

# **HIBBS & ASSOCIATES PTY.LTD.**

**Occupational Health and Safety Consultants  
Environmental Management Consultants**

A.B.N. 59 950 293 019

Unit 48, 378 Parramatta Road,  
Homebush NSW 2140

P.O. Box 4266,  
Homebush NSW 2140

Phone: **(02) 9746 3244**

Fax: **(02) 9746 3266**

Email: [info@hibbs-associates.com.au](mailto:info@hibbs-associates.com.au)

Web: [www.hibbs-associates.com.au](http://www.hibbs-associates.com.au)

## **NSW DEPARTMENT OF HEALTH**

### **PRELIMINARY ENVIRONMENTAL ASSESSMENT 14 EDWARD STREET, NORTH SYDNEY NSW**

**REFERENCE No. S5749 PHASE 1**

**JUNE 2009**

Copy: 1

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**FINAL REPORT**  
for  
**PRELIMINARY ENVIRONMENTAL ASSESSMENT**  
**14 EDWARD STREET, NORTH SYDNEY NSW 2060**

Prepared for  
**NSW DEPARTMENT OF HEALTH**

73 Miller Street  
North Sydney  
NSW 2060

by  
**HIBBS & ASSOCIATES PTY LTD**

Unit 48, 378 Parramatta Road,  
P.O. Box 4266,  
HOMEBUSH NSW 2140  
[www.hibbs-associates.com.au](http://www.hibbs-associates.com.au)

Telephone: (02) 9746 3244  
Facsimile: (02) 9746 3266

Our Reference: S5749 Phase 1  
June 2009

Prepared by: \_\_\_\_\_  
Samantha Stephensen  
Hazardous Materials Consultant

Authorised by: \_\_\_\_\_  
Tin Win  
Hazardous Materials  
Consultant

Date: 11 June 2009

**14 EDWARD STREET, NORTH SYDNEY NSW  
PRELIMINARY ENVIRONMENTAL ASSESSMENT**

**EXECUTIVE SUMMARY**

This report presents the findings of a preliminary environmental assessment of the site located at 14 Edward Street, North Sydney NSW. The investigation was undertaken by Hibbs & Associates Pty Ltd at the direction of Mr Ian Hayes of the NSW Department of Health

The assessment comprised an inspection of the site and adjacent areas and a review of available site history information. The aim of this assessment was to develop an historical profile for the site to identify the past and present potentially contaminating activities and determine whether there was evidence of any significant potential for surface and sub surface contamination.

An inspection of the site was carried out on 31 March, 2 April and the 8 May 2009. No visible evidence of significant contamination of the site or the site boundaries was identified during our site inspection.

The site is comprised of two bitumen surfaced car parks, grass and gardens surrounding 4 main buildings. The site was used as a convalescent home from 1916 – 1980 and has since been a nursing home. The site is not currently being used.

A site history review, including a review of aerial photographs, review of literature from the historical centre at the Stanton Library, Department of lands and DECC NSW records, was carried out to identify potential sources for surface and sub surface contamination that may have originated from processes carried out historically at the site.

No high risk activities were identified on sites immediately adjacent to the subject property. It is the conclusion of this report, based on the evidence contained herein, that the risk of significant site contamination resulting from the current and past site activities is low, therefore there is no need for a further detailed site investigation.

**14 EDWARD STREET, NORTH SYDNEY NSW  
PRELIMINARY ENVIRONMENTAL ASSESSMENT**

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## **DISCLAIMER**

This report was prepared for NSW Department of Health, at the direction of Mr Ian Hayes, solely for the purposes set out herein and it is not intended that any other person use or rely on the contents of the Report. The information contained in this report is based on a limited review of the site, and review of documentation provided to Hibbs & Associates Pty Ltd at the time of the review and obtained from NSW EPA and Land and Property Information NSW. Whilst the information contained in the Report is accurate to the best of our knowledge and belief, Hibbs & Associates Pty Ltd cannot guarantee the completeness or accuracy of any of the descriptions or conclusions based on the information supplied to it or obtained during the investigations, site surveys, visits and interviews. Furthermore, conditions can change within limited periods of time, and this should be considered if the Report is to be used after any elapsed time period subsequent to its issue.

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## 1.0 INTRODUCTION

This report presents the findings of a preliminary environmental assessment of the site located at 14 Edward Street, North Sydney NSW. The investigation was undertaken by Hibbs & Associates Pty Ltd at the direction of Mr Ian Hayes of the NSW Department of Health

The assessment comprised an inspection of the site and adjacent areas and a review of available site history information. The aim of this assessment was to develop an historical profile for the site to identify the past and present potentially contaminating activities and determine whether there was evidence of any significant potential for surface and sub surface contamination.

An inspection of the site was carried out on 31 March, 2 April and the 8 May 2009. No visible evidence of significant contamination of the site or the site boundaries was identified during our site inspection.

The site is comprised of two bitumen surfaced car parks, grass and gardens surrounding 4 main buildings. The site was used as a convalescent home from 1916 – 1980 and has since been a nursing home. The site is not currently being used.

A site history review, including a review of aerial photographs, review of literature from the historical centre at the Stanton Library, Department of Lands and DECC NSW records, was carried out to identify potential sources for surface and sub surface contamination that may have originated from processes carried out historically at the site.

No high risk activities were identified on sites immediately adjacent to the subject property. It is the conclusion of this report, based on the evidence contained herein, that the risk of significant site contamination resulting from the current and past site activities is low, therefore there is no need for a further detailed site investigation.

## **2.0 SCOPE OF WORK**

The preliminary environmental assessment comprised an inspection of the site and adjacent areas and a review of available site history information. No soil sampling was carried out as part of this assessment.

The aim of the assessment was to determine whether there was evidence that any significant potential for surface and sub surface contamination currently exists on the site that may have originated from processes carried out historically at the site and may impact on the proposed development of the site.

All works were conducted in accordance with the following guidelines for the assessment of site contamination:

- Managing Land Contamination, Planning Guidelines SEPP55-Remediation of Land, Planning NSW 1998
- Guidelines for Consultants Reporting on Contaminated Sites, NSW EPA 1997
- Guidelines for the Assessment and Remediation of Contaminated Sites, ANZECC January 1992
- Contaminated Sites: Sampling Design Guidelines, NSW EPA 1995
- Australian Standard 4482.1 – Guide to the Sampling & Investigation of Potentially Contaminated Soil.

## 3.0 SITE INFORMATION

### 3.1 Site Details

The site is located at the southern end of Edward Street, North Sydney. On the eastern side of the property is Sydney Church of England Grammar School Shore and to the north is Scegs Preparatory School.

The property at 14 Edward Street is known by the following legal identifiers:

- Lot 2 in Deposited Plan 539853

The site has an area of 2.678 ha.

The site is currently zoned as Special Uses under LEP 2001 zoning as are both the schools to the east and north. Situated to the west is Residential A2 and to the south is Residential B.

The site is presently owned by the Graythwaite Trust.

The site has a southerly slope down to Union Street. It is bordered by multi storey schools to the north and east, Union Street, which is a residential street to the south and residential buildings to the west. There are 4 main buildings present on the site and at the time of inspection the buildings were being vacated.

The location of the site is shown in Diagram 1 and the site layout is shown in Diagram 2 found in Appendix 1.

### 3.2 Current Site Usage

The site was inspected on 31 March, 2 April and the 8 May 2009.

The site is not currently being used. The site is presently owned by the Graythwaite Trust and managed by the Northern Sydney and Central Coast Area Health Service.

The site is comprised of 4 buildings surrounded by two bitumen surfaced car parks and gardens. The site was previously used as a convalescent home and has been used until recently as a nursing home.

### 3.3 Site Condition

No visible evidence of surface contamination on the site or the site boundaries was identified during our site inspections.

There was no significant staining to the concrete slabs in any sections of the building.

The car park area is fully paved.



## 3.4 Adjacent Land Use

Multi storey schools are located on the eastern and northern boundary of the site. The eastern boundary is Sydney Church of England Grammar School Shore. The school was opened in 1889. The northern boundary is the Preparatory School which was founded in 1926. The western boundary is residential homes. The southern boundary is Union Street and this is mostly residential.

There are no major industrial sites evident in the immediate vicinity. Sydney Harbour can be seen from the property along the southern horizon.

There are train lines which run underground running east – west which can be seen in Diagram 1 within Appendix 1

## 3.5 Potential for Site Contamination

### 3.5.1 Overview

The site is currently vacant and the previous site usage was an aged care facility. No manufacturing activities are carried out on the site. The current site operations indicate that there is not a significant potential for sub surface soil contamination to occur. No evidence was found during the site inspection of contamination of the site, site boundaries or the adjacent sites.

There is no evidence that fill was imported during construction of the current buildings or that significant excavation works were carried out, however as no soil sampling has been conducted, we are unable to comment definitively on the importation of fill.

The current land use of this site and the surrounding area indicate that the potential for significant or widespread sub-surface contamination of the site resulting from the current site activities is low.

There is a sub station built onto the lower south/west corner of Union Street. It should be noted that old sub stations may contain transformer oils which contain Polychlorinated Biphenyls (PCB's). There is potential for localised soil contamination however due to its location at the bottom of a slope the risk of site contamination is minimal.

### 3.5.2 Underground Storage Tanks

No underground storage tanks were identified during the site inspection and no evidence was available to suggest that underground storage tanks have ever been located on the site.

### 3.5.3 Aboveground Fuel and Oil Storage Tanks

There is a heating oil tank on the eastern perimeter fence which holds approximately 300L. This tank is rusted and appeared to be empty. This is an area of potential localized contamination; however there was no evidence of contamination of the soil below the tank and there is healthy plant life along the perimeter where the tank is; the risk is thought to be negligible.

### 3.6 Future Re-Development

At the time of inspection there was no indication of future re-development.

### 3.7 Soil Characterisation

The North Sydney area is a GyMEA soil landscape of undulating to rolling rises and low hills on Hawkesbury Sandstone. The soils are shallow to moderately deep (30 - 100cm) of yellow earths and earthy sands. There are localised steep slopes with high erosion, shallow highly permeable soil having very low fertility.

The Hawkesbury Sandstone overlies the Narrabeen group and consists of medium to coarse grained quartz sandstone with minor shale and laminite lenses.

### 3.8 Regulatory Compliance

#### NSW EPA (Department of Environment & Climate Change)

The site is not required to be licensed under the Protection of the Environment Operations Act 1997. A review of the Public Register, maintained by the EPA under Section 308 of the Protection of the Environment Operations Act 1997, revealed that no environment protection notices have been issued against the site.

The site is not registered by the NSW EPA as a listed site under Section 58 of the Contaminated Land Management Act 1997 including those previously regulated under the Environmentally Hazardous Chemicals Act, 1985. The EPA advises "that the fact that a site does not appear on the register does not necessarily mean that it is not affected by contamination".

#### Local Council

A North Sydney Council site search did not identify any regulatory notices in relation to the site under the Contaminated Land Management Act 1997 regarding the site.

#### WorkCover Authority NSW

A search of the WorkCover Stored Chemical Information Data Base (SCID) and microfiche records did not locate any records of licences to keep dangerous goods on site. Refer Appendix 2.

It has been shown through Department of Lands searches that the site is also known as 20 Edward Street. A map was sent to WorkCover to ensure the correct property was searched.

It should also be noted that licenses issued by WorkCover expire after 1 September 2006. The licensing requirements are now being replaced with a requirement for occupiers to notify WorkCover of dangerous goods stored and handled. Furthermore, occupiers storing and handling dangerous goods are to take a risk management approach to the storage and handling of dangerous goods, together with implementing specific control measures and emergency planning.

## **3.9 Previous Reports**

No known previous environmental reports are available for the site.

A hazardous materials survey was conducted at the time of the survey (reference Hibbs & Associates Pty Ltd report S5749).

Previous reports include:

- Conservation Plan for "Graythwaite Nursing Home", 20 Edward Street North Sydney NSW. By Graham Edds and Associates
- A History of Graythwaite, 20 Edward Street North Sydney - Final Report. By Terry Kass

## 4.0 SITE HISTORY

A site history review including a title search, review of aerial photographs, Sands Directory records and research from the historical centre of the Stanton library was carried out to identify potential sources for surface and sub surface contamination that may have originated from processes carried out historically at the site.

### 4.1 Title Search

The site is currently owned and managed by NSW Department of Health. Prior ownership and title details were research with Land and Property Information, NSW and are outlined below.

14 Edward Street, North Sydney		
Year	Owner	Title Details
Current	Graythwaite Trust	Lot 2 / DP 539853
1967	Unreadable	Vol.10594 Fol. 11
1915	Thomas Allwright Dibbs	Vol. 2633 Fol. 151
Unreadable	Thomas Allwright Dibbs	Vol. 881 Fol. 79

\*Note: Due to the old hand written titles some sections were unreadable and it was difficult to go further back in time than what is included above.

No information on any of the titles reviewed identifies any potentially contaminating activities that may have been previously carried out on site.

### 4.2 Sands Directory

The Sands Directory was a residential and business directory for the City and Suburbs of Sydney, published between 1858 and 1932. A review of the Sands Directory was undertaken and is outlined below.

14 Edward Street, North Sydney	
Year	Details
1858 - 1863	Sayers, Edward M. – Euroka Villa, North Shore
1864	Sayers, Edward M. – Eureka (sic) Villa, North Shore
1865	Sayers, Edward M. – Eureka (sic) Villa, St Leonards
1866	Sayers, Edward M. – Euroka Villa, St Leonards
1867	Sayers, Edward M. – Eureka (sic) Villa, North Shore

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14 Edward Street, North Sydney	
Year	Details
1868	Sayers, E. M. – Eureka (sic) Villa, Union St
1869 - 1870	Sayers, Edwin Mawney – Blues Bay
1871	Ralston, Alexander J. – Eureka House, Union St (N), North Shore
1873	Dibbs, George R. – Union St (N), Victoria (Municipality)
1875	Dibbs, George R. – Union St, Victoria (Municipality)
1876 - 1877	Dibbs, George R, M.L.A – Euroka, Union St, Victoria (Municipality)
1879	Dibbs, George R. – Euroka, Union St, Victoria (Municipality)
1880	Dibbs, G. R. – Euroka, Union St, Victoria (Municipality)
1882	Dibbs, Thomas A. – Euroka, Union St, Victoria (Municipality)
1883	Dibbs, Thomas A. – Graythwaite, Union St, Victoria (Municipality)
1884	Dibbs, Thomas A. manager Commercial Banking Co – Union St, Victoria (Municipality)
1885	Dibbs, Thomas A. manager Commercial Banking Co – Graythwaite, Union St, Victoria (Municipality)
1886 - 1890	Dibbs, Thomas A. manager Commercial Banking Co – Graythwaite (sic), Union St, Victoria (Mun)
1914 - 1915	Dibbs, T.A. general mgr Commercial Banking Co of Sydney – Graythwaite, Union St, North Sydney
1916 – 1918	Convalescent Home for Overseas Military Forces – Graythwaite, Union St, North Sydney
1919 – 1924	Convalescent Home for Overseas Military Forces – Union St, North Sydney
1925 - 1932	Graythwaite Convalescent Home for Overseas Military Forces – Union St, North Sydney

No entries listed in the Sands Directories reviewed identifies any potentially contaminating activities that may have been previously carried out on site

## 4.3 Review of Aerial Photographs

Aerial photographs from the period 1930 to 2008 were reviewed. Observations are outlined in the table below.

Year	14 Edward Street, North Sydney	Adjacent Sites
1930	Only two buildings are visible in the photograph, the nursing home and the main house. A tennis court can clearly be seen.	Residential and SCEGS.
1943	No change	Residential and SCEGS which is well developed with many buildings
1950	Only two buildings are visible in the photograph, the nursing home and the main house. The tennis court is not as obvious as the previous photographs.	Residential and SCEGS
1961	The tennis courts are now grass and the Tom O'Neil building is easier to see	Residential and SCEGS
1972	Four buildings are visible in the photograph. The coach house is more evident in this photograph due to the improved quality	Residential and SCEGS. There are now well developed trees along Edward Street and bordering the school oval
1980	No change	Residential and SCEGS
1991	No change	Residential and SCEGS
2008	No change	Residential and SCEGS

The photographs viewed indicate that the current layout of the site and the bordering residences has not varied significantly between 1930 and the present day.

No identifiable high risk industries were identified on the site or adjacent sites in any of the photographs inspected. The land use and nature of the area immediately surrounding the site has changed little in the last 80 years.

## 4.4 North Sydney Council Records

No additional information was gained from North Sydney Council.

## 4.5 Interview with Current Owners

No additional information was gained from talking to staff at time of inspection.

## **5.0 CONCLUSION OF PRELIMINARY ENVIRONMENTAL ASSESSMENT**

A preliminary environmental assessment of the site at 14 Edward Street, North Sydney has been carried out to determine the current condition of the site and review the site history. The aim of this assessment was to determine whether there was evidence of any significant potential for surface and sub surface contamination currently to exist on the site that may have originated from processes carried out historically at the site and that may impact on any future development of the site.

No visible evidence of significant contamination on the site or the site boundaries was identified during our site inspections. There is no visible evidence that underground fuel storage tanks are currently present or have been present previously on the site.

No high risk activities were identified on the immediately adjacent sites.

The conclusion of this preliminary environmental assessment for 14 Edward Street, North Sydney NSW is that there is a low risk of significant or widespread sub surface contamination being present on the site, therefore there is no need for a further detailed site investigation.

**14 EDWARD STREET, NORTH SYDNEY NSW  
PRELIMINARY ENVIRONMENTAL ASSESSMENT**

**APPENDIX 1: SITE PLANS**



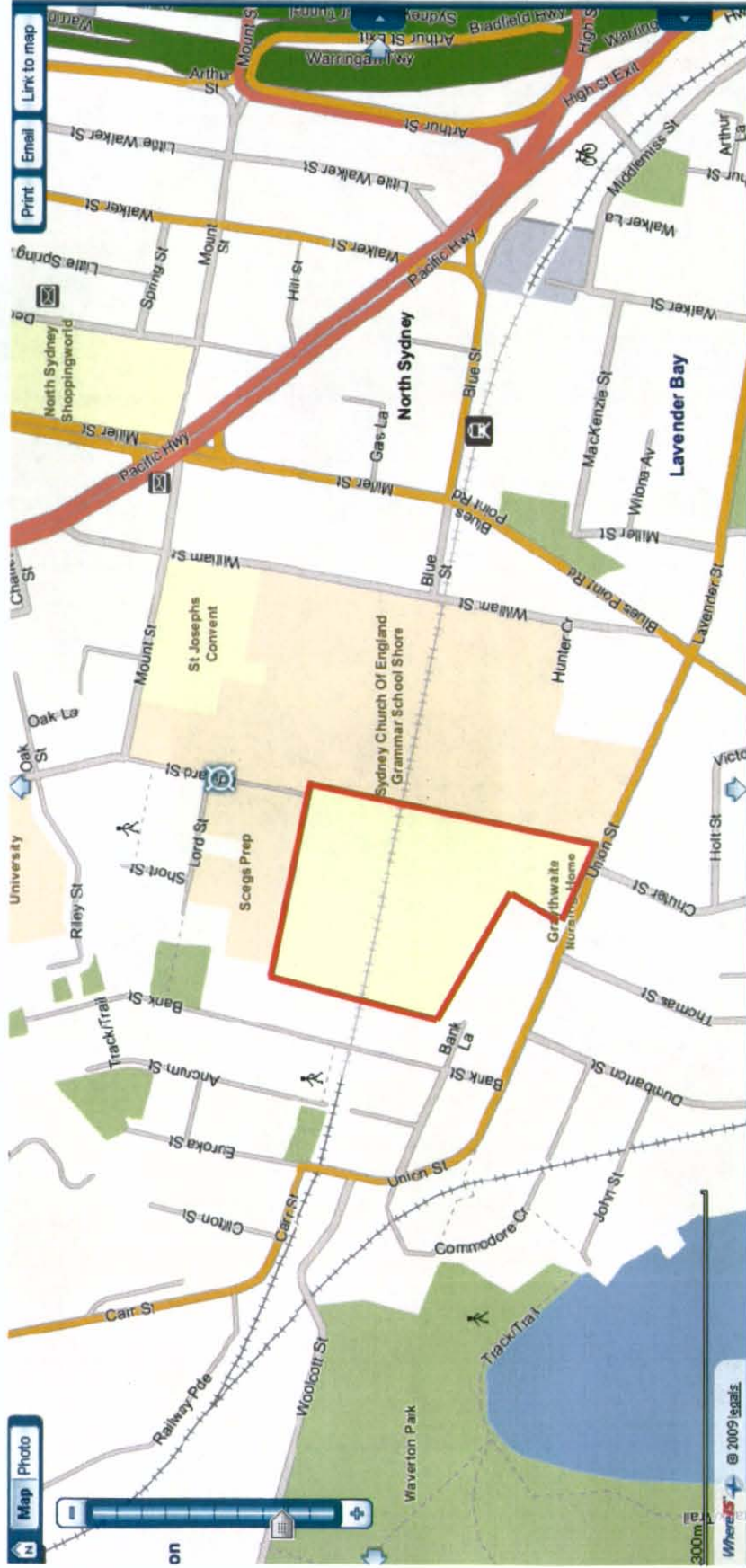
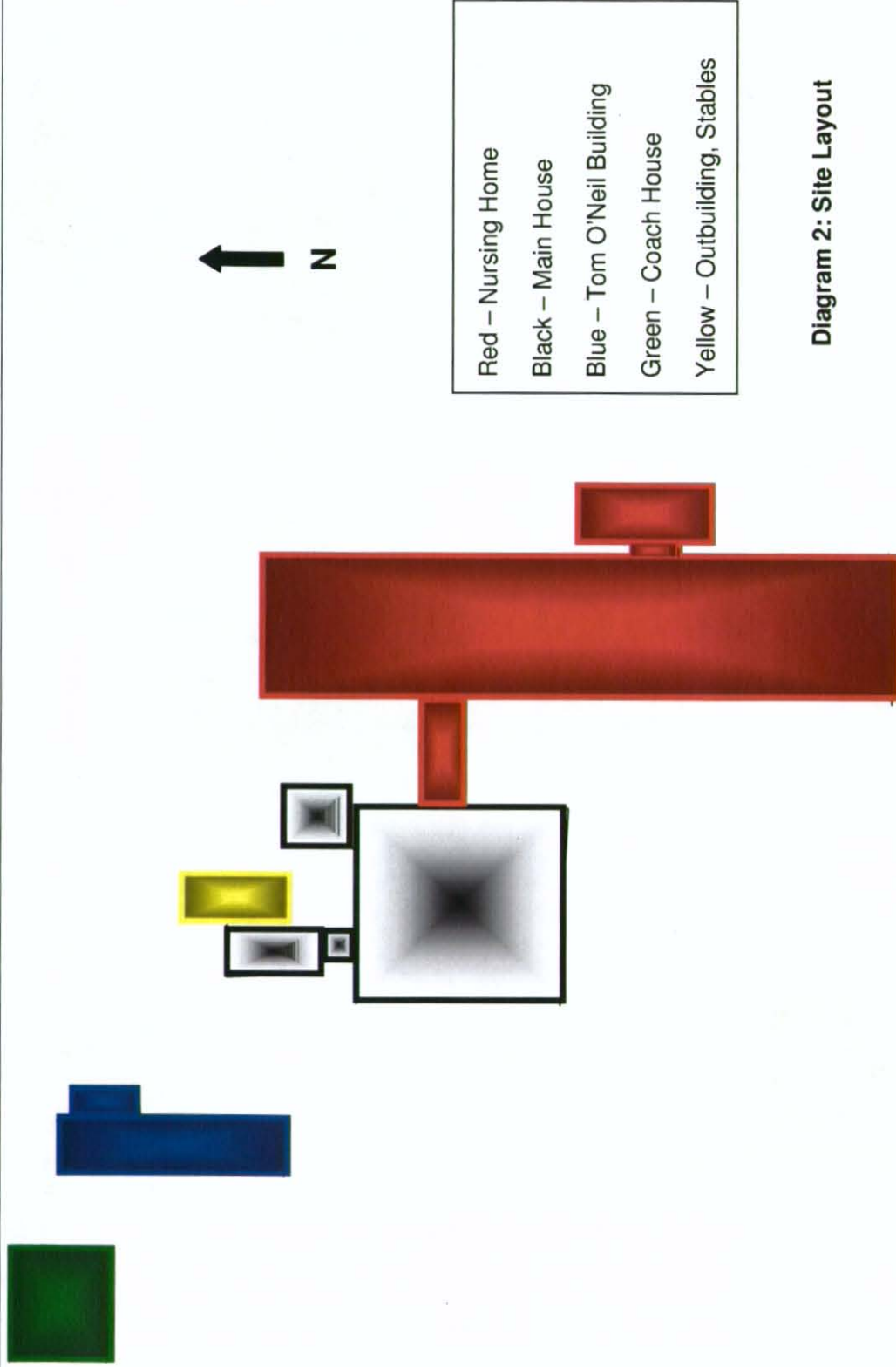


DIAGRAM 1 – Location of Site



**Diagram 2: Site Layout**

**14 EDWARD STREET, NORTH SYDNEY NSW  
PRELIMINARY ENVIRONMENTAL ASSESSMENT**

**APPENDIX 2: CERTIFICATES**

# HIBBS & Associates PTY. LTD.

## Dangerous Goods Licence



Our Ref: D09/044861  
Your Ref: Samantha Stephensen

20 April 2009

Attention: Samantha Stephensen  
Hibbs & Associates  
PO Box 4266  
Homebush NSW

Dear Samantha

**RE SITE: 14 Edward Street, North Sydney NSW 2060**

I refer to your site search request received by WorkCover NSW on 14<sup>th</sup> April 2009, requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above-mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sue Waugh'.

Sue Waugh

A/C Senior Licensing Officer  
Dangerous Goods Team

WorkCover. Watching out for you.

WorkCover NSW ABN 77 682 742 966 92-100 Donnan Street Oxford NSW 2250 Locked Bag 2906 Lismore NSW 2252  
Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service 13 10 50  
DX 731 Sydney Website [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)  
W020110 0209

**14 EDWARD STREET, NORTH SYDNEY NSW  
PRELIMINARY ENVIRONMENTAL ASSESSMENT**

**APPENDIX 3: BIBLIOGRAPHY**

# HIBBS & Associates PTY. LTD.

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## Bibliography

- Chapman, G.A & Murphy C.L. 1989. *Soil Landscapes of Sydney 1:100 000 Sheet*. Soil Conservation Service of NSW, Sydney.
- Graham Edds and Associates. 1993. *Conservation Plan for "Graythwaite" Nursing Home, 20 Edward Street North Sydney NSW*. Self published.
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