

## Meeting Notes

Community Advisory Committee HMAS PLATYPUS  
Meeting notes  
10 March 2010

**Time:** 6.00pm

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

### Present:

- Oliver Irving
- Zena O'Connor
- Stewart Reed
- Belinda York
- Brian Evesson
- Ken Williams
- Tim Brodie (for Adrienne Sallay)
- Maitland Wheeler (for Paul Forward)
- Geoff Bailey (Trust)
- Nick Hollo (Trust)
- Peter Osmand (Trust)
- James Leech (Trust)
- Willem Clasie (Trust)
- Barbara Campany (Trust)

### Apologies:

- Adrienne Sallay
- Paul Forward
- Chris Skinner
- Joe Hockey
- Trent Zimmerman
- Genia McCaffrey
- Penny Holloway
- Neil Shafer
- Carole Baker
- Denny Linker

### Purpose

The purpose of the meeting was to give an update on the remediation plans for the former HMAS Platypus site.

### Welcome

Geoff Bailey welcomed everyone to the meeting. He explained the benefits of the staged approach to the remediation works. Given the Government's financial commitment to the project, it is important to understand exposure and vulnerability to financial risk. Stage 1 will allow the above ground works to be broken down and contracted to experts for each package providing the Trust with greater control over this work. After completing demolition work in the northern section a pre-validation drilling program will be undertaken that will help to better define the extent of contamination on site so we know more precisely what we are dealing with. It also gives adequate time to consult more comprehensively with the community so that social impacts of remediation treatments can be fully considered and incorporated into the final selection process.



Geoff introduced the Platypus team: Peter Osmand, project team leader, Barbara Company, community consultation manager and facilitator for the meeting, Willem Clasié, project manager stage 1 works, and James Leech, project manager stage 2 works.

The purpose of this evening's meeting is to provide an overview of what Stage 1 works will entail, the strategies being considered for Stage 2 remediation technologies, and an opportunity to question and discuss the content.

### **Stage 1 works**

Willem Clasié provided an overview of the key elements of stage 1 work and the estimated timing.

1. Sediment investigation is planned for April to May 2010. Works involve divers taking samples of the seabed adjacent to and under the wharf and subsequent analysis of these samples. The investigation is required to provide background sediment conditions prior to site works commencing and also to provide the NSW Maritime with baseline knowledge of these conditions to facilitate approvals.
2. Dilapidation surveys are planned for April to May 2010. These surveys are required to ascertain existing building conditions prior to any site work. Barbara will consult with adjacent neighbours within the next few weeks to meet and discuss what dilapidation surveys will entail, and to arrange access for the work.
3. Removal of hazardous materials in buildings and surrounds is planned to commence around June and is likely to take up until October to complete. Works involve the removal and/ or treatment of hazardous materials including lead paint, asbestos, synthetic mineral fibres and PCBs. Removal techniques are in accordance with industry standards and include wrapping, sealing, negative pressure enclosures, and glove bags. An environmental management plan will be prepared to ensure stringent controls are applied to manage dust, noise and removal techniques. Dust monitoring stations will also be installed at the site boundary.
4. Seawall and wharf repairs are planned for July to November. Works are likely to involve concrete removal and repairs, concrete replacement, pile repairs and seawall join repairs. Options for wharf repairs are currently being reviewed to determine the extent of upgrade works.
5. Dismantling and demolition is the final stage 1 package of work, and is scheduled for September to December, following the removal of all hazardous waste in buildings. It requires dismantling of the Retort building, and demolition of the Admin building and adjacent store in the northern section of the site. It is hoped that much of the crushed building material can be re-used on site. Again, stringent environmental controls will be applied to manage demolition impacts.

### **Stage 2 works**

James Leech provided an overview of the Remediation Action Plan, and the remediation strategies being considered for stage 2 work.

6. **The Remediation Action Plan (RAP)** has been prepared for the Platypus site and considers a broad range of remediation strategies. There is around 35,000 tonnes of contaminated material that is mostly located at the northern end of the site. A pre-validation drilling program will help to finalise quantities of contaminated material by revealing the maximum excavation depth.



The contaminated material is classified as Hazardous Waste. Hazardous Waste cannot be accepted at any landfill in NSW. The hazardous waste on site in its current form must be treated before it can go to landfill.

An overview of the remediation options for treating contaminated material was then provided.

7. **Hazardous Waste Management** can be treated in two ways – by **immobilising** the contamination, or through its **destruction** using either bioremediation or thermal treatment.

#### **Immobilisation**

Immobilisation means adding a binding agent, like cement, to stabilise the material preventing any future movement of the contaminant. The NSW DECCW (formerly the NSW EPA) licences contaminant immobilisation methods and facilities. The process can be done on-site or off-site. Immobilising contaminated material makes it safe for disposal to a landfill or it can be contained in an engineered cell on site. There are only two licenced immobilisation facilities for contamination in NSW. One is in Newcastle; the other is in the Illawarra region. No facilities exist in Sydney.

#### **Destruction**

Using **bioremediation** as a strategy to destroy contaminants requires the material to be excavated, placed into an enclosure and then blended with biological additives that are designed to breakdown the contaminants. The NSW DECCW licences contaminant bioremediation methods and facilities. The remediated soil can be disposed to a landfill. Currently there are no off site bioremediation facilities. On-site treatment would require a large enclosure and stringent odour controls.

Using **thermal treatment** as a strategy to destroy contaminants requires a NSW DECCW licenced thermal treatment facility. The process requires contaminated material to be excavated and fed into a gas fired thermal treatment plant. It is a two staged process where contaminants are separated from the soil, and then the separated contaminants are destroyed. The thermal treatment process results in clean soil, carbon dioxide and water vapour. Clean soil can be used as clean fill. There is a contaminated site at Rhodes employing this method. There are no 'common user' thermal treatment plants in NSW to accept material from Platypus. On-site treatment requires establishing a plant on site, within a large enclosure with stringent odour controls.

8. **Remediation Option Selection**

James explained that the process to select a suitable remediation option would be aided by an Expression of Interest (EOI). This will facilitate input from the remediation industry by identifying and assessing available and suitable remediation options. The EOI will be advertised towards the end of March. The Trust and an external independent remediation specialist will shortlist suitably qualified organisations who will be invited to tender the remediation process.

9. **The EOI Assessment Criteria**

The broad EOI assessment criteria are as follows:

- 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.

10. **Consultation – the proposed plan**

Barbara provided an overview of the proposed consultation plan for both stages of the remediation programme of work. She explained that the intensity of consultation will vary to reflect the level of activity on site and to provide opportunities for locally affected residents to be involved in the process.

**Community Advisory Committee meetings**

These meetings are currently held quarterly. It was agreed at the meeting to set more regular meetings. The first Wednesday of every second month was agreed.

Confirmed meeting dates for 2010:

Wednesday 5 May

Wednesday 7 July

Wednesday 1 September

Wednesday 3 November

Future meetings will be held at the Platypus site in Building 3. Meetings will be from 6 to 8pm.

**Consultation about dilapidation surveys**

Barbara explained that she would be in touch with adjacent property owners within the next four weeks to discuss what the dilapidation surveys require and to help arrange access to properties for the survey work.

**Site tours**

Barbara explained that three remediation sites had agreed to a visit from the CAC to see technologies in action. March 24<sup>th</sup> and 27<sup>th</sup> were proposed by the Rhodes site as potential dates because the thermal plant was being decommissioned shortly after that. The Wollongong site also agreed those dates could be accommodated, but that no activity would be occurring on Saturday the 27<sup>th</sup>. The group agreed it was a good opportunity and a show of hands confirmed the member interest for the site tours on Wednesday 24<sup>th</sup> of March.

**Action:** *Confirm dates and itinerary with site owners/operators and advise CAC members asap.*

**Community workshops**

Barbara explained the rationale behind running some community workshops in late May and late July. The aim of these workshops is to share current information about the remediation program and provide opportunities to those local residents directly affected by the remediation work who may not have had an opportunity to become involved to date, and to those who wish to re-engage in the process.

The aim of the first round of workshops is to provide an overview of the remediation strategies available, and gain input from directly affected neighbours to capture and prioritise social criteria for the remediation options assessment.

The aim of the second round of workshops is to invite those participants involved in the first round to review the outcomes of the EOI assessment. The process aims



to illustrate how the social criteria has been applied and what trade-offs need to be made between the various technologies being considered.

### **Community open days**

Barbara suggested there could be two open days within the next 12 months.

The first, tentatively scheduled for 15 May 2010, would help to walk the community through stage 1 package of works, including the opportunity to comment on the environment management plan which will underpin the conduct and management of the works to be undertaken.

The second open day would be scheduled to coincide with the public exhibition of the Site Management Plan. This is tentatively scheduled for Saturday 6 November.

### **Public exhibition for Site Management Plan**

This is currently planned for November 2010. More details to follow.

### **Presentation to precinct committees as required**

There will be a standing offer to present to the local precinct committees including Milson, Anderson, Kurraba and Hayes, at key project milestones. Barbara will liaise with the chairs of these precinct committees to agree appropriate presentation dates as a way to keep the broader community informed.

### **Establish a project reference group**

Further discussion is required on establishing a project reference group with a specific focus on the remediation project.

### **Proposed supporting communication initiatives**

Barbara explained that the face-to-face consultation listed above, would be supported by the following written communication and contact processes.

- Appropriate meeting notices, community letters, agendas, presentations, advertisements, and minutes for the consultation activities outlined above.
- Newsletters as required. Distribution to the four neighbouring precincts.
- Major project signage (and updates) at Platypus. Minor signage at ferry wharves.
- 1800 community contact line.
- Dedicated email contact.
- Project website.
- Development of project fact sheets.
- Frequently asked questions
- Updates in North Shore Times and Mosman Daily.

Questions and comments raised during the presentation are noted below.

**Q. How do you control the dust in demolition?**

A. Shade cloth attached to scaffolding will minimise dust. Water will also be used to wet down areas.

**Q. Why hasn't there been a common user plant built yet?**

A. James explained that he wasn't certain why not, but was aware that industry was still pursuing this option.

**Q. How much contamination is there leaching from lora into the seepage drain?**

A. There are contaminants leaching from the lora site. James said he didn't know how much was on the lora site but that the RAP requires collecting leachate from this site in a drain and diverting it around the Platypus site for its capture, monitoring and treatment and/or disposal. This is to avoid any cross-contamination of the Platypus site during and after the cleanup.

**Q. Will the fill from the Coal Store be removed?**

A. Yes, the fill will be removed. The building has some heritage value and will remain.

**Q. What comes out of the stack of a thermal treatment plant?**

A. Water vapour and carbon dioxide.

**Q. How will asbestos be transported from the site? Will it go by truck?**

A. This is yet to be decided. There is expected to be only about one or two truckloads of asbestos and smaller quantities of PCBs.

**Q. What are the hours of operation?**

A. Stage 1 works will generally be restricted to standard construction hours including no work on Sundays or public holidays. Stage 2 hours of operation will be influenced by the final remediation process selected, and will be conditioned on local amenity being adequately protected.

**Q. Who will answer the 1800 number?**

A. Initially Barbara will answer calls. Once the contractor has been appointed, the contractor will be responsible for managing day to day enquiries on this line. Barbara will be available to help manage issues as they arise.

**Q. The need for a workshop is unclear. Why a workshop when there has already been quite a lot of consultation?**

A: The purpose of the workshops can be reviewed with you as we progress. It is important to get community input into identifying and confirming the most important social impacts to be considered in the technology assessment. A structured process is needed to capture community concerns about the remediation from those local residents who will be directly affected on a daily basis by the works. Without an opportunity to contribute to this process the decision made about technology could be frustrated by criticism. Each option has local amenity issues. This process helps to raise residents' knowledge of technologies available and the different impacts of the different technologies. This is also an opportunity to manage community speculation and rumour about the technology selection process.

**General comments:**

Barbara proposed that the Trust provides this update to the lora residents prior to Stage 1 works commencing. The lora members agreed this would be a good idea.

**Action:** *Barbara to liaise with lora Body Corporate to organise a time and date.*

An lora resident explained that there was a dedicated website for lora residents where regular updates are provide to those interested. Availability of future CAC Platypus minutes and presentations could be accessed through here. Geoff agreed that we'd liaise about this.

**Other matters**

**Q. *Who will be the future site tenants? We need a forum to address this.***

A. Nick commented that initially the focus is to work through the remediation programme. General planning for the site has been completed. Detailed planning will be revisited once remediation work is established and well underway. We will have a consultation process to address that.

**Q. *Who is in charge of site security?***

A. Nick confirmed that the site security is now run by the Trust. This would be the contractor's responsibility once remediation works commence.

**Meeting closed:** 7.35pm

**Next CAC meeting:** Wednesday 5 May, 6 pm at HMAS Platypus.