by weathered Hawkesbury Sandstone bedrock. The sandstone was noted to be slightly weathered and of low to medium strength, grading to fresh and medium strength with depth.
- The site is located within an area of *"no known occurrence*" of acid sulfate soil (ASS) materials, as indicated on the risk map prepared by the Department of Land and Water Conservation (1997). Subsurface conditions are generally characterised by shallow Hawkesbury Sandstone underlying the site.
- The site is also within a Class 5 risk area according to Council's planning maps (Sydney LEP, 2012). Areas classified as class 5 are located within 500 m of adjacent class 1, 2, 3 or 4 land, and/or may lower the water table on adjacent land below 1 m Australian Height Datum (AHD).
- The nearest class 1 and class 2 risk areas are located within bay sediments and low-lying land to the east and west of the site (approx.1 – 8 m AHD, approximately 150 metres away and situated at a significantly lower elevation than the site (site elevation approx. 27 – 28 m AHD). Given that the proposed development involves excavation into bedrock, it is considered highly unlikely that any construction-phase dewatering would lower the groundwater table below 1 m AHD on

adjacent class 1 or 2 land. Therefore, no environmental risk associated with the oxidation or disturbance of ASS materials is anticipated.

Due to the proximity of class 1 and class 2 risk areas (< 500m radius) located in the bay sediments or in the low-lying land to the east and west of the site, sampling was conducted as part of the Detailed Site Investigation Report (JKE, 2025b) and results are presented in **Table 1**.

Table 1 - Summary of ASS Results (JKE, 2025b)

Analysis	Comments
pH_F and pH_{FOX}	The pH_F results ranged from 5.6 to 8.6 and pHFOX from 4.1 to 6.8. All results were above pH 4 which indicate that the samples were not actual ASS.
pH_{FOX} reaction rates	The pH_{FOX} reaction rates ranged from low to medium with a difference in pH_F - pH_{FOX} ranging from -0.5 to 1.8.
Net Acidity % Sequiv	The Net Acidity % S-equiv results ranged from 0.006 %w/wS to 0.052%w/wS. Sandstone sample BH3 (1-1.1m) encountered a result of 0.052 %w/wS above the action criterion of 0.03 %w/wS.
Net Acidity mol H+ /t	The Net Acidity mol H+/t results ranged from <5 mol H+/t to 32 mol H+/t. Sandstone sample BH3 (1-1.1m) encountered a result of 32 mol H+/t above the action criterion of 18 mol H+/t.
SCR%	The SCR% results ranged from <0.005% to 0.01%.
Liming Rate	The liming rate required for neutralisation ranged from <0.75 $kgCaCO_3$/tonne to 2.4 $kgCaCO_3$/tonne.

JK concluded that the investigation identified shallow sandy fill over bedrock, and that the fill was not consistent with dredged materials. The results identified acidic conditions greater than the action criteria, however these results were considered to be indicative of natural organic/humic material in the sandstone bedrock rather than those specific to ASS materials.

The proposed development will include excavation into rock and it is not plausible that any required construction-phase dewatering will likely lower the water table below 1m AHD on the adjacent class 1 or 2 land, to pose an environmental risk in relation to the oxidation/disturbance of ASS materials.

Based on multiple lines of evidence, EI concurs with JKE's assessment and interpretation. Risks from the disturbance of actual or potential ASS materials are considered to be low in the context of the proposed development. An ASSMP is not considered necessary for the proposed development.

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

For and on behalf of
EI AUSTRALIA

RICARDO LOPES
Environmental Engineer

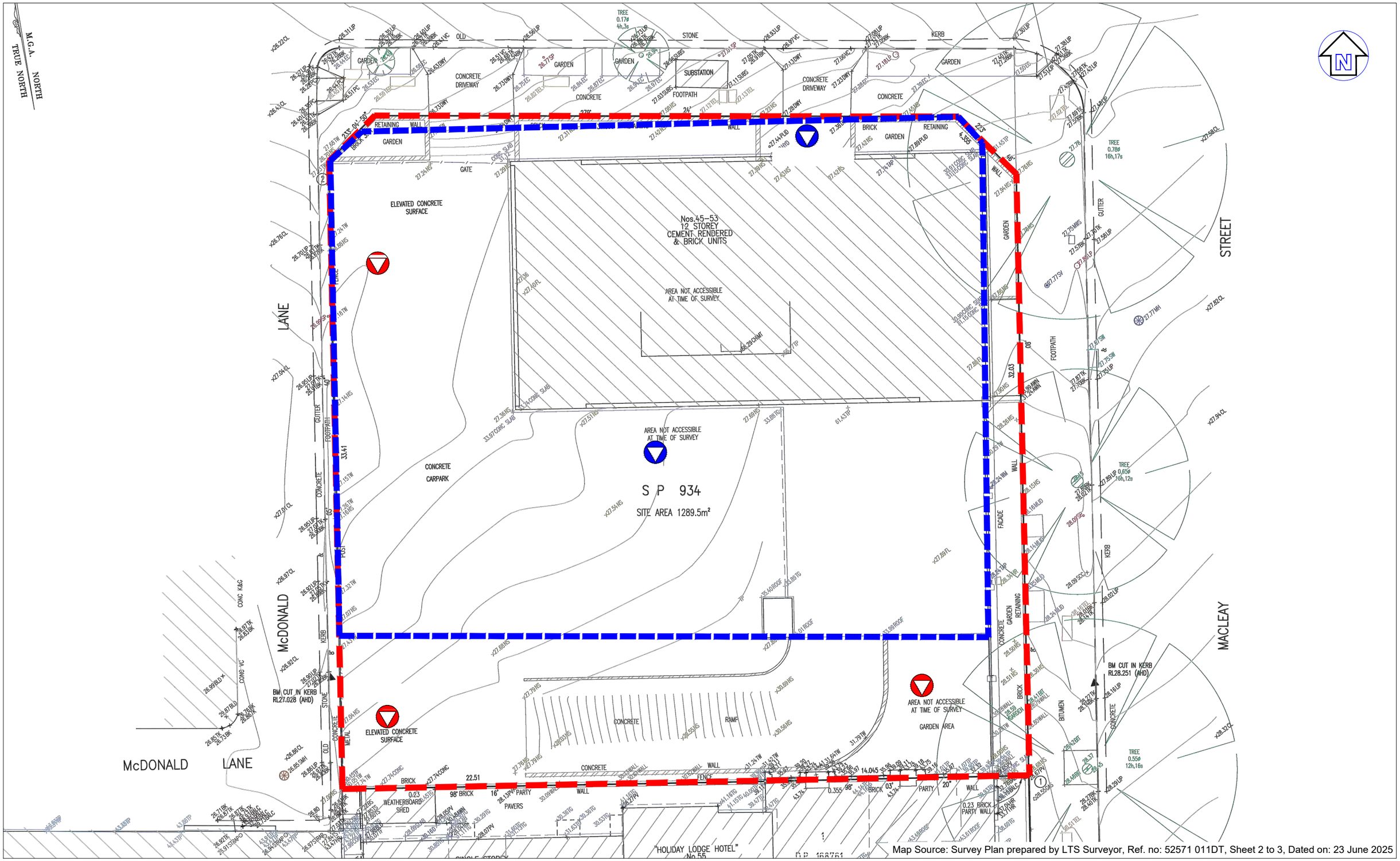
JOEL HEININGER
Senior Environmental Scientist
CEnvP Cert. No: 1682

APPENDIX A
Figures

eiaustralia Contamination | Remediation | Geotechnical Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	M.S.	**Time & Place Pty Ltd** Acid Sulfate Soil Risk 45-53 Macleay Street, Potts Point NSW Site Locality Plan
	Approved:	X.X.	
	Date:	16-09-25	
	Scale:	Not To Scale	

Figure: 1

Project: E26863.E99



Map Source: Survey Plan prepared by LTS Surveyor, Ref. no: 52571 011DT, Sheet 2 to 3, Dated on: 23 June 2025

LEGEND **(Note: All locations shown are approximate)**

- Site boundary
- Basement boundary
- Borehole/monitoring well location (JKGeotechnics,2023)
- Borehole/monitoring well location (EI Australia, 2025)

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Drawn:	M.S.
Approved:	G.P.
Date:	20-08-25

Time & Place Pty Ltd

Acid Sulfate Soil Risk

45-53 Macleay Street, Potts Point NSW

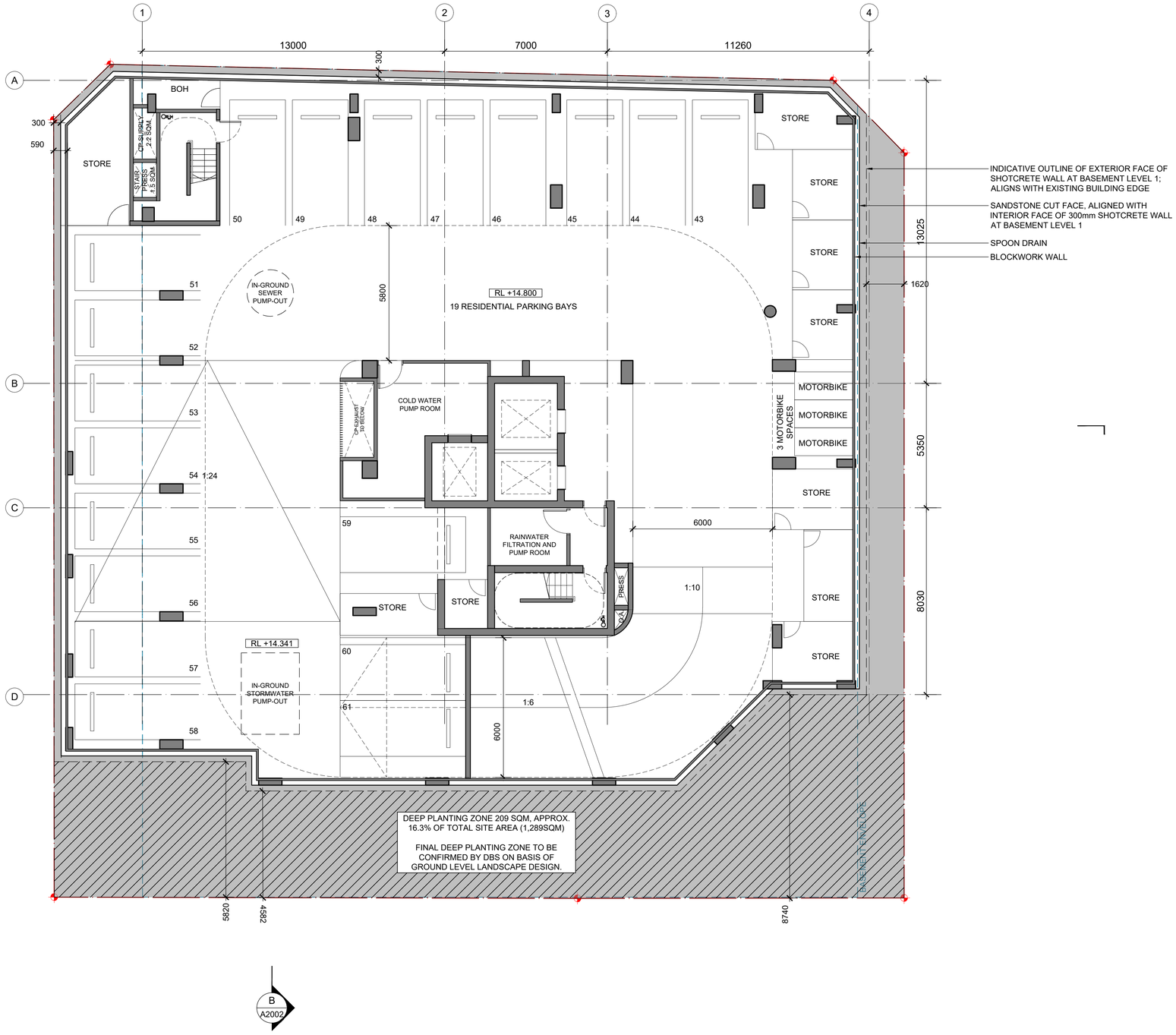
Site Location Plan

Figure: 2

Project: E26863.E99

APPENDIX B
Proposed Development Plans

DEVELOPMENT SCHEDULE		
LEVEL	CAR PARKING BAYS	BIKE PARKING BAYS
BASEMENT 4	19 Residential 3 Motorcycle	
BASEMENT 3	17 Residential 3 Motorcycle	
BASEMENT 2	6 Residential 3 Visitor 5 DDA Bays	53
BASEMENT 1	0 Residential 5 Retail 2 DDA Bays 4 Visitor	
GROUND FLOOR		
TOTAL	42 Residential 7 Visitor 5 Retail 7 DDA Bays 6 Motorcycle 61 Total Car Bays	53



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F	10.10.25	FROZEN DRAWING SET	KHA

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
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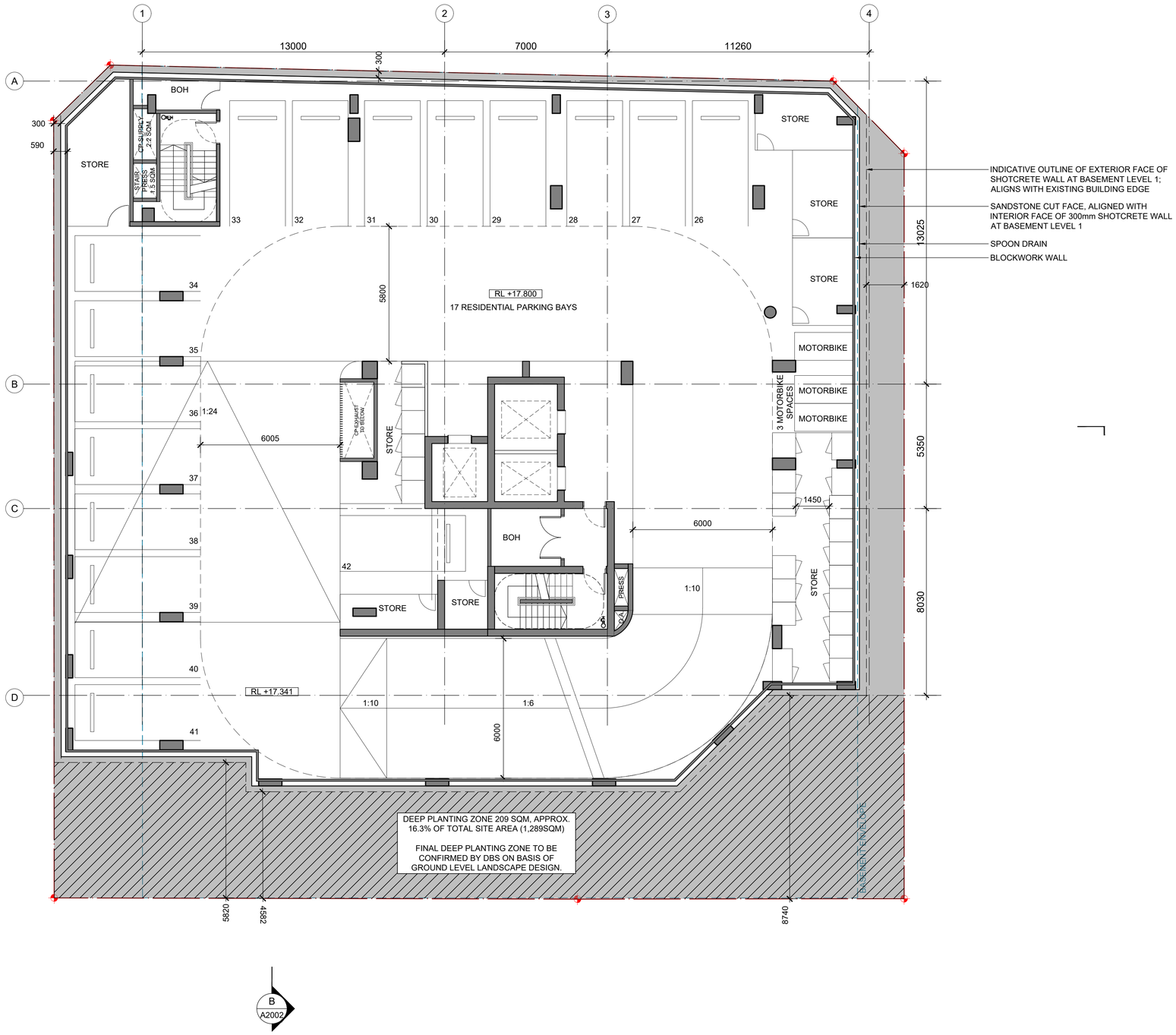
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	10.10.2025	

DRAWING TITLE
BASEMENT 4 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1001	F



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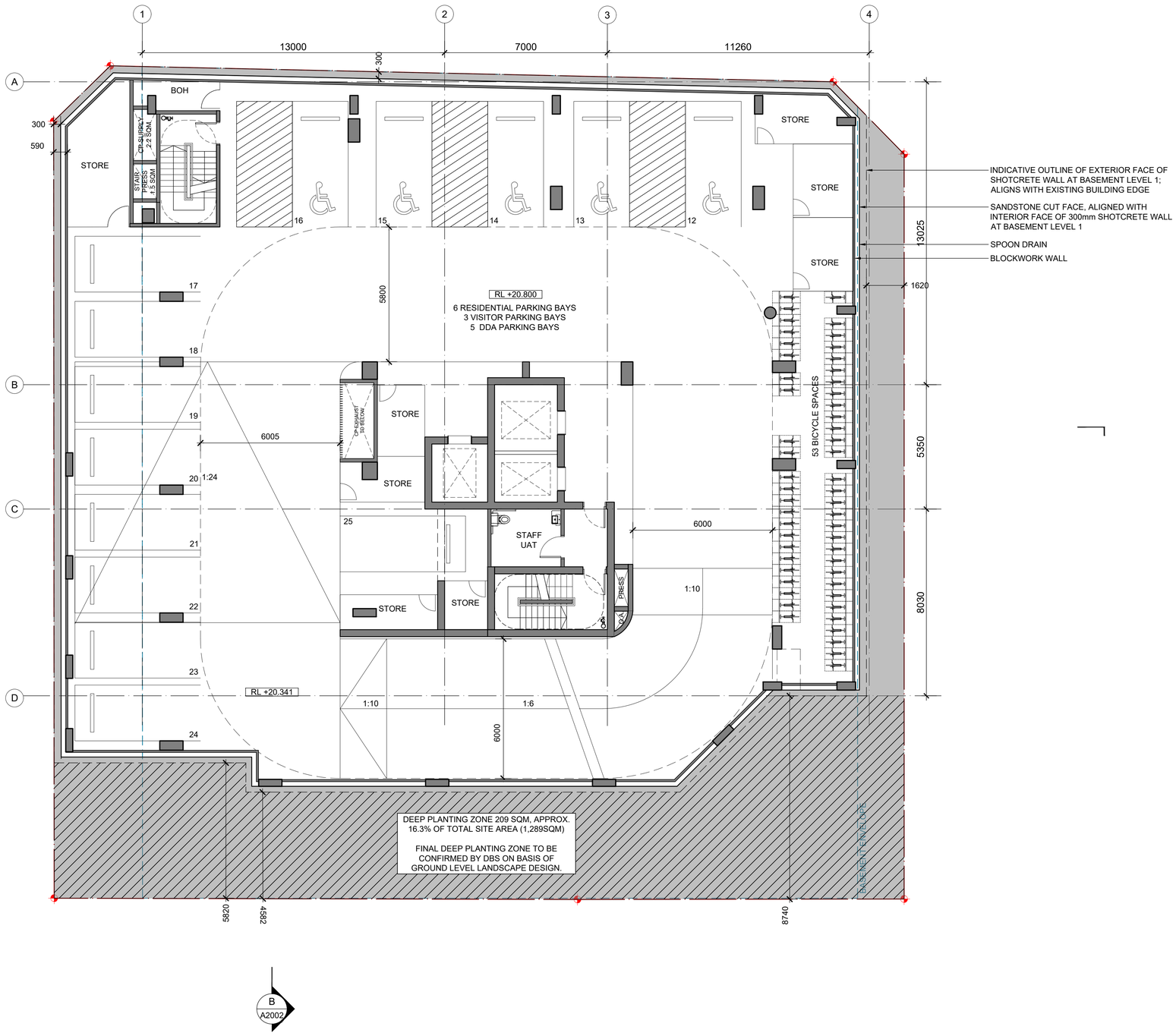
SCALE (@ A1)	1:100	
DATE	10.10.2025	

DRAWING TITLE
BASEMENT 3 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1002	F



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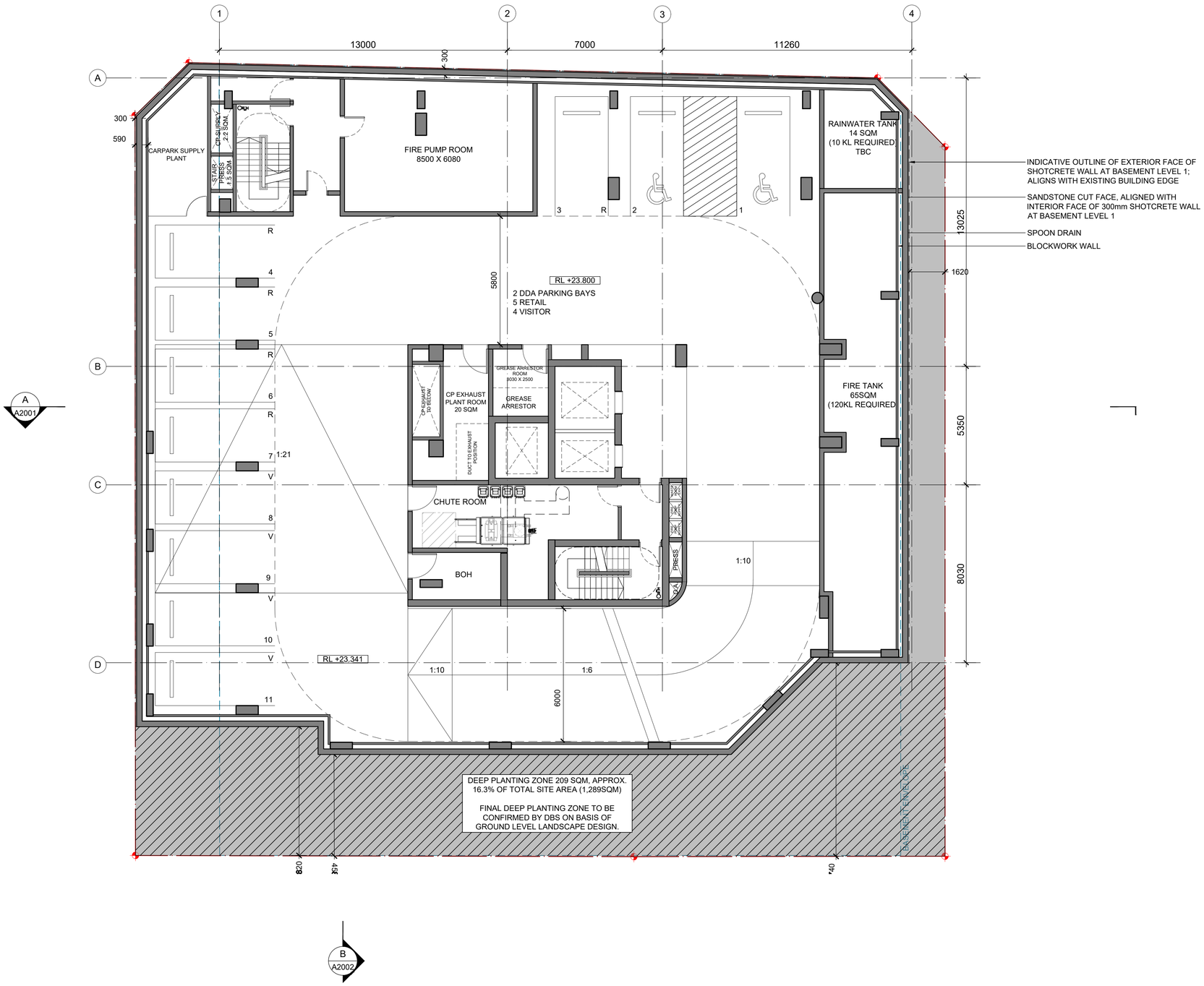
DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	10.10.2025	

DRAWING TITLE
BASEMENT 2 FLOOR PLAN

DRAWING NUMBER: A 1003
ISSUE: F



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DRAWING TITLE
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DRAWING NUMBER	ISSUE
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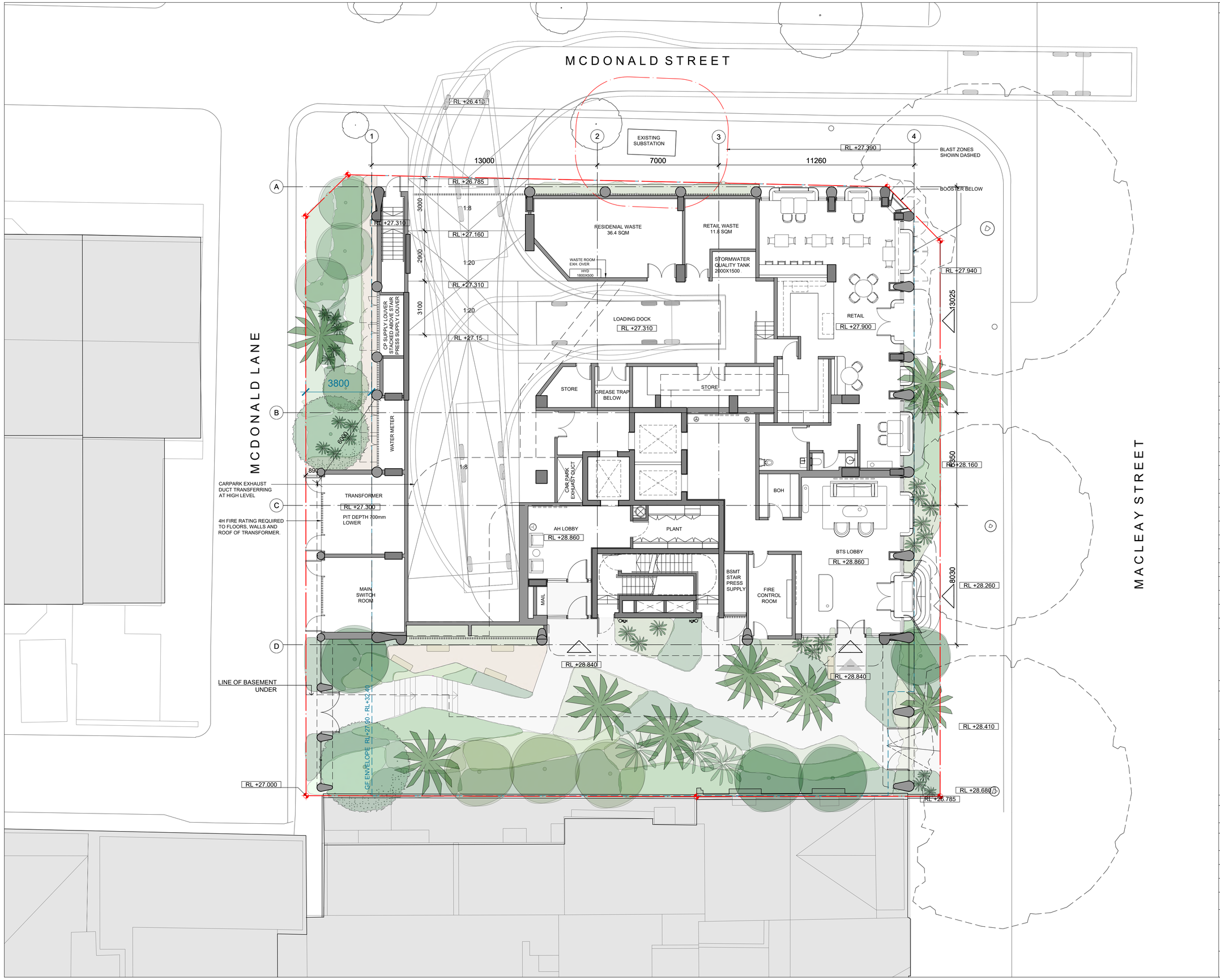

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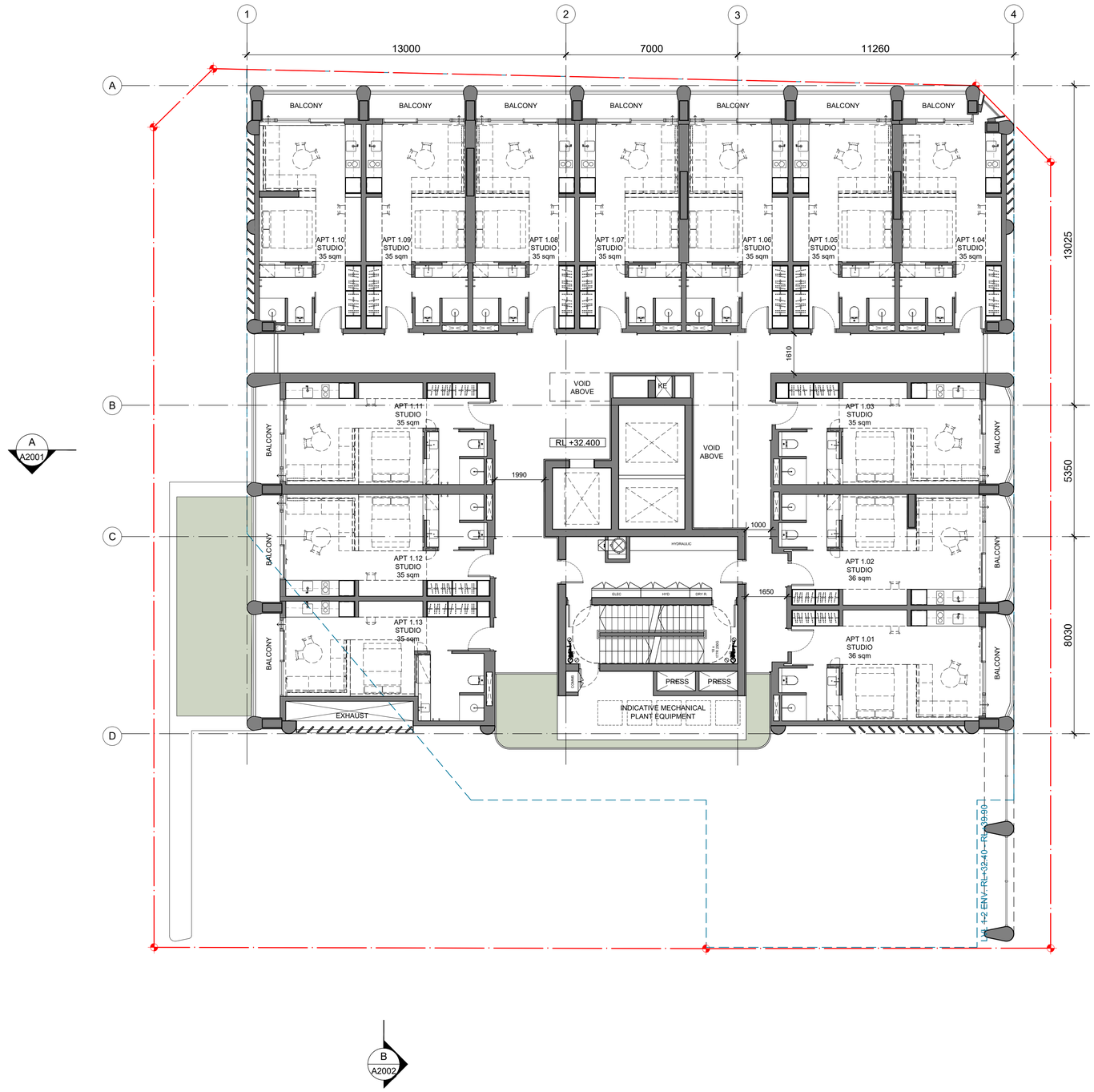
DRAWING TITLE
GROUND FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1010	F



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LEVEL 1 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1011	F

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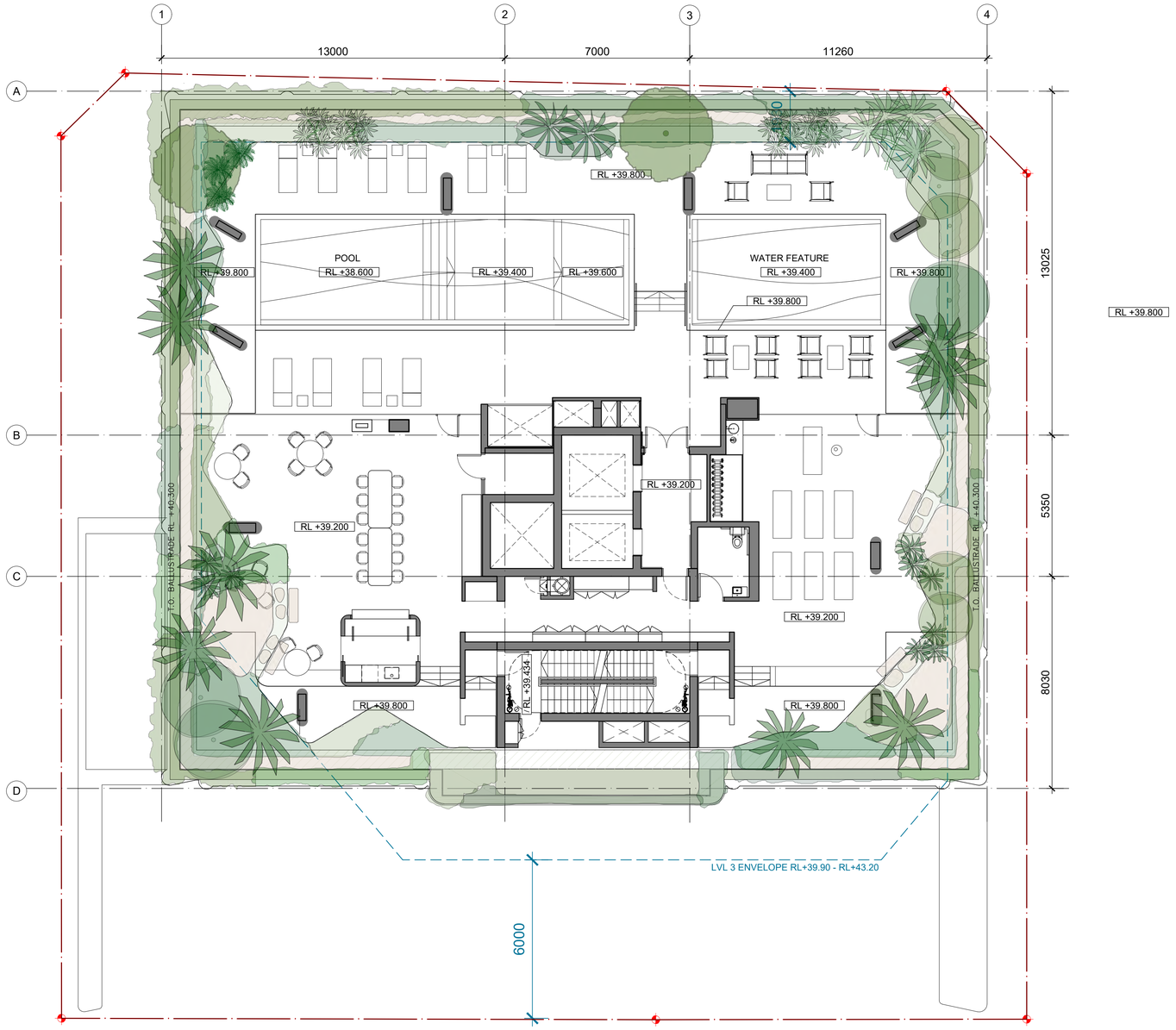
SCALE (@ A1)	1:100	
DATE	10.10.2025	

DRAWING TITLE

LEVEL 2 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1012	F



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NOTES:
- LANDSCAPE UNDERDEVELOPMENT BY DBS

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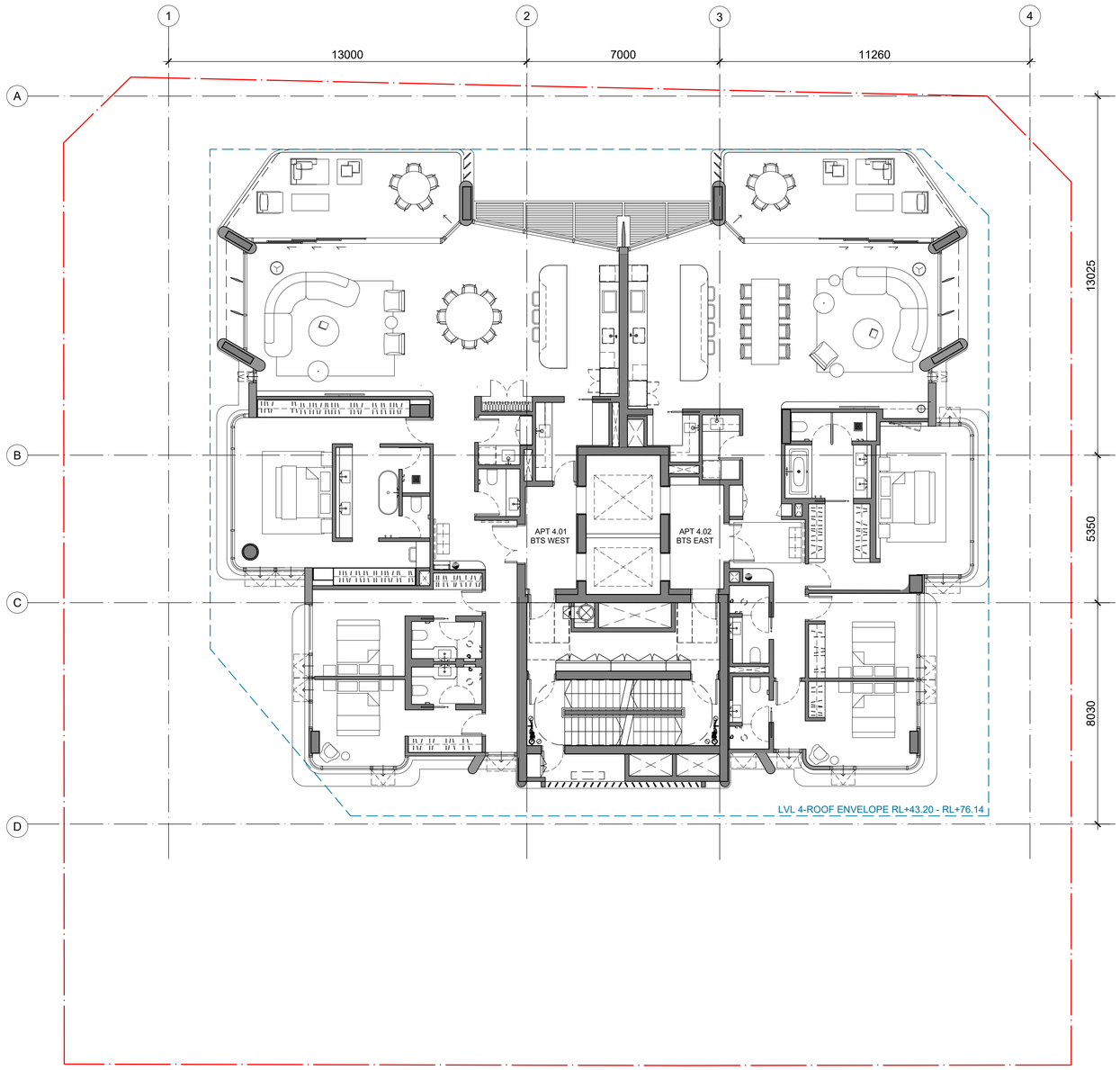
DATE	10.10.2025	

DRAWING TITLE
LEVEL 3 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1013	F



A
A2001

B
A2002

NOTES / LEGEND / MATERIAL

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LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	29.05.25	PRELIMINARY ISSUE	KHA
B	07.08.25	WORK IN PROGRESS ISSUE	KHA
C	01.09.25	WORK IN PROGRESS ISSUE	KHA
D	22.09.25	WORK IN PROGRESS ISSUE	KHA
E	02.10.25	WORK IN PROGRESS ISSUE	KHA
F	10.10.25	FROZEN DRAWING SET	KHA

STATUS

PRELIMINARY

CLIENT

Time & Place
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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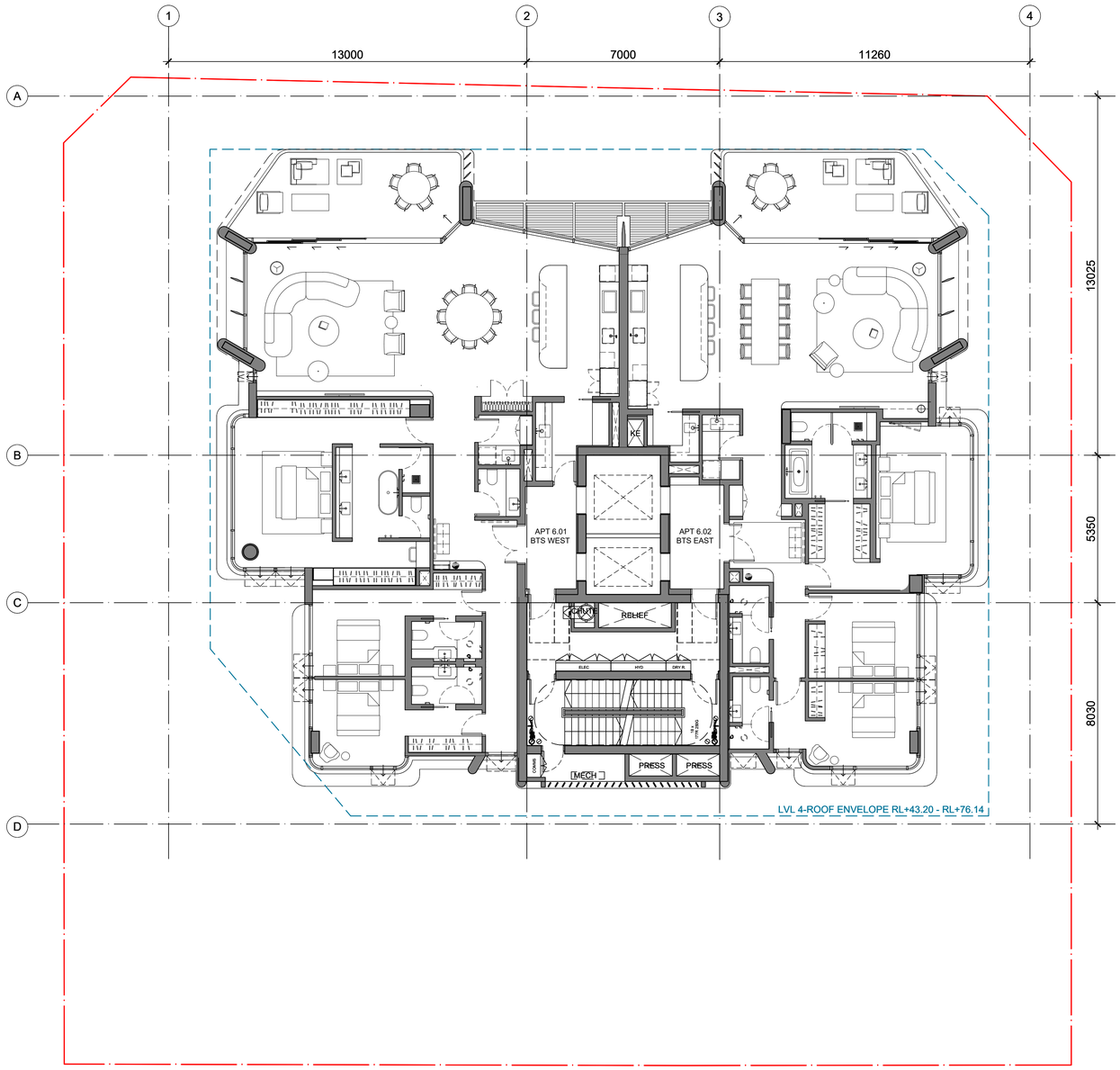
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	10.10.2025	

DRAWING TITLE
LEVEL 4 FLOOR PLAN
(TYPICAL 5, 7, 9, 11)

DRAWING NUMBER	ISSUE
A 1014	F



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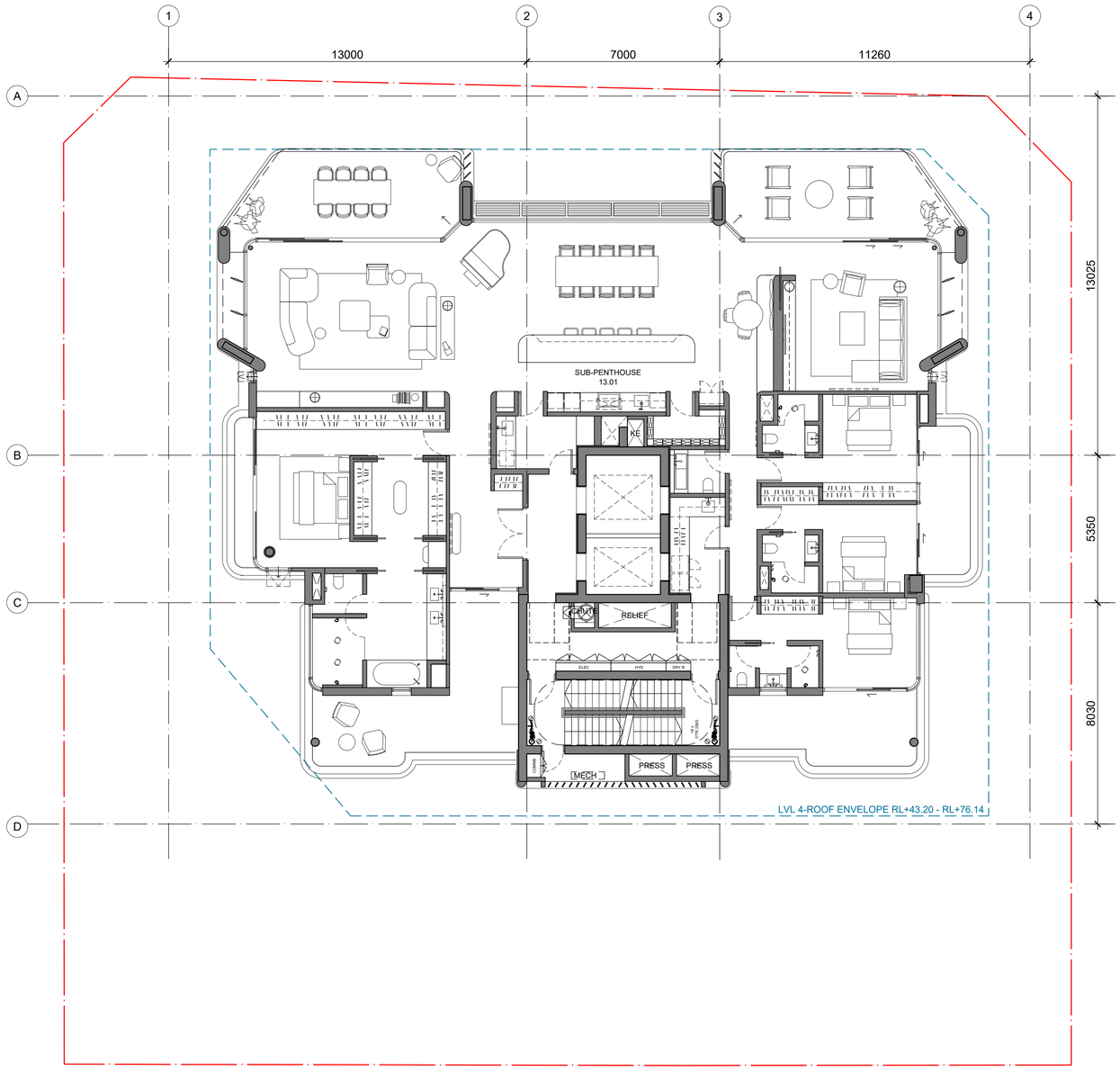
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	10.10.2025	

DRAWING TITLE
LEVEL 6 FLOOR PLAN
(TYPICAL 8,10,12)

DRAWING NUMBER	ISSUE
A 1016	F



A
A2001

B
A2002

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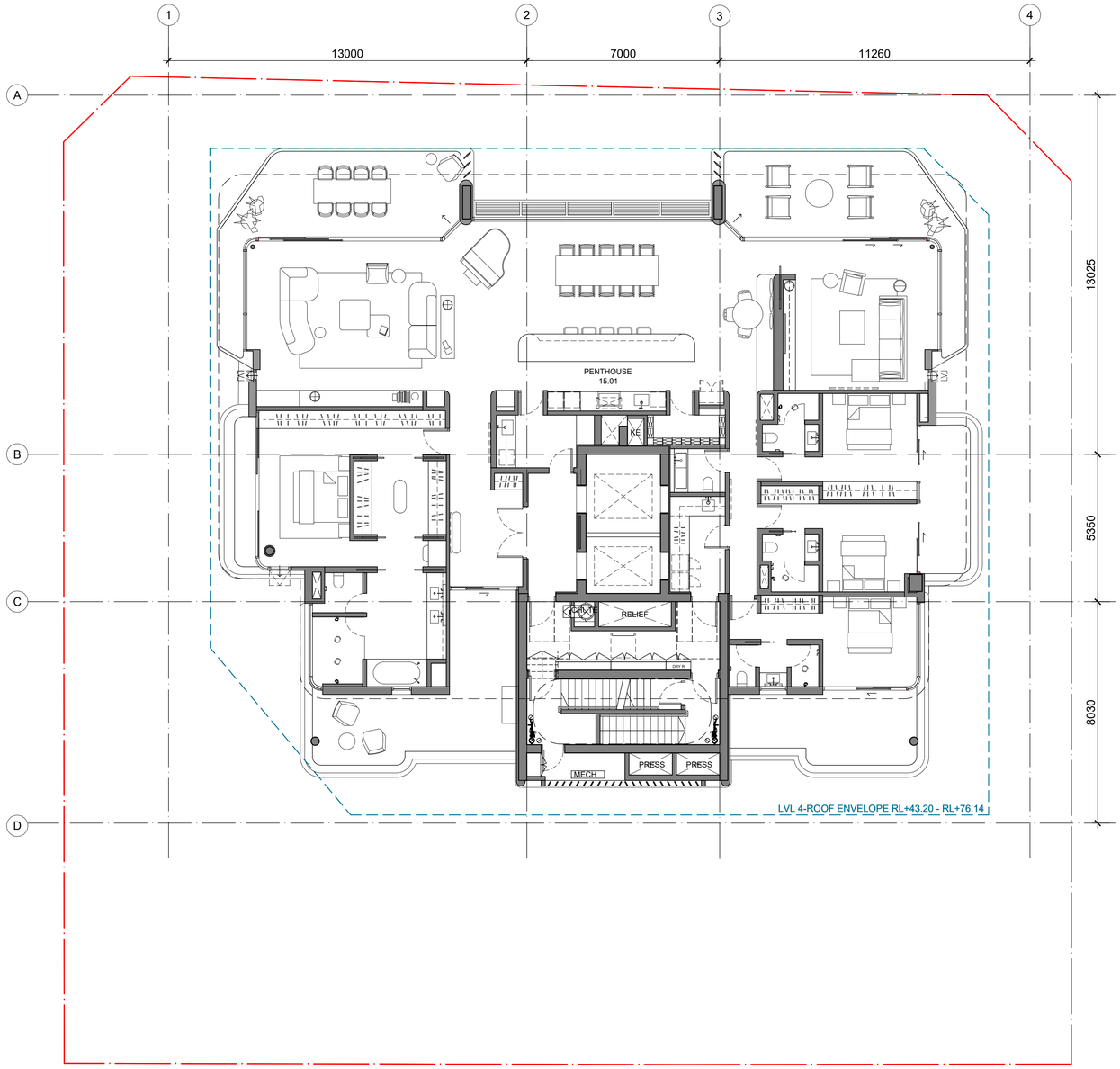
DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	10.10.2025	

DRAWING TITLE
LEVEL 13 FLOOR PLAN (TYP. 14)
SUB-PENTHOUSE

DRAWING NUMBER	ISSUE
A 1023	F



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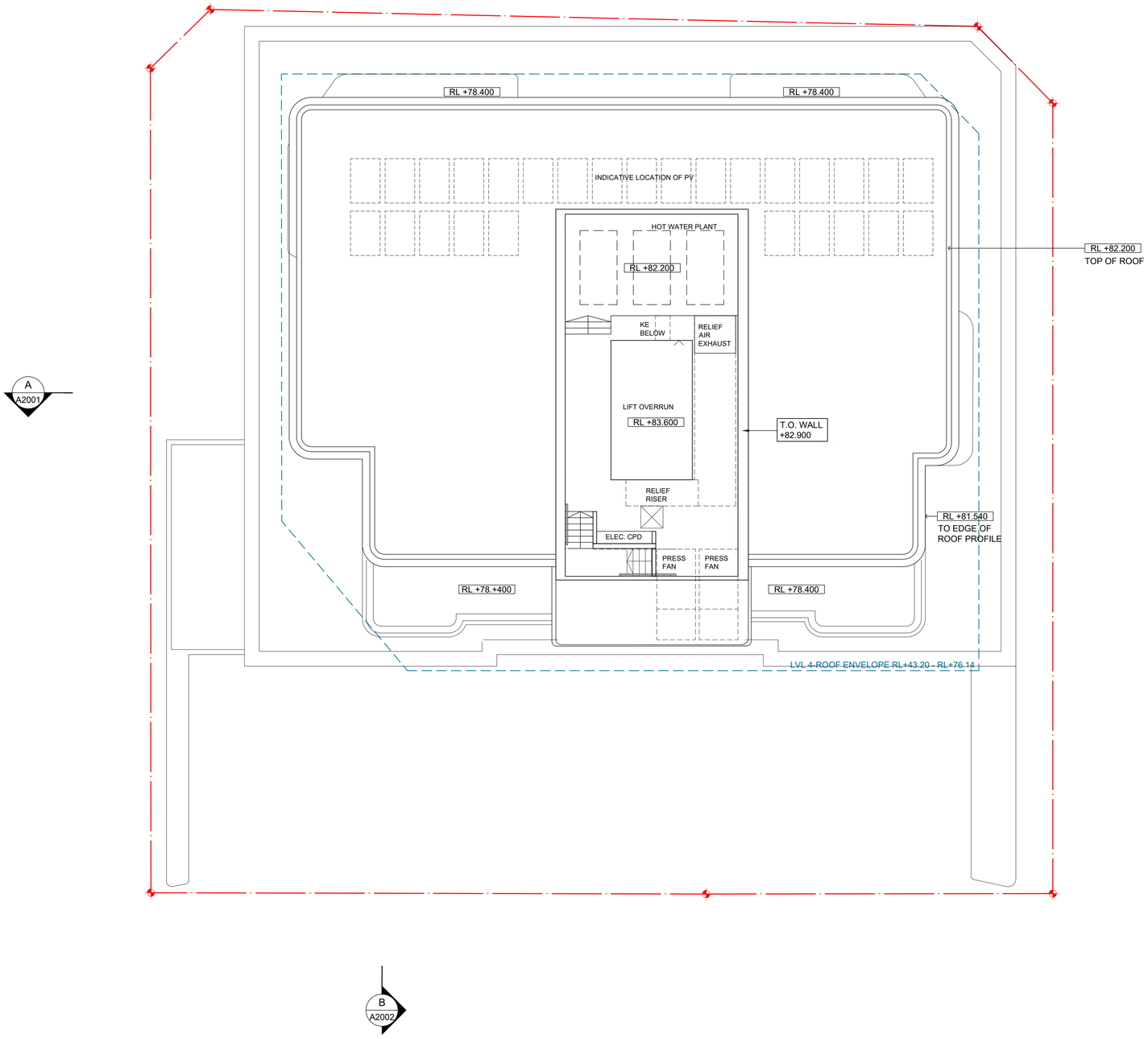
DATE	10.10.2025	

DRAWING TITLE
LEVEL 15 FLOOR PLAN
PENTHOUSE

DRAWING NUMBER	ISSUE
A 1025	F



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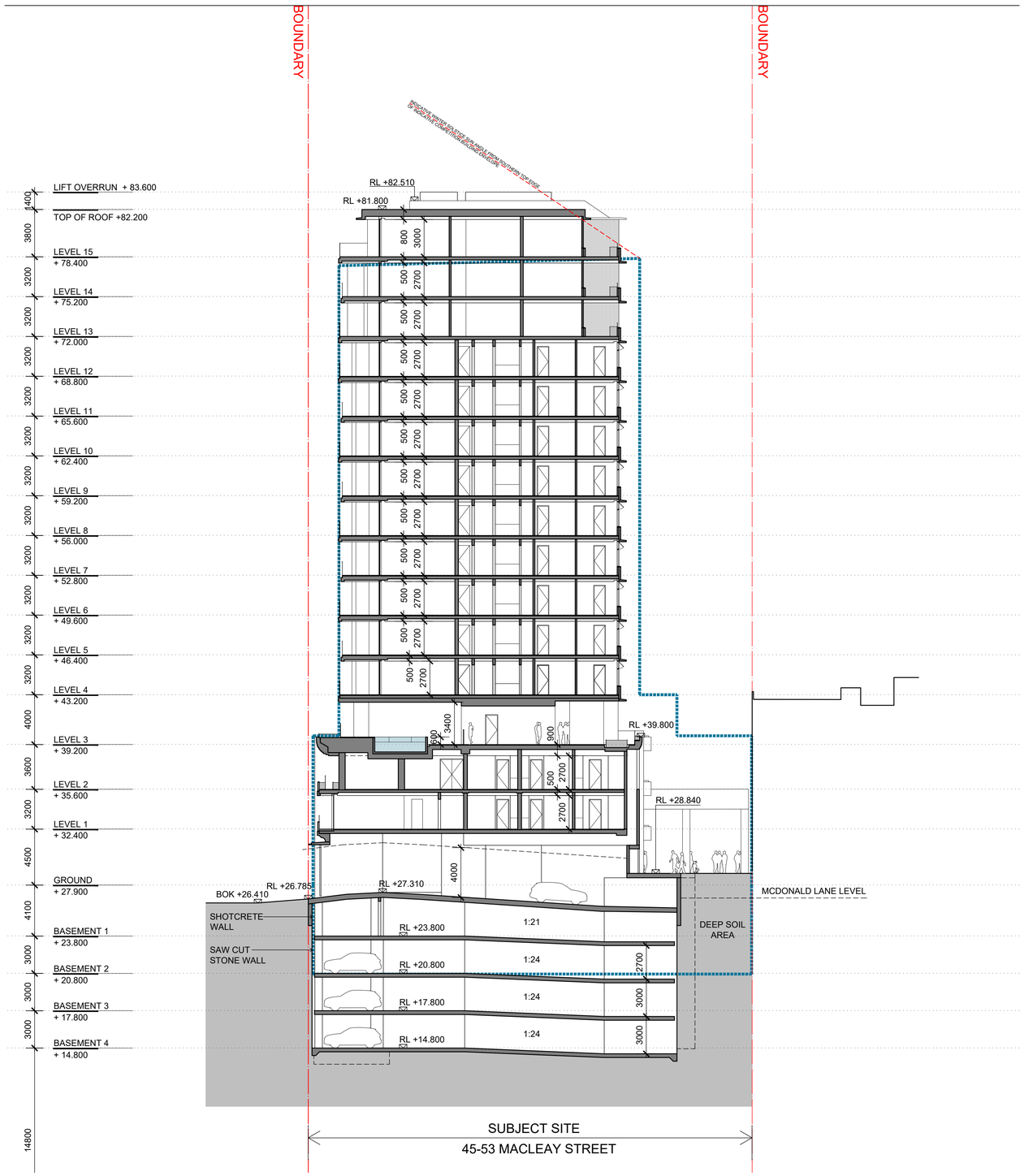
DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	10.10.2025	

DRAWING TITLE
ROOF PLAN

DRAWING NUMBER	ISSUE
A 1026	F



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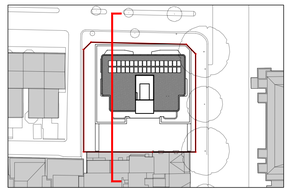

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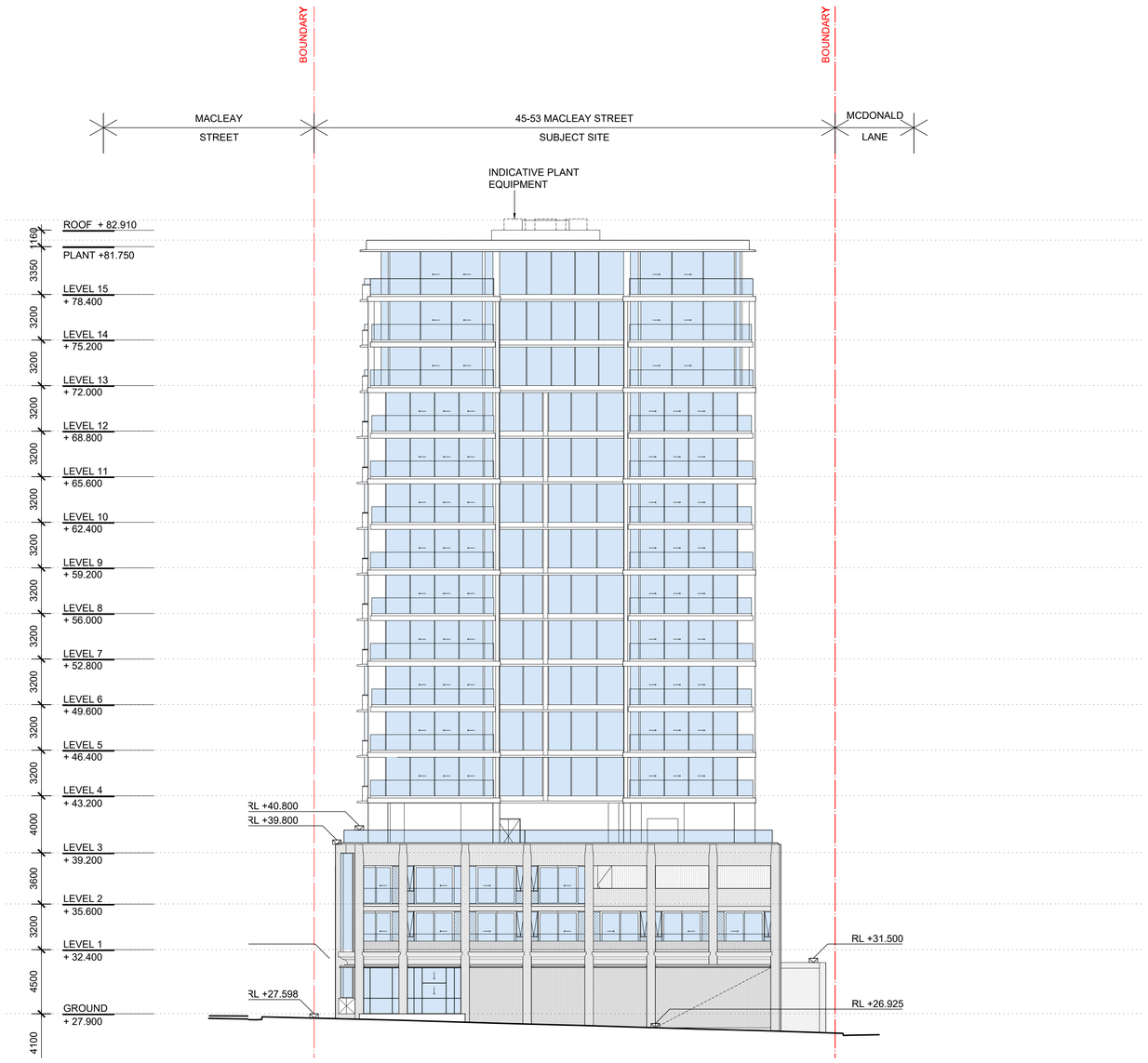
DRAWN	KHA
SCALE (@ A1)	1:200
DATE	10.10.2025

DRAWING TITLE
SECTION B

DRAWING NUMBER	ISSUE
A 2002	C



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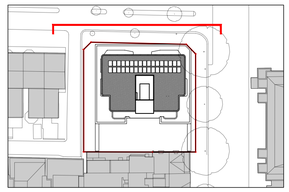

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MACLEAY ST. POTTS POINT	653

ADDRESS
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POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	10.10.2025

DRAWING TITLE
NORTH ELEVATION

DRAWING NUMBER	ISSUE
A 3001	C

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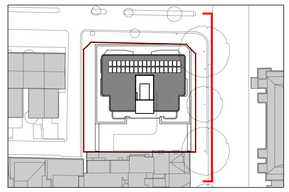

LEGEND

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MACLEAY ST. POTTS POINT	653

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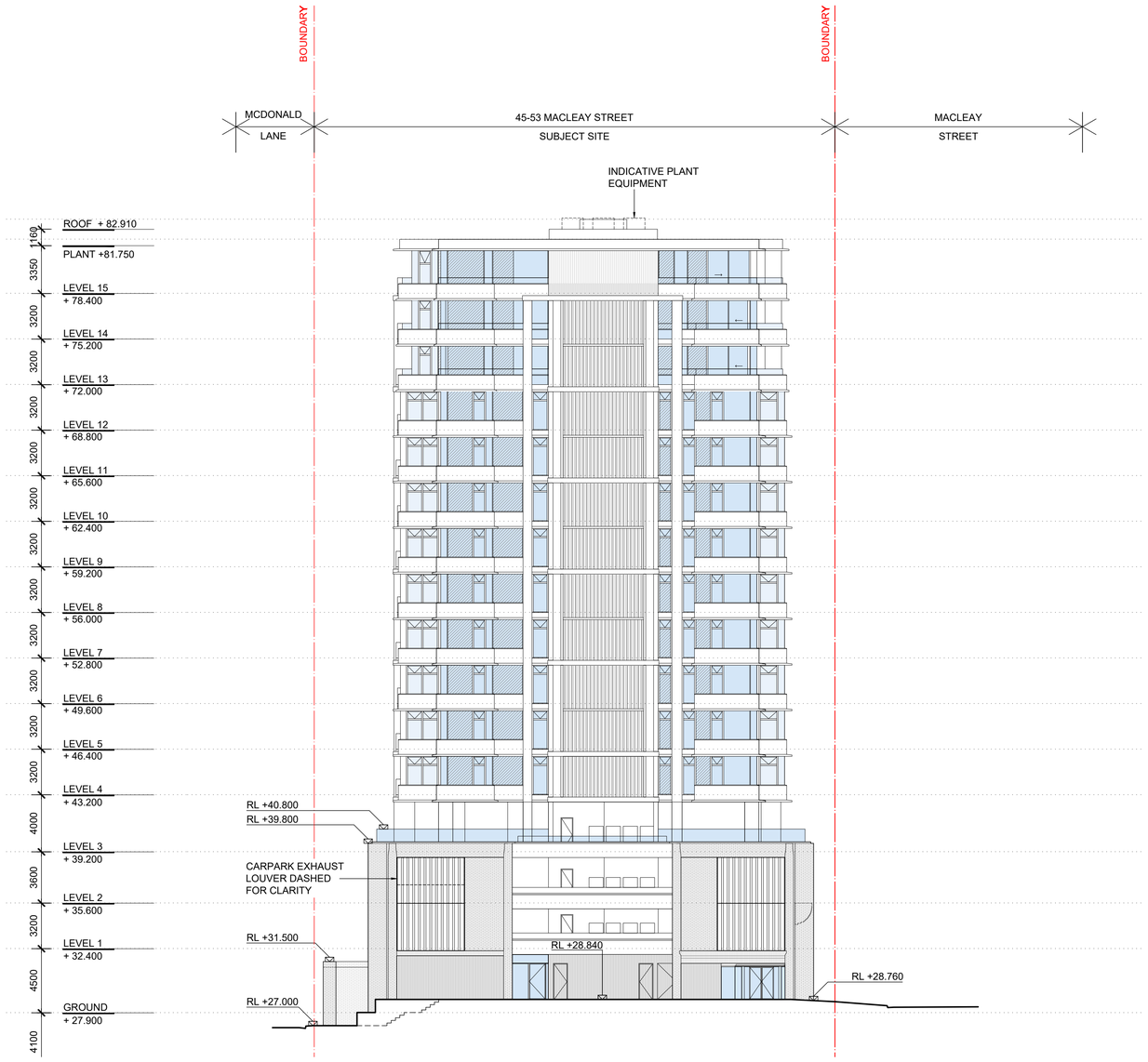
DRAWN	KHA
SCALE (@ A1)	1:200
DATE	10.10.2025

DRAWING TITLE
EAST ELEVATION

DRAWING NUMBER	ISSUE
A 3002	C



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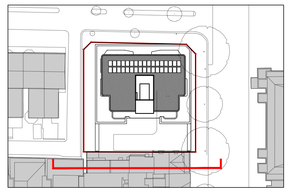

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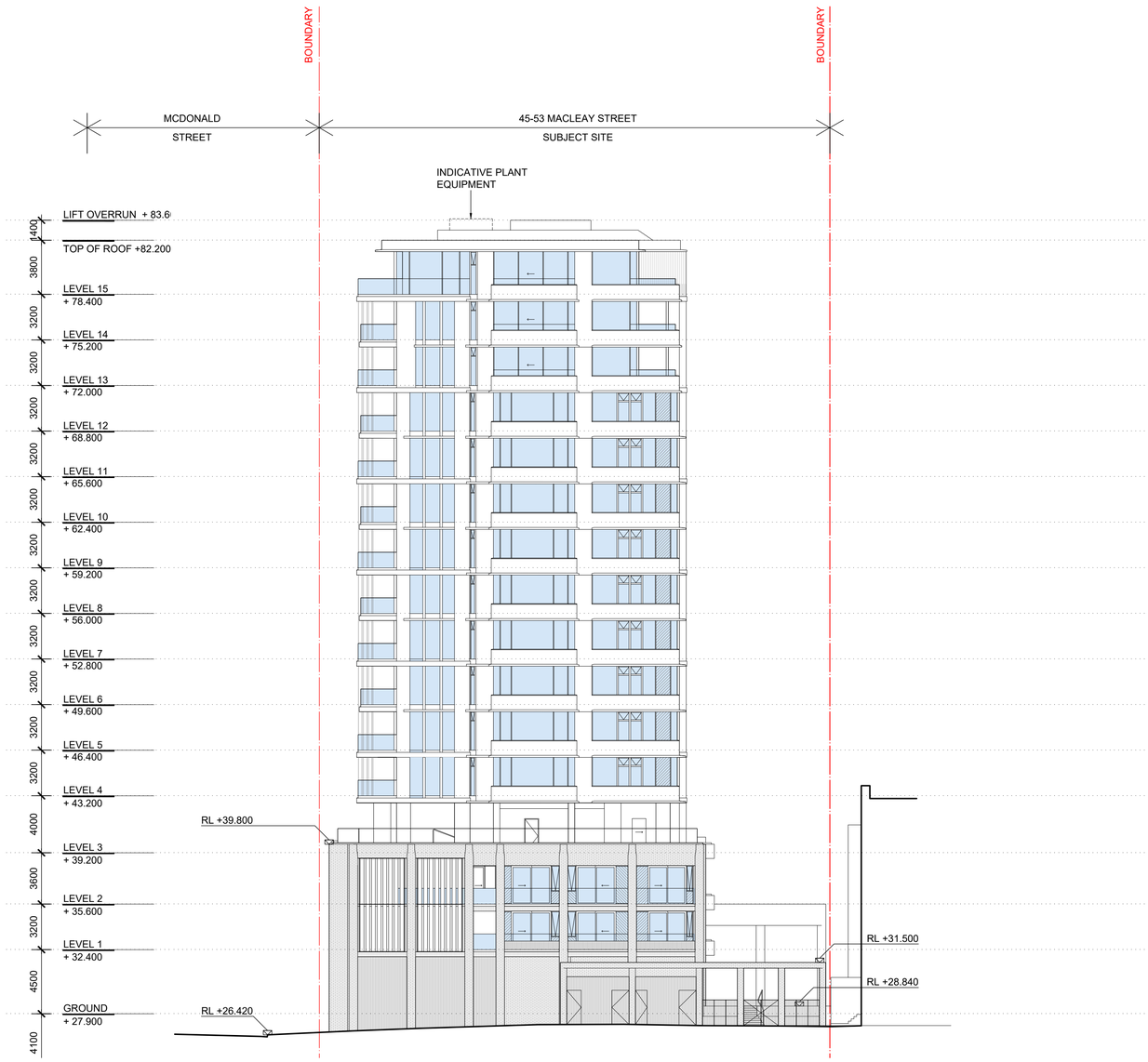
DRAWING TITLE
SOUTH ELEVATION

DRAWING NUMBER	ISSUE
A 3003	C



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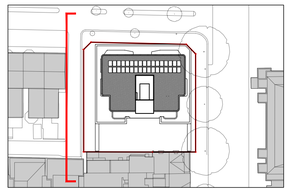

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DRAWN	KHA
SCALE (@ A1)	1:200
DATE	10.10.2025

DRAWING TITLE
WEST ELEVATION

DRAWING NUMBER	ISSUE
A 3004	C

Design Competition Brief Appendix - KHA+DBS

Area Schedule

Site Area	1,289.00	sqm
Base GFA	3,867.00	sqm
Bonus GFA - Des Ex	386.70	sqm
Bonus GFA - Afford. Housing	1,276.11	sqm
Total Allowable GFA	**5,529.81**	sqm
Deviation from Allowable GFA	**-1.81**	sqm

	BUILDING HEIGHTS		GFA			APARTMENT SCHEDULE / MIX					LANDSCAPE		CAR / BIKE / MOTORBIKE SPACES								Cage Storage	
LEVEL	RL	FL > FL	Retail / Commercial	AH	Residential (BTS)	ST.	1B	2B	3B	4B	L'scape Area	Deep Soil	Retail	BTS	AH	Visitor	DDA	Total Car Bays	Bicycle	M'bike	AH	BTS
	m	m	m²	m²	m²						m²	m²									(typ. 2m³)	(+5m³)
Roof	82.2																					
Level 15	78.4	3.8			329					1												
Level 14	75.2	3.2			329					1												
Level 13	72.0	3.2			329					1												
Level 12	68.8	3.2			385				2													
Level 11	65.6	3.2			385				2													
Level 10	62.4	3.2			385				2													
Level 09	59.2	3.2			385				2													
Level 08	56.0	3.2			385				2													
Level 07	52.8	3.2			385				2													
Level 06	49.6	3.2			385				2													
Level 05	46.4	3.2			385				2													
Level 04	43.2	3.2			385				2													
Level 03	39.2	4.0			8.3																	
Level 02	35.6	3.6		367		10																
Level 01	32.4	3.2		473		13																
Ground (RL Varies)	27.9	4.5	119	21	86							210										
Basement 01	24.2	3.7											5			4	2	11				
Basement 02	21.2	3.0												6		3	5	14	53			6
Basement 03	18.2	3.0												17				17		3	23	8
Basement 04	15.2	3.0												19				19		3		9
TOTAL			**119**	**860.7**	**4548.3**	**23**	**0**	**0**	**18**	**3**	**TBC**	**210**	**5**	**42**	**0**	**7**	**7**	**61**	**53**	**6**	**23**	**23**
				5528		52.3%	0.0%	0.0%	40.9%	6.8%		16.3%										

Total GFA	**5,528**	sqm
Afford. Housing GFA	840	sqm
Min. AH GFA (15% Total)	*829*	*sqm*
Diff. Relative to Min.	*11*	*sqm*
Achieved FSR	4.29	:1
Maximum FSR	*4.29*	*:1*
Diff. Relative to Max. -	*0.00*	*:1*
Total Apartments	44	
Residential Apts	21	
Afford. Housing Apts	23	

NOTES / LEGEND / MATERIAL

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LEGEND

— — — SITE BOUNDARY

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F	10.10.25	WORK IN PROGRESS ISSUE	KHA

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PROJECT: MACLEAY ST. POTTS POINT
REF: 653

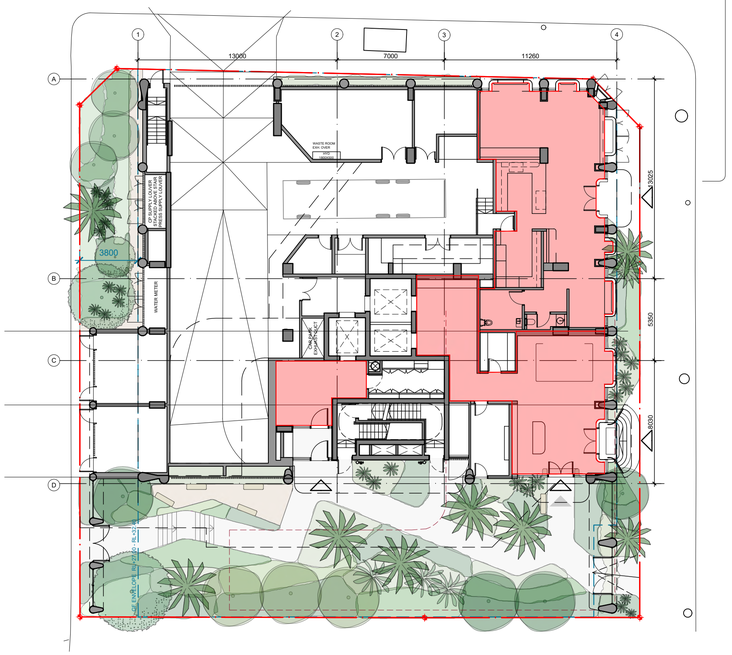
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	NTS
DATE	30.09.2025

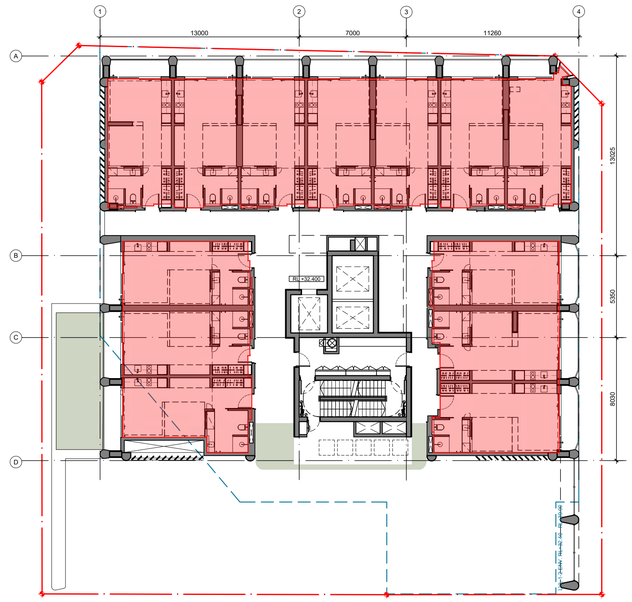
NORTH

DRAWING TITLE
AREA SCHEDULE

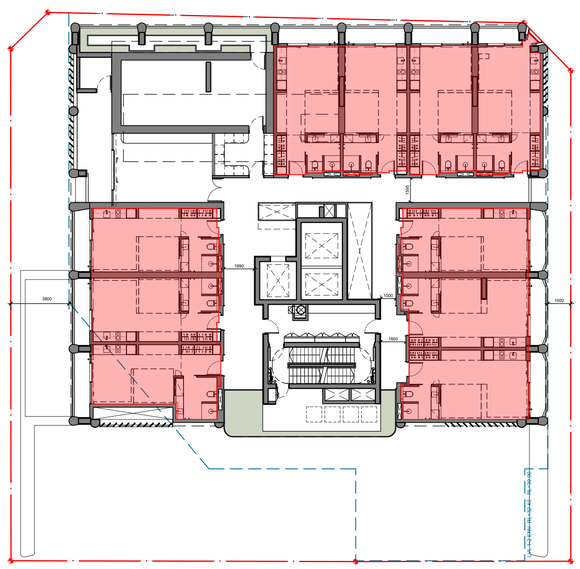
DRAWING NUMBER: A9000
ISSUE: F



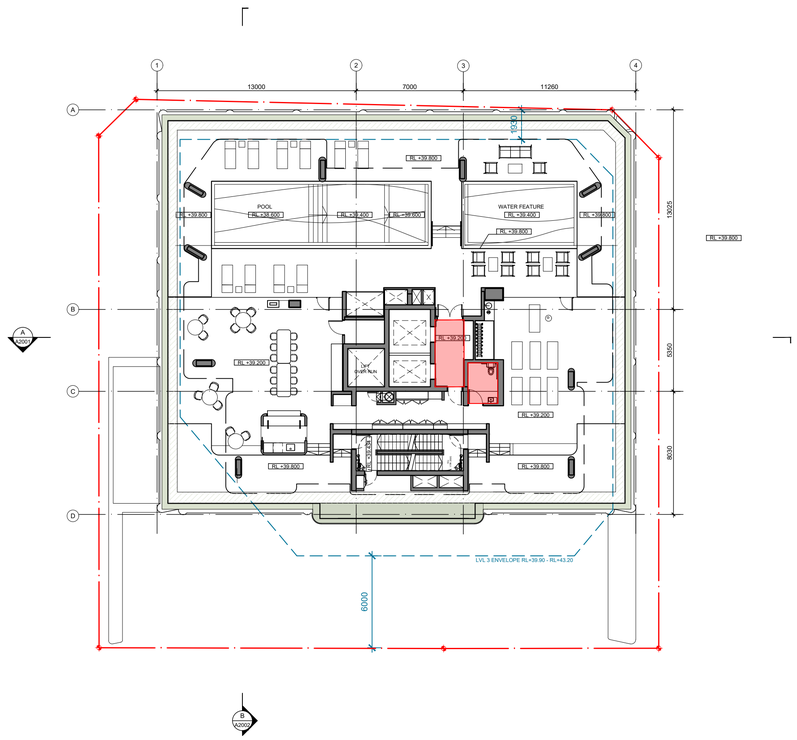
GROUND FLOOR PLAN



LEVEL 1 PLAN



LEVEL 2 PLAN



LEVEL 3 PLAN

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
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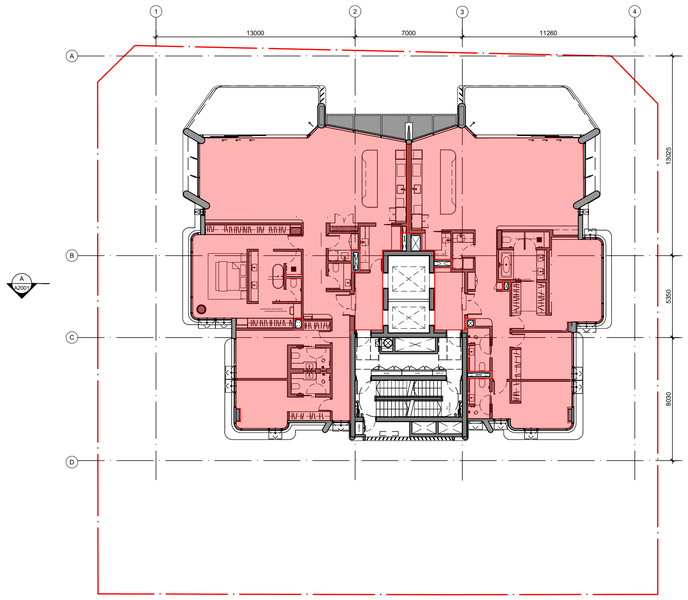
POTTS POINT, SYDNEY, NSW 2011

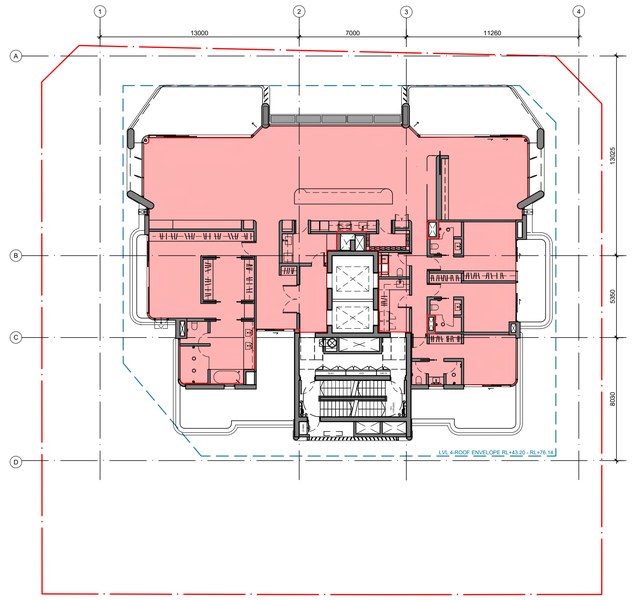
DRAWN	KHA	NORTH
SCALE (@ A1)	1:200	
DATE	30.09.2025	

DRAWING TITLE
AREA PLANS - GFA SHEET 1

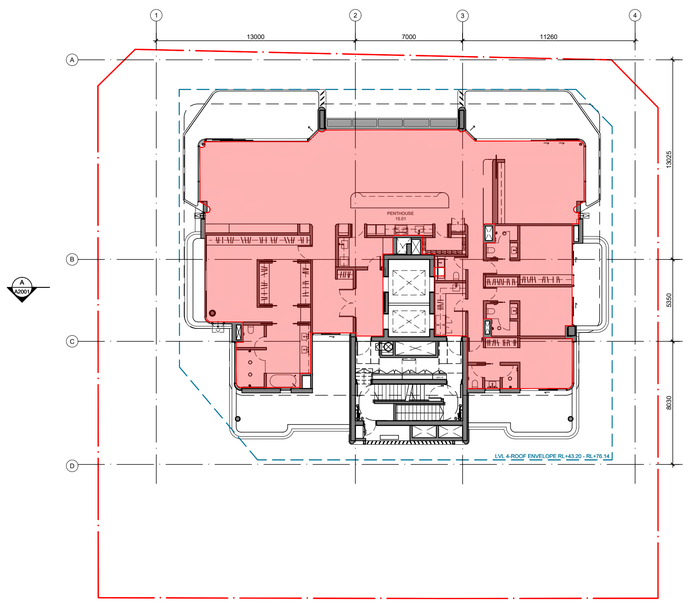
DRAWING NUMBER	ISSUE
A9001	F



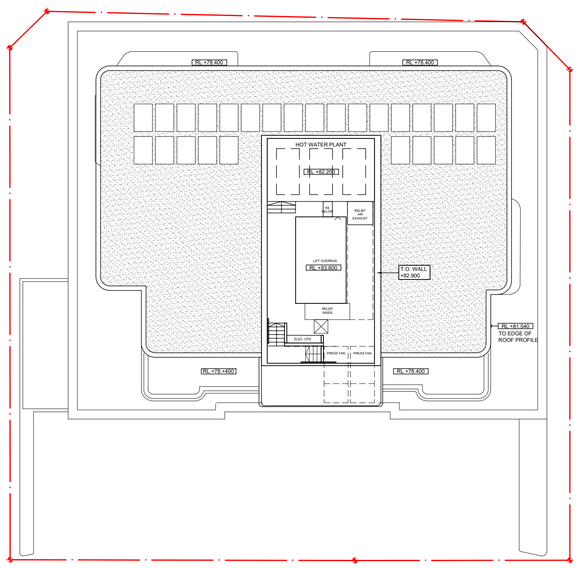
LEVEL 4-12 TYPICAL FLOOR PLAN
(NOTE: BALCONY VARIES ON ALTERNATIVE FLOORS)



LEVEL 13-14 SUB-PENTHOUSE PLAN



LEVEL 15 PENTHOUSE



ROOF PLAN

NOTES / LEGEND / MATERIAL

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POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:200	
DATE	30.09.2025	

DRAWING TITLE
AREA PLANS - GFA SHEET 2

DRAWING NUMBER	ISSUE
A9002	F