



**Questions raised during the presentation to neighbours – Tuesday 23 March 2010**  
Venue: Building 3 at Platypus site.

**Notes:**

The presentation provided on 23<sup>rd</sup> March mirrored the CAC presentation on 10 March and a summary of these notes can be found in the CAC minutes available on the SHFT website <http://harbourtrust.gov.au/visit-our-sites/hmas-platypus/index.html>

The answers written here may differ slightly from the verbatim answer given on the night, with the intent to make the response as accurate as possible.

**Questions arising from the presentation:**

- Q. What is the difference between dismantling and demolition?**  
A. Dismantling involves carefully pulling apart a building and in our case, re-erection at a later stage. Demolition involves pulling down a building in a way that it will not be re-erected, however demolished masonry materials (bricks, concrete) may be considered for reuse on site as fill, if required.
- Q. Is the sediment investigation boundary represented in the graphic accurate and does it extend past the northern site cadastral (surveyed) boundary?**  
A. The sediment investigation will be within the defined Naval Waters boundary. The Naval Waters do extend past the northern site cadastral boundary, partly because the slew of a crane that serviced the wharf extended over water at the northern and southern wharf boundaries. The slide image is not to scale and the northern part has been cropped for presentation purposes.
- Q. Is there a commitment to clean up the wider area if contaminants are found?**  
A. The Memorandum of Understanding is for the clean up of the Commonwealth land and does not extend into the Bay.
- Q. How will the Stage 1 material be moved off site?**  
A. Most probably by truck. There is approximately 30 tonnes of hazardous materials to be removed which equates to very few truck loads. We aim to retain the masonry demolition material on site to be reused as clean fill.
- Q. How much repair work is required for the sea wall and the wharf?**  
A. There is some joint repair work required on the sea wall. The existing condition, short and long term use requirements of the wharf will determine the extent of the wharf repair.
- Q. Where will the new lift go and will it be the same height?**  
A. The approximate position is shown in the Comprehensive Plan. The exact location of the lift hasn't been determined. Its height above the cliff line will be a single storey. It will be similar to the one on the Cahill Expressway at Circular Quay.
- Q. What will the construction hours be?**  
A. For Stage 1 works they will be standard construction hours and likely to be as follows: 7am – 6pm Monday to Friday, and 7am – 1pm on Saturdays. Stage 2 is yet to be determined, depending on the treatment option/s chosen.
- Q. What are the contaminants?**  
A. The primary contaminants are typical gas work wastes, primarily poly aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPHs), benzene toluene ethylbenzene and xylenes (BTEX) and coal tar.
- Q. To what extent are they mobilised?**  
A. The contaminants have been mobile in the past and may still be mobile today.



**Q. Is the RAP (Remedial Action Plan) ongoing?**

A. The RAP is currently in a Final Draft format. Once the remediation option, or combination of options, has been confirmed the RAP document will be finalised and implemented.

*Note: The role of the RAP is to provide the framework for remediation and the ongoing environmental management of the site.*

**Q. What depth do you anticipate excavating to?**

A. We know the tar pits are approximately 7 to 8m below surface level, so the excavation is likely to extend to this depth in at least part of the site.

**Q. Is there some plan for provision for parking on site?**

A. The management plan will describe where and how ongoing parking facilities will be located and managed. It is intended to have the workforce park on site during demolition and remediation activities.

**Q. It's often difficult to get information about the chemical make up of the contaminants. Will you be making this information available?**

A. Yes, we will make it available.

**Q. Will you excavate during winter months to manage volatility of the contaminants?**

A. There are pros and cons for excavating in various weather conditions. These will be fully considered in the operations management plan.

**Q. Is there enough money to cover the remediation work?**

The MOU states that the Trust will clean up to satisfy an independent accredited auditor. Whatever that costs, is what the Department of Defence will pay. One of the key reasons for undertaking the pre-validation grid is to confirm our knowledge of the extent and volume of contamination.

**Q. Is there contamination leaching in from the lora site?**

A. The scope of work requires the construction of a seepage collection drain along the base of the cliff lines that form the boundary with lora site. These works are required to intercept seepage waters from the lora site. Past sampling of the seepage waters indicates the presence of contaminants.

**Q. Will it smell?**

A. Yes, during excavation there will be odours. To control odours there will be a number of stringent measures in place such as enclosures over the excavation areas.

**Q. Will health and safety standards be compromised to keep costs down?**

A. No, health and safety standards are paramount and will not be compromised.

**Q. Does the RANTME building present itself as an option to accommodate a treatment plant?**

A. Yes that would be a potential location for a treatment plant.

**Q. Will there be noise if an onsite remediation treatment option is adopted?**

A. It will depend on the actual option. Whatever option is chosen, there will be acoustic measures to ensure noise levels comply with regulatory standards.

**Q. You are following a two stage procurement process. Do you think there will be enough information in the Expression of Interest (EOI) document to assess suitable tenderers and remediation options?**

A. Yes. The EOI is a very detailed document.

**Q. Is the EOI site specific?**

A. Yes the EOI is site specific.



**Q. Does the EOI ask for prices?**

A. Yes the EOI addresses both price and program.

**Q. How many EOI submissions do you expect?**

A. We can't be sure, but we expect around 12 to 25 submissions. The EOI will be advertised through local Australian newspapers and Austender which allows exposure to a global market.

**Q. How extensive are the RANTME building remediation works?**

A. The RANTME soil remediation works are relatively minor and relate to removing a shallow depth of contaminated soil from below the building's floorboards in a localised area.

**Q. Is there a project website?**

A. Yes the website is active and minutes can be downloaded from there. The address is [www.harbourtrust.gov.au](http://www.harbourtrust.gov.au), then go to the Platypus site, or directly to the Platypus site via the following address <http://harbourtrust.gov.au/visit-our-sites/hmas-platypus/index.html>

**Q. Would damage to properties be covered by insurance?**

A. If this damage is proven to be a result of the remediation works then, subject to the insurer's assessment, cost of damage would be covered.

**Q. It seems that there are more rats around our (lora) buildings which appears to be related to increased activity on the site.**

A. The Trust will look at rat management options for the Platypus site.