

Attention: Mark Glew

**RE: Proposed Multistorey Apartment Building Development
23-25 Ashton Avenue, The Entrance NSW
Addendum Letter**

1 INTRODUCTION

Regional Geotechnical Solutions Pty Ltd (RGS) has undertaken geotechnical and contamination assessments for the proposed development that is to be constructed at 23-25 Ashton Avenue, The Entrance NSW. The assessment included geotechnical investigations with results presented in reports RGS50080.2-AC and RGS50080.2-AD, and contamination assessments including a Preliminary Site Investigation (PSI) and subsequent Detailed Site Investigation (DSI) with results presented in reports RGS50080.2-AB and RGS50080.2-AG. This addendum letter has been prepared to address items highlighted by the Department of Planning, Housing and Infrastructure (DPHI), including:

- Remediation category of contaminated soil.
- Groundwater Impact.

2 REMEDIATION CATEGORY

The DSI and PSI identified an area of Total Recoverable Hydrocarbon impacted soil estimated to comprise an area of approximately 4m by 3m, and recommended the material be excavated and disposed of at a licenced landfill site as part of the early works for the development which would involve stripping and removal of unsuitable material.

The State Environmental Planning Policy defines remediation work as Category 1 or Category 2. Category 1 remediation works is work that is carried out or to be carried out in an area or zone to which any classifications to the following apply under an environmental planning instrument:

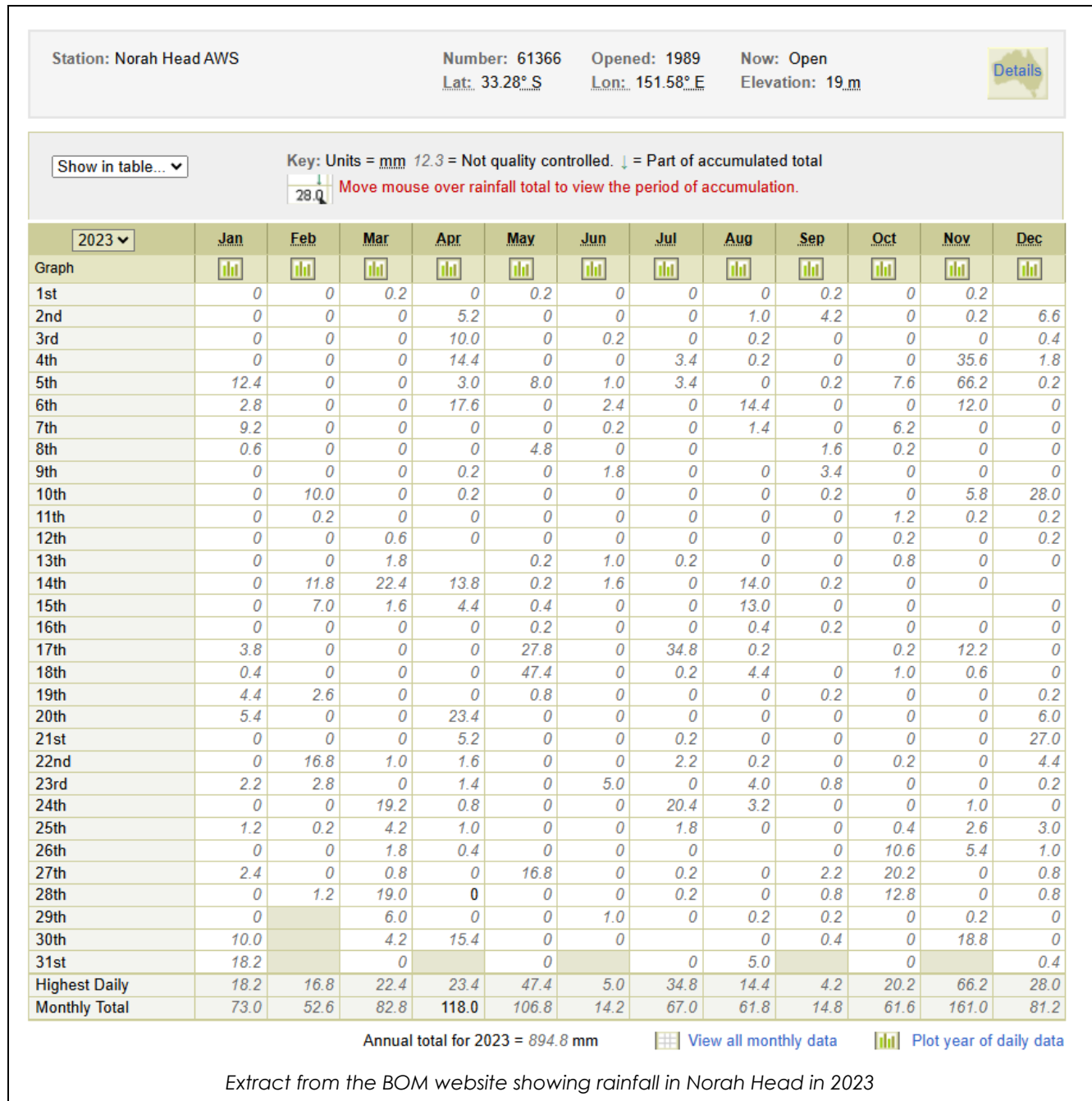
- I. Coastal protection,
- II. Conservation or heritage conservation,
- III. Habitat area, habitat protection area, habitat or wildlife corridor,
- IV. Environment protection,
- V. Escarpment, escarpment protection or escarpment preservation,
- VI. Floodway,
- VII. Littoral rainforest,
- VIII. Nature reserve,
- IX. Scenic area or scenic protection,
- X. Wetland,



The site is located within a 'Coastal Environment Area' as detailed by the NSW Planning Portal. On this basis remediation works undertaken at the site should be undertaken as Category 1 remediation works.

3 GROUNDWATER IMPACT

The borehole investigation was undertaken on 7 to 8 November 2023 and encountered groundwater at depths up to 1m below the surface. The investigation was undertaken following heavy rainfall events with 12mm to 66.2mm recorded at Norah Head AWS from 4 to 6 November 2023 as indicated in the Bureau of Meteorology (BOM) 2023 rainfall data below. Based on this the groundwater encountered was likely perched water associated with the preceding rainfall events.





Additionally, groundwater monitoring wells installed for the DSI on 20 March 2024 recorded a groundwater depth of 2.3m to 2.8m across the site. Seasonal variation of the groundwater table would be expected, no long-term groundwater monitoring has been undertaken.

There is no basement proposed for the development, and excavations for services are expected to be up to 0.6m below finished ground levels. However, preliminary drawings indicate the development would include a stormwater detention tank extending approximately 2m below finished levels. On this basis the groundwater table is not expected to be encountered within the proposed excavation depths and a groundwater impact assessment is not considered to be required.

4 IMPORTANT INFORMATION

This report comprises the results of an investigation carried out for a specific purpose and client as defined in the document. The report should not be used by other parties or for purposes or projects other than those assumed and stated within the report, as it may not contain adequate or appropriate information for applications other than those assumed or advised at the time of its preparation. The contents of the report are for the sole use of the client and no responsibility or liability will be accepted to any third party. The report should not be reproduced either in part or in full, without the express permission of Regional Geotechnical Solutions Pty Ltd.

Geotechnical site investigation is based on data collection, judgment, experience, and opinion. By its nature, it is less exact than other engineering disciplines. The findings presented in this report and used as the basis for the recommendations presented herein were obtained using normal, industry accepted geotechnical design practises and standards. To our knowledge, they represent a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

The recommended depth and properties of any soil, rock, groundwater, or other material referred to in this report is an engineering estimate based on the information available at the time of its writing. The estimate is influenced and limited by the fieldwork method and testing carried out in the site investigation, and other relevant information as has been made available. In cases where information has been provided to Regional Geotechnical Solutions for the purposes of preparing this report it has been assumed that the information is accurate and appropriate for such use. No responsibility is accepted by Regional Geotechnical Solutions for inaccuracies within any data supplied by others.

If site conditions encountered during construction vary significantly from those discussed in this report, Regional Geotechnical Solutions Pty Ltd should be contacted for further advice.

This report alone should not be used by contractors as the basis for preparation of tender documents or project estimates. Contractors using this report as a basis for preparation of tender documents should avail themselves of all relevant background information regarding the site before deciding on selection of construction materials and equipment.



If you have any questions regarding this project, or require any additional consultations, please contact the undersigned.

For and on behalf of **Regional Geotechnical Solutions Pty Ltd**

Prepared by

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Reviewed by

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