



**Preliminary Desktop Acid Sulfate Soil Assessment**  
Proposed Land Re-Zoning  
5-13 Louth Park Road, South Maitland, NSW

Prepared for: Stevens Holdings Pty Ltd  
EP1806.001 3 September 2020



Stevens Holdings Pty Ltd  
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Attention: Jason Capuano

## Preliminary Desktop Acid Sulfate Soil Assessment Proposed Land Re-Zoning 5-13 Louth Park Road, South Maitland, NSW

### INTRODUCTION

Stevens Holdings Pty Ltd (Stevens) engaged EP Risk Management Pty Ltd (EP Risk) to prepare a Preliminary Desktop Acid Sulfate Soil Assessment (the Assessment) for a property located at 5-13 Louth Park Road, South Maitland, New South Wales (the Site). It is understood that the Site is proposed to be rezoned to accommodate the development of a service station (Proposed Development) and that the Assessment is required to assist the rezoning process.

### SITE DETAILS

The Site is located on the corner of Louth Park Road and the New England Highway in the Maitland Local Government Area (LGA). The Site is approximately 4,000 m<sup>2</sup> in size and comprises of multiple lots legally defined as Lots 1, 2, 3 and 4 in Deposited Plan (DP) 1109043; Lot 1 DP 782596; Lot 1 DP 794525; Lot 6 DP 199882; Lots 17 and 18 DP 1044795. A review of current aerial photography indicates that the Site is currently used for residential purposes, which is consistent with the current zoning of **RU1 – Primary Production**, according to the Maitland Local Environment Plan (LEP) 2011. The Site location is shown in attached **Figure 1**.

### PROPOSED DEVELOPMENT DETAILS

Limited information was available at the time of preparing the Assessment in relation to the Proposed Development. However, based on previous assessment undertaken for Stevens, it is understood that the Proposed Development will consist of the following:

- Retail building;
- Canopy and car refuelling area;
- Canopy and truck refuelling area;
- Underground petroleum storage system (UPSS); and
- Forecourt and vehicle parking.



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## PRELIMINARY DESKTOP ACID SULFATE SOIL ASSESSMENT

EP Risk undertook a preliminary assessment to determine whether Acid Sulfate Soil (ASS) are present at the Site. The results of the preliminary assessment identified the following:

- The Maitland LEP 2011 identified the Site to be located within a Class 4 ASS area. Development consent is required for the carrying out of works more than 2 metres below the natural ground surface and/or by which the watertable is likely to be lowered more than 2 metres below the natural ground surface. The Maitland LEP ASS risk map is attached as **Figure 2**.
- A review of the applicable ASS risk maps, published by the former Department of Land and Water Conservation<sup>1</sup>), was undertaken and identified the Site to be mapped in a H4 – High probability ASS risk area where ASS are likely to be present at depths greater than 3 meters below natural ground surface. The Department of Land and Water Conservation ASS risk map is attached as **Figure 3**.
- NSW Government mapping data indicates the Site is situated approximately 8 m Australia Height Datum (AHD).
- Reference to the Newcastle Coalfields 1:100,000 Geological Series Sheet, the Site is underlain by the Quaternary Cainozoic aged gravel, sand, silt and/or clay.

## CONCLUSION

Based on review of available desktop information, the Site is location within a Class 4 ASS area and given the works associated with the Proposed Development, it is considered that ASS are likely to be disturbed. EP Risk considers that management of ASS can be undertaken during the construction phase of the Proposed Development via the development and implementation of an Acid Sulfate Soil Management Plan (ASSMP).

## CLOSURE

Please feel free to contact the undersigned should you have any queries.

Yours sincerely



Paul Simpson  
Director  
Certified Environmental Practitioner (Contaminated Land)  
EP Risk Management Pty Ltd

## Attachments

Attachment 1 – Figures

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<sup>1</sup> <http://www.environment.nsw.gov.au/acidsulfatesoil/riskmaps.htm>

**QUALITY CONTROL**

Version	Author	Date	Reviewer	Date	Quality Review	Date
v1	S Lord	3/09/2020	P Simpson	3/09/2020	P Simpson	3/09/2020

**DOCUMENT CONTROL**

Version	Date	Reference	Submitted to
v1	3/09/2020	<i>EP1806.001 Stevens_South Maitland_ASS Letter</i>	<i>Stevens Holdings Pty Ltd</i>



# Attachment 1 – Figures

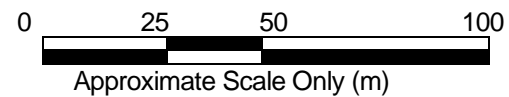




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Job No: EP1806.001  
 Date: 3/09/2020  
 Drawing Ref: EP1806.001 Fig1\_Site Location  
 Version No: v1



**Figure 1 – Site Location**

Co-ordinate system: MGA 56  
 Drawn by: SL Checked by: PS  
 Scale of regional map not shown  
 Source: Google Maps







**Legend**

- Approximate Site boundary

Acid Sulfate Soils

- Class 1
- Class 2
- Class 2a
- Class 2b
- Class 3
- Class 4
- Class 5
- Non Standard Values



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 Version No: v1



Approximate Scale Only (m)

**Figure 2 – Maitland LEP 2011 ASS Risk Map**

Co-ordinate system: MGA 56  
 Drawn by: SL Checked by: PS  
 Scale of regional map not shown  
 Source: Google Maps







**Legend**

Approximate Site boundary

**ASS probability**

- H1: High probability <1 m below ground surface
- H2: High probability 1 - 3 m below ground surface
- H4: High probability >3 m below ground surface
- Lm: Low probability, bottom sediments
- L0: Low probability, at/near ground surface
- L1: Low probability, <1 m below ground surface
- L2: Low probability, 1 - 3 m below ground



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 Version No: v1



Approximate Scale Only (m)

**Figure 3 – NSW Government ASS Risk Map**

Co-ordinate system: MGA 56  
 Drawn by: SL Checked by: PS  
 Scale of regional map not shown  
 Source: Google Maps





