

Oak Tree Retirement Villages
60 Raff Street
Spring Hill QLD 4004

Project 205363.01
9 November 2021
R.001.Rev0
PH:kd

Attention: Dylan Veldman

Email: dylan@oaktreegroup.com.au

Response to Council Comments
Proposed Residential Development
2A Maude Street, Belmont

1. Introduction

This brief letter presents additional comment regarding contamination for the proposed residential development at the above site. Our client, Oak Tree Retirement Villages, is seeking development approval for a proposed residential/retirement facility at the above site.

The following is understood:

- Development application documentation is currently with Lake Macquarie City Council for review;
- Final development approval for the project is the responsibility of the Regional Planning Panel;
- Contamination assessment has been conducted at the site by Coffey (2020) and DP (2021), comprising a preliminary site investigation with some testing, and additional contamination testing;
- Assessment of site history and site observations suggested the general absence of gross potentially contaminating activities (activities limited to minor car maintenance and fill importation);
- Subsurface investigation and laboratory testing of soil and groundwater at the site indicated the general absence of gross contamination in soil at the test locations;
- As indicated in DP (2021), it is considered that the site can be made suitable for the proposed residential development from a contamination perspective.

Our client is seeking clarification on the assessment requirements for the current development application.

The previous report and this subsequent letter have been prepared with reference to NSW EPA (2020), NEPC (2013) and SEPP 55.

2. Comment

Coffey (2020) presented a Preliminary Site Investigation for contamination at the site, which identified potential contaminant sources. Preliminary subsurface investigation was also conducted as part of the Coffey assessment, which identified localised contamination in soil at one test location.

Additional, more detailed investigation was conducted by DP and presented in DP (2021) to further characterise the identified contamination sources.

As stated in Section 14 of DP (2021), it is considered that the site can be made suitable for the proposed residential development from a contamination perspective. The level of assessment (i.e. preliminary site investigation with subsurface investigation (Coffey 2020) followed by the more detailed additional contamination testing in DP (2021)) is considered to be appropriate to assess the site for the proposed development with respect to contamination and the requirements of Clause 7 of SEPP 55.

DP (2021) suggested additional work to facilitate development. The suggested additional work is considered to be for construction purposes to assess the extent of identified building rubble and asbestos contamination, to confirm remediation quantities and to assess areas previously inaccessible due to existing structures and active underground services (such as major electrical installations located on the north-eastern corner of the existing structure).

Due to the generally low potential for gross contamination at the site and the current site condition, we consider the work conducted at the site to date is adequate for consideration of conditional consent for the project with respect to the requirements of Clause 7 of SEPP 55.

Please contact the undersigned if you have any questions on this matter.

Yours faithfully
Douglas Partners Pty Ltd



Patrick Heads
Associate

Reviewed by



Tim Wright
Principal

Attachments: About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

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Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.