



**Aargus**  
AUSTRALIA

Environmental - Remediation - Engineering - Laboratories - Drilling

# **ADDENDUM**

## **ENVIRONMENTAL SITE ASSESSMENT**

Precinct 1-6 within Northcote Street, Hilly  
Street, & Bennett Street, Mortlake, NSW

Prepared for

**Mortlake Consolidated Investments Pty Ltd**

**March 2011**

HEAD OFFICE: PO Box 398 Drummoyne NSW 1470

Telephone: 1300 137 038 Facsimile: 1300 136 038 Email: [admin@aargus.net](mailto:admin@aargus.net) Website: [www.aargus.net](http://www.aargus.net)

Aargus Pty Ltd ACN 063 579 313 Aargus Engineering Pty Ltd ACN 050 212 710 Aargus Laboratories Pty Ltd ACN 086 993 937

**Other office locations in NSW - QLD - VIC - SA and 4 overseas countries**



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9<sup>th</sup> March 2011

Melissa Hollis  
Mecone  
By email: [mhollis@mecone.com.au](mailto:mhollis@mecone.com.au)

Dear Melissa,

We refer to the summary Environmental Site Assessments (ESA) for Precinct 1-6 within Northcote Street, Hilly Street, & Bennett Street, Mortlake, NSW prepared by Aargus Pty Ltd for Mortlake Consolidated Investments Pty Ltd in December 2010 and provide the following addendum to provide answers to the questions below:

1. demonstrate "compliance" with the Contaminated Land Management Act 1997,
2. comment on the impacts, if any, of the remediation works on the nearby riparian areas
3. demonstrate compliance with the requirements of the NSW Groundwater Policy Framework Document and other relevant Groundwater policies
4. provide an assessment of the impact of the groundwater works on any Groundwater Dependent Ecosystems

It should be noted that the summary ESA provides within its appendices full copies of the detailed reports completed for the sites.

Item 1.

In relation to Item 1, our "reference" page within each report shows the relevant guidelines used for the assessment, sampling and reporting of each site. These contain the relevant criteria and scope that is in accordance with the Contaminated Land Management Act, 1997.

Item 2.

This relates to the impacts of remedial works on riparian areas. The only precinct requiring remedial works is the former paint factory known as site 1 precinct 2 & 6. This area is a hardstand area and is well away from any vegetative or riparian areas. No offsite migration of potential contaminants will be allowed during any remedial works and will be controlled by way of a Remedial Action Plan.

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### Item 3.

Groundwater was not considered problematic as no odours or olfactory evidence was witnessed. As all sites have minimal exposure pathways, combined with the fact that no beneficial use exists, groundwater does not pose a concern for human or ecological exposure. It has been noticed that the catchment area is small for perched water but it would be expected that interaction within the vadose zone and surface and groundwater would be limited by the fact that the entire surface for most sites are concrete sealed and non-perched groundwater would exist within rock formations. Upgradient groundwater flow may provide migration assistance from rainwater percolation into the perched water table. No soil sampling has noticed any gross odours or chemicals of concern during sampling and as such groundwater contamination is expected to be low. The sampling for on and off site migration of groundwater is however proposed to be undertaken as part of the next phase of works to verify no downgradient concerns arise and no impact to the waterway can occur.

The former Anzol Paint Factory does pose a potential migration concern and as the groundwater has not been examined in detail, it is proposed to review the water quality post demolition and fill examination stage once ground floor slabs have been removed. Preliminary assessment of the site shows no gross groundwater impact. We expect that due to the small catchment area, there is limited groundwater exposure scenarios and further groundwater investigations in later stages would verify this as described above.

Site 3 would have minimal groundwater concerns from upgradient sources. It is expected that some tidal and river interaction would occur with the saturation zone of soils beneath shoreline sites. Salinity may also play a role within areas in close proximity to seawalls.

In these circumstances, groundwater and the further analysis is consistent with the NSW Groundwater Policy Framework Document and other relevant Groundwater policies.

### Item 4.

There is no interaction planned within the groundwater and as such any Groundwater Dependent Ecosystems. The small catchment area precludes any dependency to groundwater as the only influence of water is derived from tidal influences and a saturation zone with the river area. Any works on the site would improve water quality in the future as the proposed works will involve remediation of the former paint factory which could pose a future impact to groundwater if left unremediated.

Details can be cited within our detailed reports:

- 🌐 Aargus Report Site 1 – precincts 2 & 6
- 🌐 Aargus Report Site 2 – precincts 5
- 🌐 Aargus Report Site 3 – precincts 1, 3 & 4

If you have any further questions or need any elaboration, please contact our office on the details provided.

Regards



Nick Kariotoglou  
Managing Director