

EXECUTIVE SUMMARY

Introduction and objectives

Environmental Earth Sciences NSW was commissioned by Australian Unity to undertake a Preliminary Site Investigation (PSI) and a HAZMAT assessment at 5-7 Vidler Avenue, Woy Woy.

The primary objective of this assessment was to investigate the contamination status of the soil present on site through observations, sampling and laboratory analysis. Findings of this assessment will be compared against adopted residential and commercial / industrial land use criteria and used to support Australian Unity's pre purchase due diligence.

Findings

On 27 September 2019 a site walkover was completed by a qualified Environmental Earth Sciences representative and a Licenced Asbestos Assessor (LAA) from GreenPlus Property, the property consulting division of Environmental Earth Sciences.

Based on findings of this assessment Environmental Earth Sciences believes remediation works are required at 5 Vidler Avenue as it does pose an unacceptable risk to current or future human users of the site or the environment.

A total of ten boreholes (ID: TP1 to TP10) were excavated across the site and submitted for analysis for contaminants of potential concern (CoPCs) as outlined in **Section 6**. Analysis of soil reported exceedances of Lead above NEPC (2013) Health Investigation Levels for a residential land use (HIL A, 300 mg/kg) in three locations at 5 Vidler Avenue:

- TP5_0.1-0.2m: 1,100 mg/kg;
- TP8_0.1-0.2m: 424 mg/kg; and
- TP10_0.0-0.1m: 516 mg/kg.

Waste contaminated with Lead (including lead paint waste) from residential premises is pre-classified as 'general solid waste (non-putrescible)' by the NSW Environmental Protection Agency (EPA) (2014) *Waste Classification Guidelines - Part 1: Classifying Waste* (NSW EPA, 2014).

Due to the detection of friable asbestos, a Class A Asbestos Licence holder is required for the removal of friable asbestos / asbestos fines. A Class A Asbestos Licence holder is required during excavation works to provide air quality monitoring and clearance certificates following removal of asbestos impacted material.

During any proposed redevelopment there is a potential for unexpected subsurface finds (as is the case for any site), and consequently Environmental Earth Sciences recommends that these occurrences can be managed accordingly by preparation of an Environmental Management Plan (EMP) or similar management document. However unlikely encountering