

Memorandum

To:	HDB Town Planning & Design	Date:	21 June 2024
Attention:	Aprajita Gupta	Project No.:	229153.00
Email:	Aprajita@hdb.com.au	Reference:	R.002.Rev0
CC:	Patrick Heads		
Subject:	Update, Preliminary Site Investigation, 245 Station Lane Lochinvar		

Aprajita,

Following recent engagement, Douglas Partners Pty Ltd (Douglas) has been undertaking a preliminary site investigation (PSI) with reference to NSW EPA guidelines as part of development application documentation at the above site. As part of the works, Douglas has conducted site history assessment and site walkover to assess the preliminary contamination status of the site.

As per our recent correspondence, we note the following with regards to the preliminary site investigation at 245 Station Lane Lochinvar.

- The site walkover and site history assessment has been conducted;
- Some potential contamination sources have been identified, including the following:
 - o Fill materials at various locations across the site;
 - o Possible former agricultural use;
 - o Storage of small quantities of chemicals and equipment (mowers etc);
 - o Possible asbestos-containing materials at the site surface at various locations;
 - o Possible asbestos-containing materials in existing site structures;
 - o Chicken coop;
 - o Demolition of former structures and renovation of existing structures;
 - o Potential burning of waste;
 - o Effluent disposal system;
 - o Adjacent rail line.
- On the basis of the above, we recommend some targeted contamination testing as part of the current assessment;
- Based on the potential contamination sources identified, we recommend subsurface investigation via test pit excavation with a mini excavator, plus some near-surface soil sampling with hand tools;

Based on the above recommendations, we note that the PSI report will not be completed prior to initial Council submission. We request additional time, while the development application is being assessed, to complete the assessment, including the above recommended preliminary subsurface investigation and testing.

Limitations:

Douglas Partners Pty Ltd (Douglas) has prepared this memorandum for this project at 245 Station Lane Lochinvar with reference to Douglas' proposal dated 17 April 2024. The work was carried out under Douglas' Engagement Terms. This report is provided for the exclusive use of HDB Town Planning & Design 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.

Douglas' advice is based upon the conditions encountered during this investigation to date. 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.

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.

Additional information and limitations will be provided with the final report.

Please contact our office if you have any questions.

Douglas Partners Pty Ltd

Patrick Heads
Associate