

## Meeting Notes

Community Advisory Committee HMAS PLATYPUS  
Meeting notes  
16 June 2010

**Time:** 6.00pm

**Venue:** Building 3, former HMAS Platypus site, High Street, Kirribilli

### Present:

- Chris Skinner
- Oliver Irving
- Belinda York
- Brian Evesson
- Ken Williams
- Paul Forward
- Neil Shafer
- Warwick Winn (for North Sydney Council)
- Nick Hollo (Trust)
- James Leech (Trust)
- Willem Clasié (Trust)
- Barbara Company (Trust)

### Apologies:

- The Hon. Joe Hockey MP
- Trent Zimmerman
- Penny Holloway
- Adrienne Sallay
- Carole Baker
- Genia McCaffrey
- Denny Linker
- Stewart Reed
- Zena O'Connor
- Geoff Bailey (Trust)
- Peter Osmand (Trust)

### Purpose

The purpose of the meeting was to provide an update on the Draft Site Management Plan Stage 1 works, and an update of Stage 2 remediation works that have transpired since the 21 April 2010 meeting.

### Welcome

Barbara Company welcomed everyone to the meeting, acknowledged apologies and introduced those members of the Trust in attendance.

### Stage 1 works update

Willem Clasié provided an update of the Stage 1 works and schedule.

#### 1. *Draft Site Management Plan – Stage 1 Works*

The Draft Site Management Plan (SMP) for Stage 1 works is complete. This SMP



does not address works associated with Stage 2 – the remediation of the underground materials. The scope of work described in the SMP includes:

- The removal or stabilisation of hazardous materials within the existing buildings and around the site.
- Demolition of the former flammable store and the former administration building.
- Dismantling of the former Retort House.

The Draft SMP provides detail on the scope of work and the proposed mitigation measures to manage any potential environmental impacts from the works. It provides mitigation measures for key areas including heritage, air quality, noise and vibration, traffic, flora and fauna.

## 2. **Heritage**

The former Retort House is identified as having heritage significance. It is a cast iron portal frame structure that was shipped from England in the 1880s and erected on site. Management of the heritage value will include:

- Photographic archival recording prior to dismantling.
- Preparing a dismantling and storage and re-erection specification by a heritage architect.
- Supervision of dismantling by the heritage architect.

The Retort House will be re-erected on site following the completion of the stage 2 remediation works.

## 3. **Air Quality**

Potential air quality impacts will be managed by the following measures:

- Scaffolding lined with shade cloth to the full height of the lift core and the three storeys of the administration building along the northern boundary will act as a dust screen.
- Water sprays will be used to suppress dust from the demolition and the crushing unit.
- Hazardous materials will be removed in a controlled environment in accordance with legislative requirements.
- Dust monitoring will be established where the hazardous materials are being removed and at the site boundary.

## 4. **Noise and vibration**

Potential noise and vibration impacts will be managed by the following measures:

- Erecting a 4 metre high noise wall along the northern boundary of the Site and returning 20 metres along the wharf.
- Limiting the drop height of demolished material to below 3.5 metres.
- Implementing noise and vibration monitoring programs at various locations around the site and across Neutral Bay.

## 5. **Traffic**

Potential traffic impacts will be managed by the following measures:

- Minimising truck movement by re-using demolished masonry and concrete on site. If this material is not required in Stage 2 then it will be removed by barge.
- Limiting truck movements to:
  - Removing hazardous materials (asbestos etc).
  - Removing materials not suitable for re-use on the Site.
  - Delivery of plant and equipment to the Site.



This results in an average of 2 trucks per day.

- Compliance to the 15 tonne gross weight limit in High Street.
- Contractors' vehicles to park within the Site.
- Site access points supervised by a traffic controller.

The traffic assessment found an average of 15 trucks used High Street South each week day. These trucks include for example garbage, removalists and construction vehicles.

6. ***Flora and fauna***

There is limited flora and fauna at the Site. A bat survey has revealed two threatened species using the Site. A habitat assessment determined that it is unlikely these species would be impacted by Stage 1 works given the spatial extent of low quality habitat on the Site. Prior to the commencement of works bat roost clearance surveys will be undertaken as a precautionary measure.

7. ***Other SMP matters***

The Trust's security will be controlling access to the Site 24 hours a day, 7 days a week.

- Hours of operation will be:  
7am – 5pm Monday to Friday  
8am – 1pm on Saturdays  
There will be no work on Sundays and public holidays.

Timing of these works is scheduled to commence on Site in September 2010 and be completed by early 2011.

The contractor will be required to develop a Construction Environmental Management Plan (CEMP).

The Draft Site Management Plan will be on exhibition between 18 June and 16 July 2010.

8. ***Other SMP matters***

**Dilapidation surveys**

The dilapidation surveys for the neighbours' properties adjacent to the site are complete. Approximately 50% of residents in both the 140 High Street and 1 Kiara Close (Iora Apartments) took up the offer for the survey. As well, the 4 individual dwellings adjoining the northern site boundary had dilapidation surveys completed. The reports are currently being issued.

**Sediment investigation**

Investigation and sampling of the seabed is complete. A draft report has been received.

**Wharf repairs**

The engineering assessment is complete. The extent of repair work is currently being reviewed by the Department of Defence.

## Stage 2 works – update

James Leech provided an update of the Stage 2 program.

9. ***Expression of Interest (EOI)***

The Trust hosted a remediation industry briefing day at Platypus on 11 May 2010 with more than 55 companies attending. The EOI closed at 5pm on 9 June 2010 following receipt of numerous responses. A short-listing process will take up to two months.

10. ***Procurement of a remediation expert***

The tender for the procurement of the remediation expert closed on June 2. A recommendation as to the most suitable applicant for the role is currently being finalised. The Trust, in conjunction with the independent remediation expert, will identify a short-list of suitable remediation options and qualified remediation organisations able to undertake these options.

11. ***Health risk assessment expert***

The tendering for the procurement of a human health risk assessment expert closed on 10 June. This expert will be responsible for assessing any potential human health risks posed by the short-listed remediation options. This expert will also engage with the local community on aspects of potential human health risks associated with the short-listed remediation options.

A recommendation as to the most suitable applicant to undertake the risk assessment is currently being finalised.

12. ***Independent site auditor***

The Independent NSW DECCW Accredited Site Auditor will ensure that the remediation works satisfy the standards required for the site's future land use. The accredited site auditor appointed to oversee the Platypus remediation works is Mr Graeme Nyland from Environ Australia.

13. ***Site Management Plan – Stage 2 works***

Prior to remediation works commencing at the Site the Trust will engage with the CAC and the community to discuss remediation short-listed options. Following this process the Trust will then select a preferred option. A Draft Site Management Plan for Stage 2 works will then be prepared and exhibited, as per the Stage 1 process. Following receipt of the public submissions the Trust will finalise and approve the Site Management Plan for Stage 2 works.

## Community Consultation - update

14. ***Consultation activity - update***

Barbara provided an update on recent consultation activities. In May and June there had been project presentations given to Milson and Kurraba precinct committees as well as an update to North Sydney Council. A Project Update newsletter was distributed to 4,500 residences in Kurraba, Hayes, Anderson and Milson precincts. An electronic newsletter was distributed to the Platypus community email database, together with an invitation to attend the Platypus Community Open Day on 19<sup>th</sup> June.



**The Draft Site Management Plan for Stage 1 works was placed on exhibition on 18 June and will remain on exhibition up until 5.00pm 16 July 2010. Submissions will be received up until this date.**

A four page summary document to support the Draft Site Management Plan has also been published and is being distributed at the exhibition venues.

The exhibition venues include North Sydney Council, Stanton Library, Kirribilli Neighbourhood Centre and the Trust offices at Mosman.

15. **Consultation activity – forward planning**

Consultation activity for the next 8 weeks includes a presentation to combined Anderson and Hayes precinct committees on 24 June at Forsyth Park Community Centre at Neutral Bay. A Community Open Day is scheduled for this Saturday 19 June between 10.30am and 2.30pm with presentations on the hour followed by site tours.

Remediation Option workshops are being planned to provide the community with an opportunity to hear about the technical merits of the options that will be short-listed over the next 8 weeks. These workshops will also provide a process for social impacts and issues regarding these options to be captured so the Trust can consider these in helping to determine the preferred remediation option. These workshops are proposed for Friday 13 and Saturday 14 August but are still to be confirmed. Once the dates are set, the Trust will notify the CAC and the broader community so participants can register their attendance.

## Other matters

16. **Preservation of historical artefacts**

Chris Skinner commented on the need to ensure the Defence historical artefacts such as old signs in buildings and former radio operators equipment, are preserved. The Trust agreed to support this initiative and offered an opportunity to a person nominated by the CAC submariner representatives (Chris Skinner or Ken Williams), to accompany a photographic archival recording consultant for half a day to photograph and tag the items of interest that the submarine association would like to see preserved.

**Action:** The Trust will contact Chris Skinner or Ken Williams when this day is scheduled.

17. **Defence History Committee**

Chris Skinner explained that the Defence History Committee had played an important role for other SHFT sites but has not been mentioned for the Platypus site. He wasn't sure whether DHC was still active and would speak to Brig Kevin O'Brien to determine if the DHC was still active, and recommend inviting them to provide advice on matters of defence historical significance in the period since 1942.

**Action:** Chris Skinner to follow up directly with Brig O'Brien and recommend any action if required.

## Discussion

### 18. Questions and comments raised during meeting

#### Comments from Barbara Campany

Barbara read and tabled an email from Zena O'Connor (an apology for tonight's meeting) which expressed general support for the Draft Site Management Plan Stage 1 works.

#### CAC comment

With regard to the dismantling of the Retort House, the wrought iron is very brittle – the Trust needs to be mindful of the dismantling process to ensure it is protected.

#### Response

Willem Clasié explained that this issue was known and will be documented in the contract for the works and that dismantling will be conducted under the supervision of a heritage architect to mitigate the risk of any damage.

#### CAC question

Does the 4 metre high noise wall rise with the land elevation?

#### Response

The wall stops where it intersects the sandstone cutting at 4 metres.

#### CAC question

Where are you thinking of crushing the material on site?

#### Response

In the northern part of the Site. The successful contractor's proposal needs to outline how it intends to manage noise. For example, an existing structure may be used to house the crushing equipment.

#### CAC question

Does demolition happen before the dismantling of the Retort House?

#### Response

Yes. The hazardous materials (in the building fabric) will be removed first and is currently scheduled for September. Following hazardous material removal building 7 (the former flammable store) will be demolished, followed by building 8 (the former admin building). This will take between 8 and 12 weeks. We are planning to have the demolition work completed prior to Christmas. The Retort House, building 11, will be carefully dismantled in the New Year.

#### CAC question

Does the guardhouse attached to the administration lift core also go?

#### Response

No that will stay. It is not required to be demolished as part of the remediation. It may also be used during the remediation as a control point if the contractors need to use the top car park during stage 2 works. The Department of Defence is funding the remediation and will only fund what demolition is required for the remediation.



**CAC question**

How will workers get down?

**Response**

They can walk via the footbridge adjacent to the RANTME building (Building 1).

**CAC comment**

There is lots of bat activity in the Moreton Bay fig next door to 9A Kiara Close. That's probably where the micro bats live.

**Response**

They are most likely grey headed flying foxes. The micro bats are very small (5 centimetres) and relatively quiet.

**CAC question**

Are there rats on site and will you keep up monitoring and any required pest controls?

**Response**

Barbara tabled a letter from Ant-Eater Environmental Services which reported that a recent inspection of the Platypus site showed little evidence of fresh activity. External lockable rodent stations to the perimeter of the buildings have been recommended and the Trust stated that this recommendation would be implemented.

(Post meeting note: The Trust rebaited the rodent stations at Platypus on 18 June 2010.)

**CAC question**

Are you removing the weeds on site?

**Response**

Many of the weeds on site were removed several weeks ago. The Trust will continue to monitor weed infestation.

**CAC question**

North Sydney Council places additional controls on hours of operation to certain types of construction activity. Is there a restriction on demolition at Platypus before 8am?

**Response**

There is currently no restriction on demolition hours within the construction hours. i.e. between 7am and 5pm Monday to Friday, and 8am to 1pm on Saturdays. There are restrictions on unattenuated crushing activity to between 8.30am and 4pm.

**CAC question**

The concern we have is that often when works are scheduled to start at 7am the contractors are on site warming up plant and equipment from 6 or 6.30. How will you control this?

**Response**

The contractor is not permitted to start anything on site until 7am. This needs to be monitored and managed under the contract.



**CAC question**

What about the wharf? What is happening with that?

**Response**

The wharf is currently leased between the NSW Maritime and the Department of Defence. The Trust will eventually assume management of that wharf and the subsequent lease. The wharf requires quite a bit of repair and we have made recommendations to the Department of Defence and we are currently waiting on a response.

**CAC Comment**

Are you on schedule?

**Response**

Minor changes to the original schedule include the wharf now being put on hold and the Retort Building, originally scheduled for dismantling this year, is now scheduled to be dismantled in early 2011 following the completion of the demolition works.

**CAC question**

Does this change the timeline to the remediation program?

**Response**

Not overall. We need to do a pre validation drilling program. Some of this work can commence in parallel to the dismantling of the Retort House so this shouldn't affect the program.

**CAC question**

Is the material that is to be crushed contaminated?

**Response**

The hazardous materials are not bonded to the building fabric. Most asbestos is in the form of cement sheeting used for internal wall or ceiling lining. Hazardous materials will be removed prior to demolition and crushing. An occupational hygienist must issue a clearance certificate to confirm hazardous materials have been removed or treated prior to demolition and subsequent crushing.

**CAC question**

Would it be possible to have a model of the Platypus site built so that during consultation about the remediation options it would be easier to understand which sections of the site you often refer to?

**Response**

It's a good idea. The Trust will explore this.

**CAC question**

How will the short-listed options be determined? How will the evaluation criteria be applied?

**Response**

The Trust in conjunction with the Independent Remediation Expert will review all EOI responses and will use the established assessment criteria to determine a short list of the most suitable remediation options for the site. The assessment includes the broad assessment criteria which have been presented to the CAC in the past.

These include duration of remediation option, reliability of remediation option, contractor remediation experience, odour management strategy, risk profile of remediation option, social and environmental impacts, regulatory acceptance, carbon footprint of remediation option and value for money. Additional assessment criteria may be added to the broad assessment criteria list in consultation with the Independent Remediation Expert.

No other matters were raised.

**Meeting closed:** 7.15pm

**Next CAC meeting:** 18 August at 6 pm at HMAS Platypus, Building 3.

