

**Submission  
No 67  
Item C, Tab  
18**

**INQUIRY INTO ENROLMENT CAPACITY IN INNER CITY  
PUBLIC PRIMARY SCHOOLS**

**Name:** NSW Department of Education

**Date received:** 27 September 2016

---

15 May 2015

Mr Tony McCabe  
Director, Capital Works  
Department of Education and Communities  
Level 4 Bridge Street  
Sydney NSW 2000

Dear Tony,

**Re: Ultimo/Pymont Public School (Contract Number: RFT 1400264)  
Remediation Options**

Dear Tony,

You have asked us to summarise the investigation carried out by DEC in order to recommend an optimal approach for the remediation works associated with the Ultimo/Pymont Public School site prior to commencement of the school construction.

As you are aware, this site was recommended by the Inner City Schools Working Party following a lengthy business case and selection process which involved extensive consultation with the community. This site emerged as the preferred option on the basis that:

- It is the best fit as part of a long-term solution to meet the needs of the growing region, comfortably accommodating the current target of 1,000 students for Ultimo/Pymont
- It is the only location with sufficient area to provide for this number of students with flexible learning environments on site including play spaces, as well as retaining the option of using Wentworth Park
- It can also accommodate provision of much-needed community amenities in the area
- Construction can be undertaken without disruption to operations of existing school site.

The business case estimated that the remediation works might cost anywhere between \$9M and \$25 million, and a sensitivity test showed that at the upper end the overall cost/benefit assessment remained positive.

This letter seeks to advise you that the preliminary consensus of our environmental engineer, peer reviewer, and environmental auditor is that the preferred remediation solution involves the removal of approximately 3m depth of existing fill material across a substantial part of the site, replacing with clean fill as a cap and surrounding the site with a barrier wall extending to bedrock to prevent further ingress of contaminants from outside the future school boundary.

This advice is given based on an assessment of historic site investigation data and is subject to verification once access to the site is provided and a more robust geotechnical and contaminant survey performed. We consider that whilst this will refine the remediation solution and provide current data to support approval of the solution by EPA, we do not consider the options will radically change.

This solution is recommended on the basis that it achieves the best balance of cost of treatment and likelihood of acceptance by EPA and community given the intended use of the site, as it:

- Does not transfer the problem to another location
- Minimises ongoing monitoring/care
- Provides a clear and robust separation between the end users of the site and the residual contaminated material.

We have estimated the cost for this solution at \$30M.

We have attached additional detail with regard to the recommended solution along with the two other possible remediation options and their respective costs for your information. Once the site investigation work is complete (currently programmed for August), we will be able to confirm the appropriate solution and refine the cost estimate.

We are happy to make ourselves and any of our team members available to answer questions, should you require additional information or clarification on any aspect of this letter.

Yours sincerely  
**McLachlan Lister**

**Mary Casey**  
Associate Director  
McLachlan Lister- Hill International

Attachment: Diagram of Remediation Options