

Memorandum

To:	CO-OP STUDIO PTY LTD	Date:	8 October 2024
Attention:	Steven Donaghey	Project No.:	201489.04
Email:	s.donaghey@co-opstudio.com.au	Reference:	R.001.Rev0
CC:	Joel James-Hall		
Subject:	Response to Council development application queries		

This memorandum has been prepared to provide a formal response to queries relating to the proposed Botany Aquatic Centre redevelopment located at the corner of Myrtle and Jasmine Street, Botany NSW. Douglas Partners Pty Ltd (Douglas) previously provided an email response relating to Item 4 (contamination) of the query. This memorandum summarises the previous email responses and additional discussion during a meeting with Council on 30 September 2024.

The following table provides a summary of the queries and Douglas responses.

Table 1. Summary responses

Item	Council Query	Douglas Response
4a.	<i>Clarification on the maximum bulk excavation level (BEL) required for the 50m and 25m pools, as the BEL of the section plans (2.1m bgl) are inconsistent with the Geotechnical Investigation (2.6m bgl);</i>	Depths in the contamination report were based on the provided design drawings. Typically 0.5 m additional excavation depth may be anticipated for the purposes of providing a dry / stable working platform at the base of an excavation.
4b.	<i>Deeper borehole soil sampling (of adequate site coverage and depth) that is reflective of the maximum BEL of the 50m and 25m pools, that includes analysis of previously untested natural soils. This is to be undertaken in</i>	Douglas considers the current results have adequately characterised site conditions (fill and natural). A latent risk exists for areas beneath the existing pools which would require

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	<p><i>accordance with the NSW EPA adopted Guidelines under the Contaminated Land Management Act, to identify potential contaminants and risks.</i></p>	<p>testing following demolition (visual at minimum) to assess if significantly different materials are present.</p> <p>Test locations were previously carried out to depths intercepting natural soils which, based on current results (soil and groundwater) is not suggestive of contaminant migration from fill into natural soils.</p>
4c.	<p><i>Clear identification of whether soil samples have been collected from fill or natural soils in the results tables.</i></p>	<p>Appendix F (Table F1) provides a summary of all soil samples, with corresponding depth and soil type (fill / natural). Table 5 (Section 11) provides a summary of results which exceeded the adopted investigation criteria.</p> <p>Douglas notes no exceedances of adopted screening criteria were identified in natural soils (as per Table F1, Appendix F).</p>
3 (absorption system, general)	<p><i>The appointed contaminated land consultant is to endorse the location, size, depth and design of the proposed stormwater absorption system for disposal of stormwater and provide a letter report to discuss and confirm that the contamination onsite will not be mobilised or negatively impacted.</i></p>	<p>By strict definition the site is currently contaminated.</p> <p>However, Douglas notes that results to date (soil and groundwater) do not suggest a significant risk posed by water infiltration through fill impacting groundwater, ie, current results do not indicate that the contamination identified in soils is significantly leachable, with corresponding contaminant concentrations in groundwater not currently considered significant.</p>

Item	Council Query	Douglas Response
		<p>Douglas can review the nominated location / general design for suitability as relating to contamination risk (and RAP requirements) if this option is considered further.</p> <p>Any system should consider the potential for groundwater levels to raise following heavy rainfall events. Previous data indicated levels may rise up to ~ 1 m.</p>

Douglas Partners Pty Ltd



Joel James-Hall
Associate

Reviewed by



Paul Gorman
Principal

Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at 2 Myrtle Street, Botany in line with Douglas' proposal 99679.01 dated 15 June 2023 acceptance received from Steven Donaghey of CO-OP STUDIO PTY LTD. The work was carried out under Douglas' Engagement Terms. This report is provided for the exclusive use of CO-OP STUDIO PTY LTD for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change

abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after Douglas' field testing has been completed.

Douglas' advice is based upon the conditions encountered during previous investigations. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.