

Meeting Notes

Meeting for HMAS Platypus CAC
21 July 2009

Time: 6.00pm
Venue: Building 3, HMAS Platypus

Present:

- Penny Holloway
- Phil Jenkyn
- Genia McCaffery
- Zena O'Connor
- Alick Osbourne
- Merryn Pearce
- Stewart Reed
- Ken Williams
- Trent Zimmerman
- Geoff Bailey (Trust)
- Nick Hollo (Trust)
- Peter Osmand (Trust)
- Jessica Sartor (Trust)
- Catherine Sullivan (Trust)

Apologies:

- Chris Skinner
- Brian Evesson
- Jennifer McMonnies

Purpose

The purpose of the meeting was to update the Committee on the formal transfer of the site, to discuss next steps including the remediation program and community consultation activities for the site.

The Plan and Outcomes

The Minister for Environment, Heritage and the Arts, the Hon Peter Garrett approved the draft plan after he referred it to the State Government as is statutorily required. The State Government supported the plan and particularly, the remediation works.

How did the neighbouring community respond to the amended plan which was revised in July 2007?

We received a more favourable response to the amended plan. There was still some concern about the car park at the top of the site from residents in the lora complex and about the adequacy of parking on site. Most of the issues raised about the amended plan related to the need for management of amenity issues such as noise, traffic, lighting etc. These management issues will be dealt with in more detail in the next stage of site planning.



Memorandum of Understanding (MoU)

An MoU between the Department of Defence and the Trust has been signed. Defence had agreed to pay for the clean up of the site. This covers all costs associated with the decontamination on the HMAS Platypus site, as required by the Environmental Auditor. It will cover costs associated with project planning, tendering and management, securing and operating the site, works to enable remediation to be able to be carried out and making good to the site. It does not include site landscaping and building refurbishment. The cost also factors in the removal of material from the site by barge. The MoU is not based on a fixed amount. The figure of \$46 million is a cost estimate.

How will the Trust deal with the wharf?

The plan calls for the retention of the wharf. It is needed to enable the site to be remediated and it will require some repairs. The Commonwealth leases the wharf from NSW Maritime. The State wants to see the site remediated and supports the retention and use of the wharf.

What about the sea bed?

The Trust will be undertaking some baseline sediment assessments in the bay.

What happens if the assessment finds something nasty in the seabed?

The Trust needs to have baseline so that when remediation measures are put into place we can determine if they are working. The Commonwealth is not responsible for cleaning up the sea bed. We need to know what if any management measures need to be put in place, for example, with barge movements .

How deep is the water near the wharf?

16feet deep, at low tide.

Decontamination works

The works that need to be undertake include:

Source removal - removing buildings to access soils, removing tarry materials, erecting a controlled atmosphere enclosure, establishing detention tanks and treating contaminated water and putting siltation curtains and containment booms into place.

Containment and Management - repairing and stabilising the sea wall for both geotechnical and environmental objectives and maintaining an effective cap over the rest of the site.

Groundwater monitoring and contingency works - installing collection wells to intercept contaminated seepage, enhance natural attenuation, and ongoing monitoring and the possibility of installing further measures to mitigate impact of groundwater contamination.

Hazardous Material Removal - removing hazardous materials such as lead paint and asbestos and electrical equipment.



Management of works

The Trust will need to consult in detail about the remediation on the site due to its location within in such a densely built up area. The site will require a number of approvals.

EPBC regarding heritage values of buildings namely the retort house, it's dismantling and re-erection.

NSW Maritime regarding the wharf

NSW Department of Environment, Climate Change and Water (DECCW) regarding treatment of contaminated material and use of the waterway for transport of contaminants. An auditor accredited by DECCW will also be required to sign off the remediation.

Timeframe

It is expected preparation for the works will take 9 - 12 months.

This includes: any further preliminary testing needed such as condition summaries; requirements for environmental and OH&S Management measures such as noise, odours, accident and complaint measure and how they are to be dealt with; approvals; and the preparation of Tender Documentation for all the projects on the site including demolition, hazardous and contaminated material removal.

Subsequently, the physical works on the site may take anywhere between 18 - 24 months.

These works includes: demolition of buildings, hazardous material removal, excavation and material removal/treatment; and return of clean fill.

When do you envisage the preparation time commencing?

The formal transfer of the site occurred on July 1. The Trust has taken on the security contract so we can say the initial phase has commenced. The Trust is in the midsts of appointing project managers to prepare the tendering process and associated studies.

Consultation

When the plan was approved the Minister asked the Trust to hold an Open Day on the site. The Trust expects this will occur some time in late August. The Trust needs to work closely with residents in High St, Adderstone Ave and Kiara Close for ongoing consultation during the remediation process. The committee was asked to put forward their ideas for further community consultation during the remediation process.

The Trust should consider having an open day all day on a Saturday to ensure that all residents can attend. Many people take children to sport on Saturday mornings therefore an afternoon session would be necessary.

Yes we will hold the open day from mid morning to mid afternoon.

The Trust should approach the body corporate of the lora complex and ask for a representative to be on the Community Advisory Committee.



Yes. The Trust needs to work out the best avenue to consult with all those that may be affected by the remediation works.

There may also be more people from High Street or Adderstone Ave and the local precinct committees who want to be involved.

The Trust is currently considering the best way to broaden the membership for the Platypus Community Advisory Committee during the remediation works. This may include advertising for representatives or asking for nominations from precinct committees. The open day may also be a good place to seek interested people to be on the committee.

Meetings during the remediation process need to be run regularly i.e. once per month, more like a reference group. The meetings also need to be kept succinct so people do not lose interest. The project managers and consultants involved in the remediation works need to attend the meetings so residents can work out their issues, face to face.

Yes, we will set it up that way.

Can the remediation consultation meetings form part of the CAC?

Yes, it may need to be an expanded CAC to include more people living around the work site and people who can pass on information to the broader community.

Update on other trust sites

Cockatoo Island

There are a range of events currently on at Cockatoo Island. An installation by sculptor Ken Unsworth and an art exhibition by students from the National Art school until 2 August. An installation by William Kentridge that featured at the 2008 Biennale has been loaned to the Trust. It is on display on Cockatoo from Thursday to Sunday. A Comedy Festival is planned for Cockatoo Island on the 17 and 18 October 2009.

There are now a range of accommodation options at Cockatoo Island including camping and self contained holiday lettings in the heritage duplex houses. More information about availability and pricing is available on the website at www.cockatooisland.gov.au

North Head

The North Head Sanctuary Foundation has established a Native Plant Nursery at North Head. They are propagating seeds to regenerate native species over the headland.

Services upgrades and Structural Repair works are also underway on a range of buildings at North Head

Woolwich

Construction of the Restaurant/Function Centre at Woolwich has re-commenced.

The Trust is working on finalising the repairs to the sea wall at the Horse Paddock and will be finalising the landscaping at top of Dock. This includes a new fence and plantings near the lookout.



Middle Head

Roadworks at Middle Head road are currently underway to improve pedestrian safety and vehicular access to the area. The work includes a new formalised car park at the corner of Chowder Bay and Middle Head Road.

The former Golfclub House has been refurbished and opened, trading as Burnt Orange – a café, restaurant and specialty gourmet retail store.

The Trust is currently working on a book about the life of Bungaree. The book, which gives an account about Bungaree's life in the early colony, will be published before the end of the year. The book forms part of a broader indigenous program planned by the Trust.

Macquarie Light Station

Remediation and archaeology work will commence at the lighthouse shortly. The archaeological work involves work to interpret the original Greenway lighthouse compound and corner pavilions and also restoration work to conserve the Greenway retaining wall.

The meeting concluded at 7.30pm.

