Soil Exceedances

BH1
Sampling 0.0-0.5
Presence of Absence
YES

BH11
Sampling 0.4-0.6
Zn 769 NA

PFOS 0.013

Soil & Groundwater Exceedances

BH14/GW1
Sampling 0.2-0.3
Zn 370 570

F3 270 300

Soil Exceedances

BH11
Sampling 0.2-0.4
Zn 310 710

PFOS 0.013

Groundwater & Soil Exceedances

BH14
Sampling 0.2-0.3
Zn 210

F3 380

TOGA Wicks Park Development Pty Ltd

Additional Site Investigation
182 - 198 Victoria Road, & 28-30 Faversham Street, Marrickville, NSW

Groundwater & Soil Exceedances

Approved:
L.C.
Date:
Project: E24098 E03_Rev0

Figure:

TOGA Wicks Park Development Pty Ltd

Additional Site Investigation
182 - 198 Victoria Road, & 28-30 Faversham Street, Marrickville, NSW

Groundwater & Soil Exceedances

Approved:
L.C.
Date:
Project: E24098 E03_Rev0

Figure:

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Groundwater & Soil Exceedances

Approved:
L.C.
Date:
Project: E24098 E03_Rev0

Figure:
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</table>

Notes:
- General Solid Waste
- Fill Soils
- Table T1 - Summary of Soil Analytical Results - Site Assessment against Residential and Recreational/Open Space Trigger Values
- BH16
- BH18
- BH22

EIL / ESL - 1

HSL C

2 NSW EPA 2014

Coarse Grained soil values were applied, being the most conservative of the material types.

NC Not Calculated - (In the case of Carcinogenic PAHs, results was not calculated as Total PAHs were below the NEPM 2013 criteria of 4 mg/kg for Carcinogenic PAHs).

NL  'Not Limiting' - The soil vapour limit exceeds the soil concentration at which the pore water phase cannot dissolve any more of the individual chemical.

F4 (>C34-C40)

Highlighted values indicates concentration exceeds Ecological Investigation/Screening Levels (EILs/ESLs)

Highlighted indicates NEPM 2013 criteria exceeded and / or NSW EPA 2014 waste classification met (without TCLP analysis)

Source depths (1 m to <2 m. BGL)
Source depths (0 m to <1 m. BGL)
Source depths (2m to <4 m. BGL)
Source depths (4 m+)

If detected material is Waste -

PFAS

Total

Trichloroethene (TCE)

Carcinogenic PAHs

Benzo(α)pyrene

C29-C36

C27-C38

C37-C44

C26-C32

C19-C23

C10-C16

C34

C30

C17

C16

C12

C11

C9

C8

C6

C5

C4

C3

C2

C1

n F2 subtract Naphthalene from the >C10-C16 fraction.
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<th>Name</th>
<th>ID</th>
<th>Cr III</th>
<th>Cr VI</th>
<th>Cu</th>
<th>Cadmium</th>
<th>Toluene</th>
<th>Total Xylene</th>
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</table>

**Notes:**
- All results and criteria are in µg/L, unless otherwise noted.
- Highlighted values indicate concentrations exceed the adopted GIL.
- Values are based on the estimated source depth of groundwater at each monitoring well.
- As the laboratory PQL is above the criterion, PQL is used as a working level for assessment.
- HEPA (2018) provides 7 µg/L as an assessment guideline for total petroleum hydrocarbons. Since the laboratory practical quantitation limit (PQL) is higher than the HEPA guideline, the PQL has been adopted as the interim GIL, as prescribed in DEC (2007).
- ANZG (2018) provides 7 µg/L as an assessment guideline for total petroleum hydrocarbons. Since the laboratory practical quantitation limit (PQL) is higher than the ANZG guideline, the PQL has been adopted as the interim GIL, as prescribed in DEC (2007).
- The 99% Trigger Values were adopted for this assessment due to bioaccumulation potential of associated analytes. Ref. ANZG (2018) and HEPA (2018)
- ANZECC (2000) provides 7 µg/L as an assessment guideline for total petroleum hydrocarbons. Since the laboratory practical quantitation limit (PQL) is higher than the ANZECC guideline, the PQL has been adopted as the interim GIL, as prescribed in DEC (2007).
- In cases of unknown species protection percentage, Ref. ANZG (2018)
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**Notes:**

- **SILs**
- **ASSMAC (1998) Screening Criteria**
  - Indicator of PASS: NR <3.5 NR NR
  - Indicator of AASS: <4.0 NR NR NR

- Criteria exceeding
- Exceeding ASSMAC, 1998 criteria

- NR No reference criteria available in current regulatory tools.
Appendix C – Proposed Development Plans
Appendix D – Site Photographs
Figure D-1 Entrance to ‘Gorilla Constructions’ Spray Painting Workshop showing concrete hardstand with patchwork.

Figure D-2 Sump Grate in Smash Repairs workshop (at time of inspection sump appeared near full with liquid and some sheen on the surface).
Figure D-3  Electrical Sub-Station no. 284 to the south west adjacent to the site at 200 Victoria Road, Marrickville.

Figure D-4  Chemicals (paints, solvents and varnishes associated with car repair) stored in the eastern storeroom within the smash repairs workshop.
Figure D-5  View of smash repairs and adjacent brick cottage from Victoria Road.

Figure D-6  Gravel road-base in northern portion of site forming pathway from the smash repairs workshop towards the spray painting workshop.
Figure D-7  Chemical storage in north eastern portion of stone cutting workshop (chemicals associated with stonecutting process and listed in Aargus (2014) DSI).

Figure D-8  Spray Painting booth within ‘Gorilla Constructions’spray painting workshop, hot-works in process behind red partition.
Figure D-9  Laundry / dry cleaner on adjacent lot to the north east of the site

Figure D-10  Spray Painting booth (behind orange doors) in north eastern corner of smash repairs worskhop.
Figure D-11 Exposed (poorly contained) soils along western side of carpark.

Figure D-12 Internal southern portion of ‘Harmony Stone’ workshop.
Figure D-13  Storage of stone slabs associated with ‘Harmony Stone’ workshop.

Figure D-14  Waste stockpile in north eastern portion of carpark adjacent to smash repairs.
Appendix E – GPR Survey
Date: 14/12/2018
Client: Environmental Investigations
Contact: Brigitte Lovette
Site: 182 – 198 Victoria Road, Marrickville
Equipment: IDS Ouverture Dual Antenna Ground Penetrating Radar

A thorough underground search was carried out on Friday 14/12/2018 at 182 – 198 Victoria Road, Marrickville, to determine the possible whereabouts of any underground storage tanks across the site.

11 Scans in total were carried out (see attached PDF) However there is nothing to suggest that there are any existing UST’s in the area.

Every precaution is taken by Hunter Smith to ensure the work has been carried out as safely and responsibly as possible.

IMPORTANT DISCLAIMER Due to the limitations of the equipment as described above and ground conditions, there will on occasion be no indication of the presence of underground objects, cavities or concealed services, including pipes or cables. The environment can also hinder or prevent accurate feedback or information. Trained staff will determine the location and position of concealed objects, cavities and services, to the best of their ability with the latest equipment. All results relayed to the Client will be the most accurate information possible, for the Client to then use at their discretion. Hunter Smith will not be liable for any actual or consequential costs incurred by the Client due to the existence of undetected objects, cavities or services.
Appendix F – Borehole Logs
This borehole log should be read in conjunction with Ei Australia’s accompanying standard notes.

※ RL values extrapolated from survey plan (True North surveys, Ref: 8333DU, Dated: 01/09/2016)
### Project Details

**Position**: Refer to Figure 2

**Job No.**: E24098.E03

**Client**: Toga Constructions NSW Pty Ltd

**Drill Rig**: Rig 7

**Inclination**: -90°

---

### BOREHOLE: BH2

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<tr>
<td>0.12</td>
<td>CONCRETE; 120 mm thick.</td>
</tr>
<tr>
<td>0.24</td>
<td>FILL: Silty CLAY; high plasticity, dark grey to dark red-brown, with fine to medium grained, weathered sandstone gravel, no odour.</td>
</tr>
<tr>
<td>0.70</td>
<td>BH2_1.3-1.4 ES PID = 1.1 ppm</td>
</tr>
<tr>
<td>0.86</td>
<td>BH2_1.8-1.9 ES PID = 0.9 ppm</td>
</tr>
<tr>
<td>2.40</td>
<td>BH2_0.2-0.3 ES PID = 1.9 ppm</td>
</tr>
<tr>
<td>0.16</td>
<td>BH2_0.7-0.8 ES PID = 1.2 ppm</td>
</tr>
<tr>
<td>3.70</td>
<td>BH2_1.3-1.4 ES PID = 1.1 ppm</td>
</tr>
<tr>
<td>5.62</td>
<td>BH2_1.8-1.9 ES PID = 0.9 ppm</td>
</tr>
<tr>
<td>-3.06</td>
<td>SANDSTONE; fine to medium grained, pale grey, with iron staining, no odour.</td>
</tr>
</tbody>
</table>

---

### Additional Observations

- From 2.4 m, no ironstone gravel.

---

This borehole log should be read in conjunction with EI Australia’s accompanying standard notes.

※RL values extrapolated from survey plan (True North surveys, Ref: 8333DU, Dated: 01/09/2016)
**BOREHOLE: BH2**

This borehole log should be read in conjunction with EI Australia’s accompanying standard notes.

※RL values extrapolated from survey plan (True North surveys, Ref: 8333DU, Dated: 01/09/2016)

<table>
<thead>
<tr>
<th>METHOD</th>
<th>PENETRATION RESISTANCE</th>
<th>RECOVERED LOG</th>
<th>GRAPHIC LOG</th>
<th>SOIL/ROCK MATERIAL DESCRIPTION</th>
<th>MOISTURE CONDITION</th>
<th>STRUCTURE AND ADDITIONAL OBSERVATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>NMLC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>BEDROCK</td>
</tr>
</tbody>
</table>

Hole Terminated at 12.10 mBGL;
Target depth reached.

SANDSTONE: fine to medium grained, pale grey, with iron staining, no odour.

---

**Additional Site Investigation**

182-198 Victoria Road, Marrickville, NSW

**Latest Page**

- **Date Started**: 17/12/18
- **Date Completed**: 18/12/18
- **Logged**: FY
- **Checked**: MG

---

**Position**: Refer to Figure 2

**Contractor**: BG Drilling

---

**Surface RL**: 2.56 m AHD

**Drill Rig**: Rig 7

**Inclination**: -90°
**TEST: BH3M**

**Field Material Description**

<table>
<thead>
<tr>
<th>Depth (m)</th>
<th>Soil/Rock Material Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.17</td>
<td>Concrete; 170 mm thick.</td>
</tr>
<tr>
<td>1.00</td>
<td>Fill: SAND; fine to medium grained, pale brown to brown, with fine to medium grained sandstone gravel, with brick fragments, no odour.</td>
</tr>
<tr>
<td>1.56</td>
<td>Fill: Silty CLAY; medium plasticity, pale brown to brown, trace fine to coarse, sub-angular gravel, no odour.</td>
</tr>
<tr>
<td>1.56</td>
<td>Silty CLAY; high plasticity, grey, trace fine to medium, sub-angular ironstone gravel, no odour.</td>
</tr>
<tr>
<td>2.00</td>
<td>From 3.0 m, pale grey.</td>
</tr>
<tr>
<td>3.00</td>
<td>From 3.0 m, pale grey.</td>
</tr>
<tr>
<td>4.00</td>
<td>From 4.2 m, brown, with fine grained sand.</td>
</tr>
<tr>
<td>4.70</td>
<td>From 4.7 m, pale grey, trace fine grained sand.</td>
</tr>
<tr>
<td>5.70</td>
<td>Sandstone; fine to medium grained, with dark grey lamination, with iron staining, no odour.</td>
</tr>
</tbody>
</table>

**Notes:**
- This borehole log should be read in conjunction with EI Australia's accompanying standard notes.
- *RL values extrapolated from survey plan (True North surveys, Ref: 8333DU, Dated: 01/09/2016)*
<table>
<thead>
<tr>
<th>Drilling</th>
<th>Sampling</th>
<th>Field Material Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Method</td>
<td>PENETRATION</td>
<td>Velocity</td>
</tr>
<tr>
<td>Rig</td>
<td>RIG</td>
<td>钻孔直径</td>
</tr>
<tr>
<td>Water</td>
<td>DEPTH</td>
<td>深度 (m)</td>
</tr>
<tr>
<td>Dip</td>
<td>FIELD TEST</td>
<td>视角</td>
</tr>
<tr>
<td>Sample</td>
<td>GRAPHIC LOG</td>
<td>图形记录</td>
</tr>
<tr>
<td>Soil/rock description</td>
<td>MOISTURE</td>
<td>湿度</td>
</tr>
<tr>
<td>Material</td>
<td>CONSISTENCY</td>
<td>一致性</td>
</tr>
<tr>
<td>Recovery</td>
<td>DENSITY</td>
<td>密度</td>
</tr>
<tr>
<td>Method</td>
<td>RECOVERED</td>
<td>回收方法</td>
</tr>
<tr>
<td>Test</td>
<td>PENETRATION</td>
<td>钻孔深度</td>
</tr>
<tr>
<td>Material</td>
<td>Soil/rock description</td>
<td>土/岩石描述</td>
</tr>
</tbody>
</table>

**Soil/rock description:** SANDSTONE: fine to medium grained, with dark grey lamination, with iron staining, no odour.

**Hole Terminated at 13.39 mBGL; Target depth reached.**

This borehole log should be read in conjunction with EI Australia’s accompanying standard notes.

※RL values extrapolated from survey plan (True North surveys, Ref: 8333DU, Dated: 01/09/2016)