

Meeting Notes

Community Advisory Committee HMAS PLATYPUS
Meeting notes
21 April 2010

Time: 6.00pm

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

Present:

- The Hon. Joe Hockey MP
- Trent Zimmerman
- Penny Holloway
- Oliver Irving
- Zena O'Connor
- Stewart Reed
- Belinda York
- Brian Evesson
- Ken Williams
- Paul Forward
- Carole Baker
- Geoff Bailey (Trust)
- Peter Osmand (Trust)
- James Leech (Trust)
- Willem Clasie (Trust)
- Barbara Campany (Trust)

Apologies:

- Adrienne Sallay
- Chris Skinner
- Genia McCaffrey
- Neil Shafer
- Denny Linker

Purpose

The purpose of the meeting was to provide an update on Stage 1 and Stage 2 remediation works that have transpired since the 10 March 2010 meeting.

Welcome

Barbara Campany welcomed everyone to the meeting, introduced those members of the Trust in attendance, and invited CAC members to introduce themselves for the benefit of the new members.

Geoff Bailey added to Barbara's welcome and provided the context of the Stage 1 and Stage 2 approach, and the importance of ensuring the remediation technology selected is done so through a rigorous and transparent process. He explained that the Expression of Interest (EOI) had been advertised and that the industry responses to the EOI would confirm the Trust's understanding of the best practice technologies that are currently available to address the type of contamination on the Platypus site.

Stage 1 works update

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

1. ***Sediment investigation***
The contract for the sediment investigation was awarded to Environmental Resource Management (ERM) and investigations commenced on 12 April. The diving works for sediment sampling is complete and the samples are at the laboratory for analysis. The Port Bed Clearance survey is also complete with some minor debris found. The final report will be completed by the end of May.
2. ***Dilapidation surveys***
The contract for the dilapidation survey work was awarded to Acor Building Consultants. The dilapidation surveys of the properties adjoining the site commenced on 12 April. Reports will be completed by the end of May.
3. ***Seawall and wharf repairs***
Consulting engineers have been engaged to investigate and analyse the wharf structure and seawall. This study will determine the extent and type of repair work needed.
4. ***Hazardous materials (hazmat) removal***
Hazardous materials include lead paint, asbestos, synthetic mineral fibres and PCBs which are commonly found in older buildings. Hazardous materials are not to be confused with Hazardous Waste (the below ground contaminated soil which will be addressed in the Stage 2 works). A review of existing hazardous material information indicated additional investigations are required. A tender for this additional work has been issued and this further investigation will commence in early May. The removal of hazardous materials is to be staged. The northern area of the site will be addressed first (in early September), in preparation for demolition, then the remainder of the site will be completed.
5. ***Dismantling and demolition***
This is the final element of Stage 1 works. A tender to engage a heritage architect for the dismantling of the retort building has been issued. The work is on schedule for commencing in September.
6. ***Site Management Plan for Stage 1 works.***
The site management plan for stage 1 project elements, including seawall and wharf repairs, hazardous material removal and dismantling and demolition is being developed. Its key objective is to outline the aspects of the Stage 1 elements, and describe the management and mitigation measures that will be conditioned upon the relevant contractors for undertaking the work. The draft site management plan will be distributed to the CAC members prior to public exhibition for comment. It will then go on public exhibition in mid June to seek public comment. Dates for the public exhibition are still to be confirmed.

Stage 2 works – update

James Leech provided an update of the Stage 2 program. He described the contaminants of concern on the site as predominantly being associated with the tarry waste materials and oils that were by-products from past gasworks operations. These by-products are volatile organic compounds and low level concentrations of heavy metals.

They include:

- PAHs- Poly Aromatic Hydrocarbons



- TPHs – Total Petroleum Hydrocarbons
- BTEX – Benzene, toluene, ethylbenzene & xylenes
- Phenolic compounds
- Low level concentrations of lead, copper, zinc and mercury

7. Expression of Interest (EOI)

The EOI was advertised on Saturday 10 April 2010. Advertisements appeared in The Sydney Morning Herald, The Australian, The Financial Review & on the AUSTENDER website. As of 19 April there were 57 organisations that registered their interest. A compulsory site industry briefing will be held on Tuesday 11 May 2010. Final EOI responses are to be submitted by registered organisations by 5.00pm on Wednesday 9 June 2010. James outlined the EOI assessment criteria again:

- Duration of remediation option.
- Reliability of remediation option.
- Contractor remediation expertise.
- Odour management strategy.
- Risk profile of remediation option.
- Social and environmental impacts.
- Regulatory acceptance.
- Carbon footprint of remediation option.
- Value for money.

8. Procurement of Independent remediation expert

The Trust is currently preparing tender documentation to procure the services of an independent remediation expert. This expert will sit on the Trust's EOI Review Panel responsible for reviewing and assessing all EOI responses. This Panel will compile a shortlist of remediation options and qualified remediation organisations. The short-listed options will then be discussed with the CAC, and the community prior to the Trust's selection of the preferred remediation option for the site.

9. Pre-validation drilling update

Tender documentation to appoint a suitable consultant and drilling contractor to undertake the pre-validation process is currently being prepared. Pre-validation drilling works will commence onsite once the administration building has been demolished.

10. Finalising the Remedial Action Plan (RAP)

James outlined the steps required to finalise the RAP.

- All EOI responses need to be assessed by the Review Panel.
- A short list of suitable remediation options will be compiled.
- Community consultation about the suitable remediation options will be conducted.
- A preferred remediation option will be selected.

At the completion of these activities the RAP will be finalised by including the preferred remediation strategy. The works will be tendered with commencement planned for February 2011.

Community Consultation - update

11. Consultation activity - update

Barbara outlined the activities that had transpired since the last CAC meeting.



- A tour of remediation sites in Unanderra and Rhodes was undertaken on 24 March. Several CAC members attended and gave positive feedback on the opportunity to view different technologies in action.
- Consultation with residents of neighbouring properties for the dilapidation survey was well underway. The uptake had been positive.
- Meetings with neighbours were held at the site on March 23 and April 15. The presentation given to the CAC was provided to the neighbours to build awareness about the project and seek community feedback on any issues they may have. These meetings were well attended and well received by the community.

Community Advisory Committee meeting dates modified

The meeting dates for the CAC were adjusted at the request of members to allow maximum attendance by members. The dates were adjusted from the first Wednesday of every second month to the third Wednesday of every second month.

Confirmed meeting dates for 2010/2011:

- Wednesday 16 June
- Wednesday 18 August
- Wednesday 20 October
- Wednesday 15 December
- Wednesday 16 February 2011

12. Consultation activity – forward planning

Barbara outlined the community consultation activities that are planned for the next 10 weeks.

- 6 May 6.30pm – project briefing to Anderson precinct committee (to be confirmed by precinct committee).
- 18 May 7.30pm – project briefing to Milson precinct committee (to be confirmed by precinct committee).
- 20 May 6.00pm – project briefing to North Sydney Councillors.
- 2 June 7.30pm – project briefing to Hayes precinct committee (to be confirmed by precinct committee).
- 10 June 7.30pm – project briefing to Kurraba precinct committee (to be confirmed by precinct committee).
- June/July – Public exhibition of Site Management Plan for Stage 1 works. Dates to be confirmed.
- 16 June – next CAC meeting.
- 19 June – Community Open Day at Platypus – 10.30am – 2.30pm – opportunity to review public exhibition documents and to discuss stage 1 works and remediation strategy with project team.
- Ongoing telephone/face-to-face consultation with stakeholders as required.

13. Supporting publications and tools for the consultation

The following communication materials and contact processes have been or are being published/established.

- Appropriate meeting notices, community letters, agendas, presentations, advertisements, and meeting notes for the consultation activities outlined above.
- Newsletter being developed. Distribution to the four neighbouring precincts and via the Platypus email contact database.



- Public exhibition materials including the report, posters, advertising, signage and other appropriate material to support the Community Open Day in June.
- Project signage update at Platypus gate. Minor signage at ferry wharves.
- 1800 community contact line being established.
- Dedicated email contact – barbara.campany@harbourtrust.gov.au
- Dedicated project website. - <http://www.harbourtrust.gov.au/about-us/community/platypus-project/index.html>
- Contact database and complaints register established.

Discussion

Questions and comments raised during the presentation are noted below.

Q. *Where will the material be crushed?*

A. The precise location is still to be determined, however crushing would be undertaken on the site. A noise study is currently being tendered to investigate crushing and other noise sources from Stage 1 works. The study will determine what noise mitigation measures are required. An acoustically insulated (enclosed) crushing plant is one option that could be considered.

Q. *Where will the crushed material be stored?*

A. Material will be stored at various locations on the site, subject to construction planning and the technology adopted for Stage 2 (which will determine the area required for the work). A number of measures are available to control dust from stockpiles including sealing, covering or wetting down.

Q. *How long will it take to complete Stage 2 of the work – the actual remediation?*

A. This will vary between 1 and 2 ½ years depending on the remediation option finally chosen.

Q. *What will drive the option selection?*

A. There are various outcomes between each of the options or a mix of the options available. For example, a technology that can achieve remediation in a shorter time frame may have greater noise impacts. There will be trade-offs. The community will be involved during the final selection process so their input can be considered. The criteria have not been weighted at this point.

Comment from Joe Hockey:

It will be a balance of cost, noise and time. Health and odour should be neutralised on all technologies. It will probably come down to cost.

Comment from Geoff Bailey: The community is telling us that time is also a big issue – the sooner it can be completed the better.

A. Odour is the biggest issue. There are ways to manage odour but it won't be neutralised.

Comment from Joe Hockey: Barging the contaminated waste is the expectation of the community for the project.



Comment from Peter Osmand

Remediation technologies continue to advance. The EOI states that if required, the contaminated material will be barged from the site. There may be a technology that can successfully treat the soil on site which may mean that barging bulk material may not be required.

Q. Are there other sites like this with similar contamination?

A. Barangaroo had a former gasworks site. A technology being assessed for use on the Barangaroo site is a technology from the U.S.A. that has successfully treated 75,000 tonnes of tarry material in the States. At Rhodes where the contaminant is different, but considerably more material (180,000 tonnes), thermal treatment has been successfully used and the soil has been reused at the site.

Comment from Penny Holloway: North Sydney Council has had two similar contaminated sites. One was at BP site at Balls Head (BP Park) where material was contained in a dedicated cell on site. The other used on-site bioremediation to remediate the soil.

Q. What is the odour like? Can you describe it?

A. It's not pleasant. It's like the smell of tar as it is being laid on a road. Part of the EOI requires respondents to specifically address their odour management capability.

Comments from CAC members:

Zena O'Connor, Brian Evesson, Ken Williams and Stewart Reed all commented on the site tour of remediation technologies in March. They were surprised at how close the work conducted at Rhodes was to the immediate neighbours.

Q. What has the community reaction been to the project at Rhodes?

A. The apartments are new, and many have been bought off the plan without buyers being aware of the extent of remediation activities on the neighbouring site. There have been a few complaints. Many of the apartments have tenants and there is a big turnover so consultation has played a big part in that project.

Comment from Carole Baker:

Carole commented that she felt the project was being well managed.

Q. Rats are problem. Can anything be done?

A. Baiting is planned.

Q. Iora has a plan to manage / eradicate rats. Could Platypus be done sooner rather than later?

A. Noted.

Other matters

No other matters were raised.

Meeting closed: 7.00pm

Next CAC meeting: 16 June at 6 pm at HMAS Platypus, Building 3.

