Level 19, Tower B, Citadel Tower, 799 Pacific Highway
Chatswood
NSW 2067 Australia

t: +61 2 9406 1000
f: +61 2 9415 1678
coffey.com

5 May 2020

Our ref: 754-SYDEN224285-L11

Richard Crookes Constructions
Level 3, 4 Broadcast Way,
Artarmon,
NSW 2064

Attention: Trent Scrivener

Dear Trent

Alexandria Park Public School – RE: Sports Field State Significant Development Application (SSDA) modification

1. Introduction

Coffey Services Australia Pty Ltd (Coffey) was engaged by Richard Crookes Constructions Pty Ltd (RCC) to prepare this letter to support a Section 4.55 Modification Application for the Alexandria Park Community School redevelopment, located at 7-11 Park Road, Alexandria, NSW (the site). The location of the site is shown on Figure 1 (Attachment B).

Coffey understands that:

- Urbis Pty Ltd (Urbis) are preparing a Section 4.55 Modification Application (the Modification) on behalf of RCC.
- The Modification includes an amendment to the existing site boundary to accommodate additional areas of paving and soft landscaping within Park Road. A general arrangement plan (drawing number L.CC.1004) showing the site boundary and additional works boundary is attached (Attachment C). Coordinates showing the extent of the additional works boundary are shown on a plan provided by TKD Architects Pty Ltd in Attachment C.
- Urbis have requested information be provided regarding how contamination and acid sulfate soils within the additional works boundary will be managed to support the Modification Application. This letter has been prepared to address these aspects.

The site is currently being remediated by RCC in accordance with a Remedial Works Plan (RWP)[1] and an Addendum[2] to the RWP. Additional investigation and remedial works are outlined in the RWP

[1] Coffey. Alexandria Park Community School Redevelopment - Remedial Works Plan. Prepared for Richard Crookes Construction Pty Ltd. Report Ref: SYDEN224285-R02, 18 June 2019.
[2] Coffey, Alexandria Park Public School – Remedial Works Plan Addendum for Underground Storage Tank Remediation and Validation. Prepared for Richard Crookes Construction Pty Ltd. Letter Ref: 754-SYDEN224285-L07, 30 September 2019

to address asbestos contaminated soils and the potential for contamination associated with an underground storage tank (UST).

Based on information presented in the RWP, Coffey considers that the ground conditions within Park Road (between the existing site boundary and the additional works boundary) are likely to be commensurate with ground conditions and have a similar contamination risk profile to those areas within the existing site boundary.

The RWP and Addendum includes the requirement to carry out further assessment at the site (which includes test pits within Park Road) to address data gaps and uncertainties and provide recommendations for additional remediation/management if required. These investigations will provide additional information on the contamination risk within the proposed additional works boundary.

Coffey consider that contamination and remediation / management requirements (if any) within the additional works boundary are expected to be similar to those covered within the RWP. Thus, Coffey considers that contamination risks pose no adverse issue and no additional constraint to the change of the approved site to include the additional works boundary.

However, Coffey recommends that an addendum to the RWP is prepared to reflect the change in site boundary associated with the Modification and amend the scope of work for additional investigations in the RWP are required for further contamination assessment (and acid sulfate soils if required) in light of the revised site boundary.

2. Closure

We trust this meets your requirements at the time. We draw your attention to the attached sheets titled “Important Information about your Coffey Environmental Report” which should be read in conjunction with this letter. Please do not hesitate to contact the undersigned if you have any questions or require further information.

For and on behalf of Coffey,

Anthony Plumb
Senior Associate Environmental Scientist

Attachments

A – Important Information about your Coffey Environmental Report
B – Figure 1
C – Drawing L.CC.1004 and TDK Architects Plan

Attachment A - Important Information about your Coffey Environmental Report

Important information about your **Coffey** Environmental Report

Introduction

This report has been prepared by Coffey for you, as Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice,

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination pose in the context of the agreed purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Coffey should be kept appraised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statues and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced environmental consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Coffey prepared the report and has familiarity with the site, Coffey is well placed to provide such assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Coffey disowns any responsibility for such misinterpretation.

Data should not be separated from the report

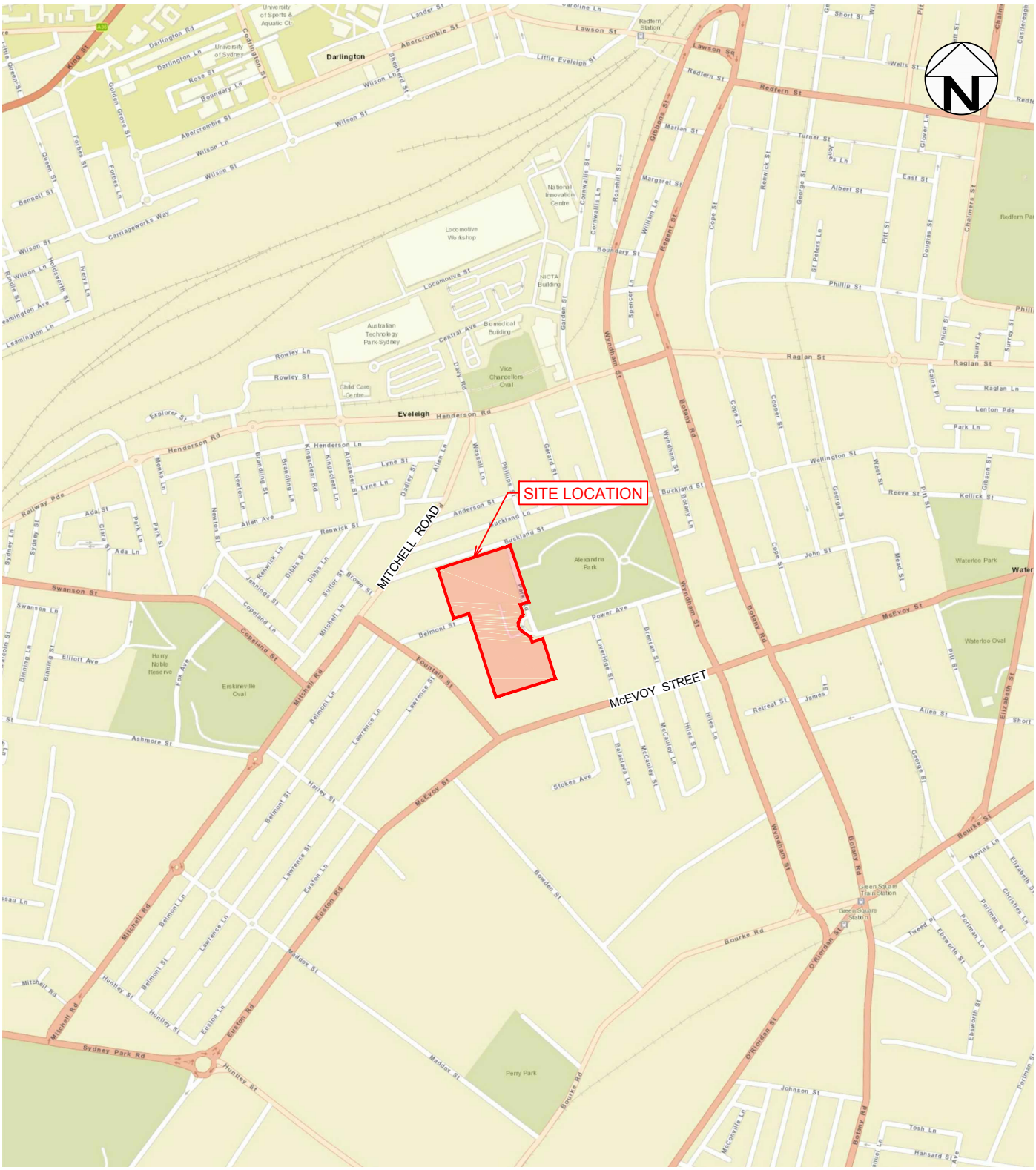
The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.

Attachment B – Figure 1



100 0 100 300 500

Scale (metres) 1:10000

IMAGERY SOURCE: WORLD STREET MAP
SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), NGCC, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY

drawn	AR / AW
approved	-
date	05/05/2019
scale	AS SHOWN
original size	A4

coffey
A TETRA TECH COMPANY

client: RICHARD CROOKES CONSTRUCTION PTY LTD

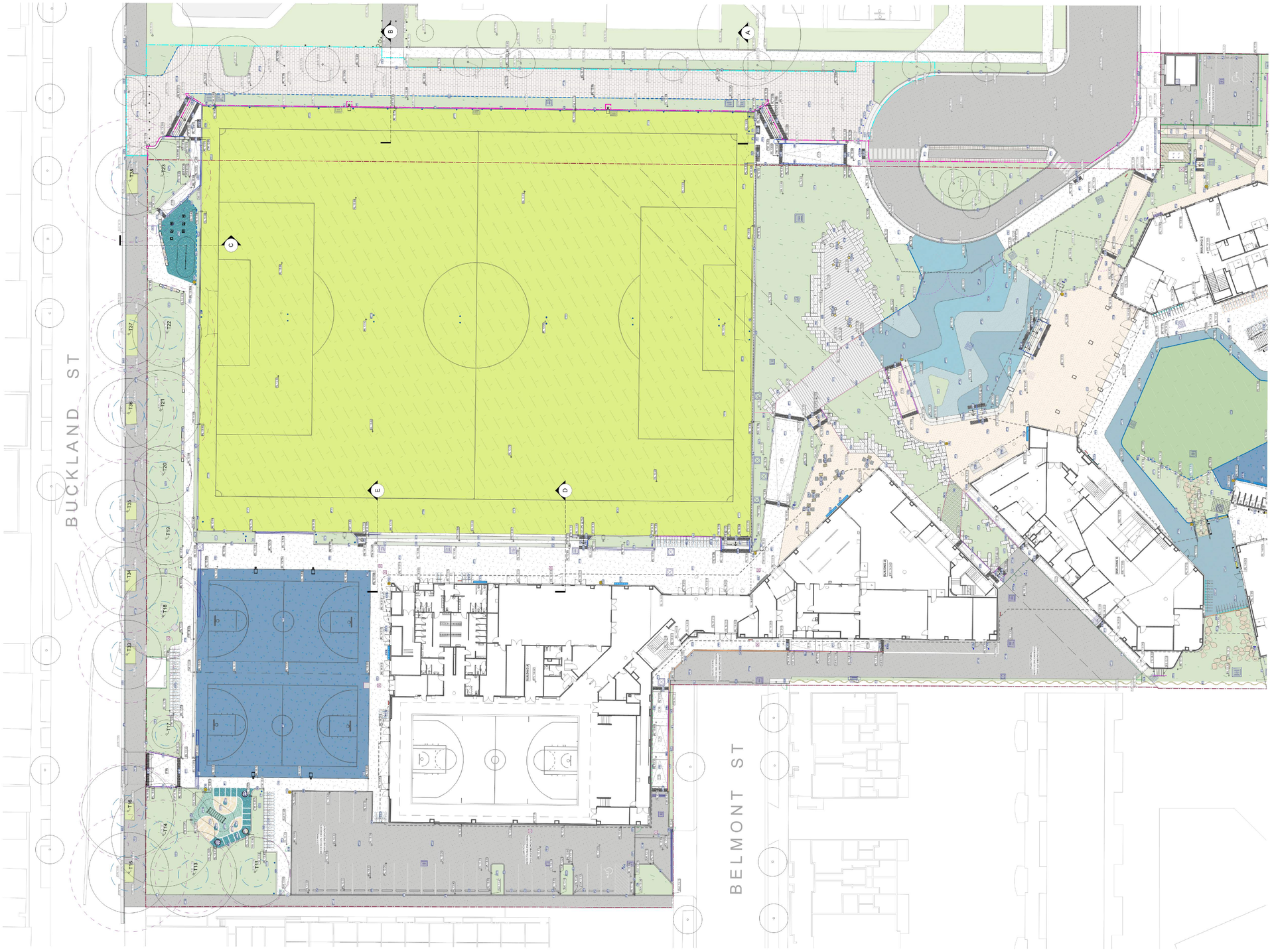
project: ALEXANDRIA PARK COMMUNITY SCHOOL
PARK ROAD, ALEXANDRIA, NSW

title: SITE LOCATION PLAN

project no: 754-SYDEN224285-L11 | figure no: FIGURE 1 | rev:A

PLOT DATE: 7/06/2019 4:06:52 PM DWG FILE: F:\1. PROJECTS\1. SYDENENV\2018\SYDEN224285 APCS REDEVELOPMENT RICHARD CROOKES\CAD\754-SYDEN224285-L03-REVB.DWG

Attachment C – Drawing L.CC.1004 and TDK Architects Plan



LEGEND - Mixed Use Facilities

- **SITE / PROPERTY BOUNDARY**
- **EXTENTS OF WORK BOUNDARY**
- **ADDITIONAL WORKS BOUNDARY**
- T21 **EXISTING TREE TO BE RETAINED** TPZ SHOWN
- T41 **EXISTING TREE TO BE REMOVED**
- RL 12.50 **PROPOSED FINISHED GROUND LEVEL**
- TW 13.50 **PROPOSED TOP OF WALL LEVEL**
- **MASSED PLANTING** TYPE [MP1-MP7]
- **PAVING TYPE 1- Concrete [Broom Finish]** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 2 - Concrete [Special]** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 2a - Concrete [Exposed Aggregate]** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 3a/b/c - PlexiPave** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 4 - FRP Mesh** REFER TO CIVIL DOCUMENTATION
- **PAVING TYPE 5 - Synthetic Turf [23mm]** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 6 - PlexiPave** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 7a/b/c - Softfall** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 8 - Timber Decking** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 9 - Concrete Sleepers [Panel]** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 10 - Asphalt** REFER TO ENGINEER'S DETAILS
- **PAVING TYPE 11 - Synthetic Turf [FIFA Grade]** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 12 - Playground Mulch** REFER TO MATERIALS SCHEDULE
- **PAVING TYPE 15 - Granite Paving** REFER TO MATERIALS SCHEDULE
- **WALL TYPE 1 - Insitu Concrete [200mm wide]** REFER TO MATERIALS SCHEDULE
- **WALL TYPE 2/a - Insitu Concrete Hob [150/200mm wide]** REFER TO MATERIALS SCHEDULE
- **WALL TYPE 3 - Insitu Concrete [400mm wide]** REFER TO MATERIALS SCHEDULE
- **WALL TYPE 4 - Insitu Concrete [600mm wide]** REFER TO MATERIALS SCHEDULE
- **WALL TYPE 5 - Precast Concrete[600mm wide]** REFER TO MATERIALS SCHEDULE
- **WALL TYPE 6 - Sandstone Stepping Wall** REFER TO MATERIALS SCHEDULE
- **WALL TYPE 7 - Sandstone Seating [300mm wide]** REFER TO MATERIALS SCHEDULE
- **WALL TYPE 8 - Concrete Block [200mm wide]** REFER TO MATERIALS SCHEDULE
- **STAIR TYPE 1 - Insitu Concrete [300mm wide]** REFER TO MATERIALS SCHEDULE
- **STAIR TYPE 2 - Insitu Concrete Bleacher [600mm wide]** REFER TO MATERIALS SCHEDULE
- **STAIR TYPE 3 - Insitu Concrete Intermediate Stair [300mm wide]** REFER TO MATERIALS SCHEDULE
- **EDGE TYPE 1 - Aluminium Edge** REFER TO MATERIALS SCHEDULE
- **FURNITURE TYPES [FX1-FX14]** REFER TO MATERIALS SCHEDULE
- **FURNITURE TYPE FX9 - Bollard [Removable]** REFER TO MATERIALS SCHEDULE
- **FURNITURE TYPE FX9a - Bollard [Fixed]** REFER TO MATERIALS SCHEDULE
- **FURNITURE TYPE FX15 - Bollard [Removable]** REFER TO MATERIALS SCHEDULE
- **FURNITURE TYPE FX15a - Bollard [Fixed]** REFER TO MATERIALS SCHEDULE
- **FURNITURE TYPE FX15b - Exisiting bollard**
- **FURNITURE TYPES [FX16] - Bubbler** REFER TO ARCHITECTURE DRAWINGS
- **HANDRAIL TYPE 1 - Top Mount** REFER TO MATERIALS SCHEDULE
- **HANDRAIL TYPE 2 - Wall Mount** REFER TO MATERIALS SCHEDULE
- **HANDRAIL TYPE 3 - Balustrade Mount** REFER TO MATERIALS SCHEDULE
- **BALUSTRADE TYPE 1 - Top Mount** REFER TO MATERIALS SCHEDULE
- **BALUSTRADE TYPE 2 - Top Mount on Wall** REFER TO MATERIALS SCHEDULE
- **BALUSTRADE TYPE 3 - 1200mm High - Top Mount** REFER TO MATERIALS SCHEDULE
- **BALUSTRADE TYPE 3a - 1200mm High - Side Fixed** REFER TO MATERIALS SCHEDULE
- **FENCE TYPE 1 - Diplomat Fence** 2.1m High REFER ARCHITECTURAL DETAILS
- **FENCE TYPE 2 - Existing Corten Fence** 2.1m High
- **FENCE TYPE 3 - Chain Link Fence** 1.2m High REFER ARCHITECTURAL DETAILS
- **FENCE TYPE 4 - Bastille Fence** 2.1m High
- **FENCE TYPE 5 - FIFA Netting** 7.0m High REFER ARCHITECTURAL DETAILS
- **KERB TYPE 1 - New Concrete Kerb** REFER ENGINNER'S DETAILS
- **KERB TYPE 2 - Wheel Stop** REFER ENGINNER'S DETAILS
- **KERB TYPE 3 - Existing Stone Kerb Retained**
- **KERB TYPE 4 - Existing Stone Kerb Reused** REFER ENGINNER'S DETAILS

SHEET IN COLOUR - PRINT ALL COPIES IN COLOUR

NOTE:
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. DRAWINGS MADE TO LARGER SCALES AND THOSE SHOWING PARTICULAR PARTS OF THE WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO SMALLER SCALE AND THOSE FOR GENERAL PURPOSES. ALL WORK IS TO CONFORM TO RELEVANT AUSTRALIAN STANDARDS AND OTHER CODES AS APPLICABLE, TOGETHER WITH OTHER AUTHORITIES' REQUIREMENTS AND REGULATIONS. DESIGN DRAWINGS BY OTHER DISCIPLINES HAVE BEEN INCLUDED FOR COORDINATION ONLY. THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. IF IN DOUBT, ASK.

FOR INFORMATION

ISSUE	DESCRIPTION	BY	APP'D	DATE
B	ISSUE FOR COS REVIEW	MF	JK	11/12/2019
C	ISSUE FOR CONSTRUCTION	MT	JK	23/01/2020
D	100% ISSUE FOR CONSTRUCTION	MF	JK	17/02/2020

NORTH / SCALE

Scale: 1: 250 @A0

PROJECT TEAM

PROJECT MANAGEMENT
SAVILLS AUSTRALIA
Level 25, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Telephone : (02) 8215 8888

BUILDER
RICHARD CROOKES CONSTRUCTIONS
Suite 501, Level 5/41 McLaren St, North Sydney NSW 2060
Telephone : (02) 9902 4700

ARCHITECT
TANNER KIBBLE DENTON ARCHITECTS
19 Foster St, Surry Hills NSW 2010
Telephone : (02) 9281 4399

ENGINEERING
SCP CONSULTING PTY LTD
2/507-509 Kent St, Sydney NSW 2000
Telephone : (02) 9267 9312

LANDSCAPE ARCHITECT

context

Context Landscape Design Pty Ltd
Level 2, 52-58 William Street, East Sydney NSW 2011
PO Box A866 Sydney South NSW 1235
T. 61 2 8244 8900 F. 61 2 82448988
E. context@context.net.au W. www.context.net.au
ABN: 14 074 411 288

CLIENT NAME
DEPARTMENT OF EDUCATION

PROJECT
ALEXANDRIA PARK COMMUNITY SCHOOL

PARK ROAD ALEXANDRIA 2015

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - CoS MIXED USE FACILITIES 1 OF 1

CREATED	DATE	CHECKED	PROJECT STAGE	SHEET SIZE
JK	01/07/19	HD	CC	ISO A0

PROJECT NUMBER	DRAWING NUMBER	ISSUE
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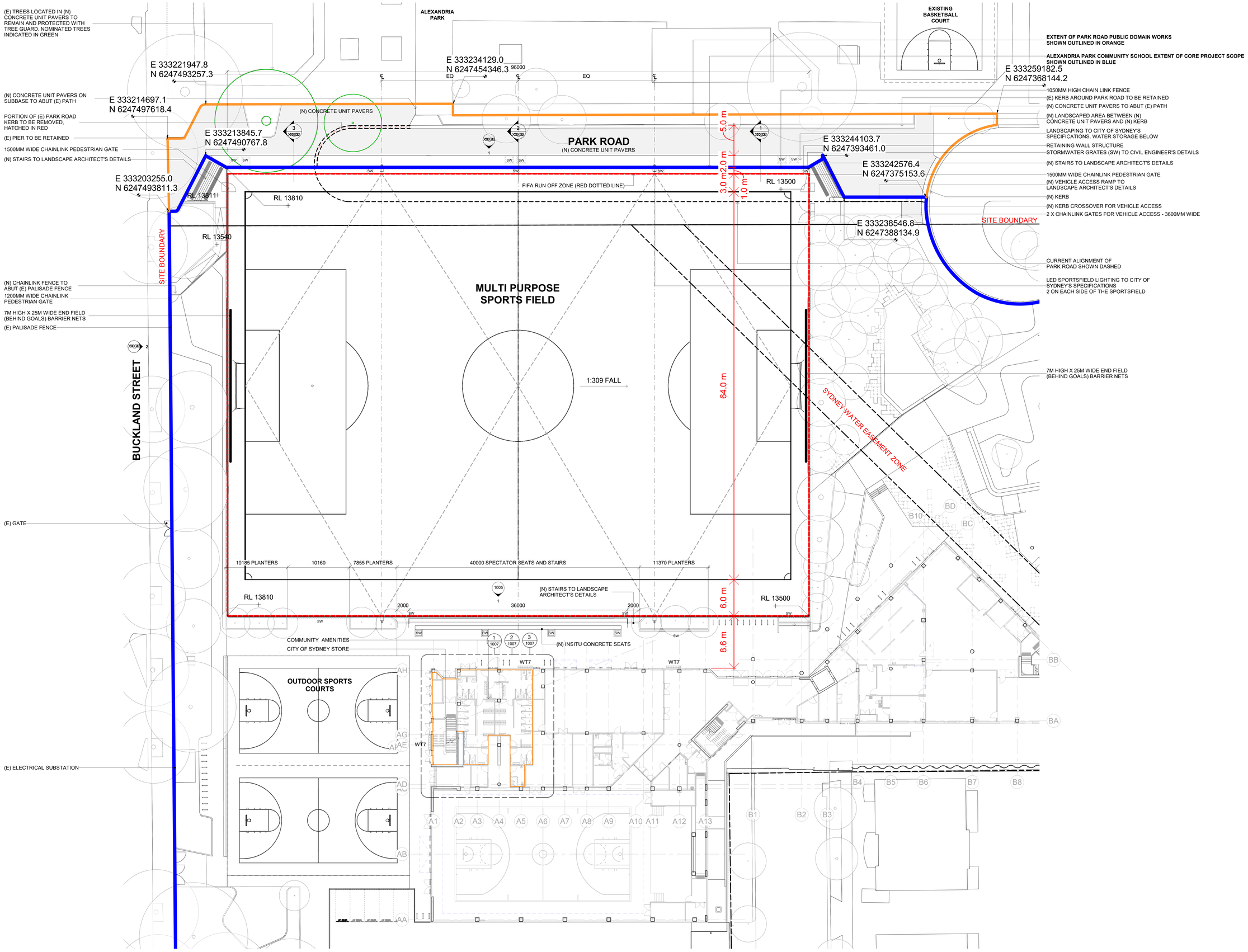

SPORTS FIELD PLAN 1:200