

Memorandum

To:	Proposed Macarthur Gardens North Affordable Housing Project - Block R3	Date:	26 June 2026
Attention:	Nicolle Harcombe	Project No.:	34255.39
Email:	nharcombe@landcom.nsw.gov.au	Reference:	R.003.Rev1
Subject:	Development Application Modification		

1. Introduction

This memorandum is an addendum to the 'Preliminary Geotechnical Assessment' report (34255.39.R.001.Rev0, dated 25 July 2025 [Douglas 25]) prepared by Douglas Partners Pty Ltd (Douglas) for Landcom. As requested, a review has been carried out of the provided most updated design drawings (DKO Architectural Plans dated 19 June 2026 Revision C-FINAL) and following changes, which are geotechnically relevant, were noted.

Table 1: Summary of the relevant design changes

Superseded Design	Proposed Design
9 Storey residential buildings with one level basement were proposed	8 Storey residential buildings with one level basement are proposed
Lowest basement level of 73.15 m AHD ⁽¹⁾ was proposed	Lowest basement level of 75.05 m AHD ⁽¹⁾ is proposed

Where, AHD = Australian Height Datum

2. Comments

The proposed changes do not warrant any significant modifications to Douglas 25, and the proposed development is still considered feasible from a geotechnical standpoint.

Please contact the undersigned for any questions.

Douglas Partners Pty Ltd



Roshan Bhetwal
Associate

Reviewed by

p.p. 

Michael Jones
Principal

Attachment: About This Report

Introduction

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

Douglas' 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, Douglas 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, Douglas 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, Douglas will be pleased to assist with investigations or advice to resolve the matter.

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About this Report

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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, Douglas 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. Douglas 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.

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