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Project 45635.01
16 October, 2009

Nahas Constructions Pty Ltd
C/- Mecone Pty Ltd
P O Box 357
BONDI JUNCTION NSW 2000

Attention: Mr Michael Gheorghiou

Dear Sirs

**PHASE 1 CONTAMINATION ASSESSMENT
WITH LIMITED SAMPLING
CNR PRINCES HIGHWAY AND ARNCLIFFE ST, ARNCLIFFE**

This letter has been prepared with respect to a Phase 1 contamination investigation report prepared for a site at the corner of Princes Highway and Arncliffe Street, Arncliffe. The objective of this letter is support a planning application for a first stage commercial development at the site and to respond to the Director-General's Requirements for the project.

The address of the site is;

- 78-98 Arncliffe Street;
- 31-45 Princes Highway.

The report, *Preliminary Contamination Assessment, Proposed Residential and Commercial Development, Princes Highway and Arncliffe Street, Arncliffe*, was prepared in June 2005 for Greencliff CPL Pty Ltd, a development company. The investigation was a Phase 1 assessment that included a site history component and a preliminary programme of soil and groundwater sampling. The report was novated to Nahas Construction Pty Ltd with the approval of Greencliff CPL Pty Ltd by an agreement with Douglas Partners Pty Ltd dated 4 October, 2007.

The proposed 2005 development considered within the report was for a commercial and residential development that is not now planned to be constructed before 2024 as the proposed second stage of development to be completed by 2024. Currently the first stage development is redevelopment of the site for a supermarket, minor additional retail space and a car park.

More importantly, the site that was investigated did not include two Lots at the northern end which are now part of the development site and are identified as Lots 3 and 4 in Deposited Plan 1032962 (31 Princes Highway and 98 Arncliffe Street, respectively).

The 2005 investigation included the drilling, sampling and analysis of soil at ten locations and the installation and sampling of three groundwater monitoring wells. The report concluded that *The site appears to be able to be rendered suitable for the proposed mixed commercial and residential development subject to remediation being carried out on the site.* Given that the development proposed three basement levels, most of the site would have been subject to bulk

excavation and disposal off site at a DECCW licensed landfill. The proposed first stage development is now for a supermarket where there will be minimal excavation as no basement levels are planned. Indeed, the proposal is now for the site to be filled 0.5 m to raise the supermarket building floor levels above the 100 year flood level.

Douglas Partners has considered the 2005 data with respect to the circumstances of the new development. The proposed new development does not include a residential element and requires the site to be filled rather than excavated. In regard to the raising of the site level we have prepared a Remediation Action Plan (RAP) based on a Cap and Contain strategy rather than an excavate and dispose off site strategy that was planned for the earlier development. The filling and road and building slabs would form the cap to any residual contamination provided that the residual contamination is not volatile and does not have the capability to migrate to and impact the groundwater.

It is Douglas Partners' opinion that the findings and general conclusions made in the 2005 investigation is still relevant for the site and further investigations are planned in accordance with the RAP.

Yours faithfully
DOUGLAS PARTNERS PTY LTD



Lindsay Rockett
Senior Associate

Reviewed by



Ronnie Tong
Principal