

Andrew Connor

Subject: FW: DA.2020.1351 – 360A Lanyon Drive TRALEE 2620 – Regional Sports Facility

From: Andrew Gault <Andrew.Gault@qprc.nsw.gov.au>

Sent: Friday, 8 April 2022 11:19 AM

To: Michael Thompson <Michael.Thompson@qprc.nsw.gov.au>

Cc: Jacinta Tonner <Jacinta.Tonner@qprc.nsw.gov.au>

Subject: RE: DA.2020.1351 – 360A Lanyon Drive TRALEE 2620 – Regional Sports Facility

Hi Mike,

I have reviewed through the following documents:

- Contamination report submitted by Douglas Partners.
- Hazardous Materials Survey by Keane Environmental. and
- Clearance certificates from Keane Environmental for AGH Demolition & Asbestos Removal

The contamination report highlights the potential for a range of contaminants however the DSI identifies asbestos as the main contaminant detected onsite. The report recommended a hazardous materials survey to focus on the existing structures onsite. This survey again identified asbestos as the main contaminant along with a small amount of PCB and lead paint. With these three contaminants identified the following remediation works were recommended.

Lead

Due to the amount detected being below the WHS lead work process percentage of 1% and the contamination report not detecting lead in the soil this contaminant was simply removed with the rest of the contaminated waste.

PCB

The light fittings found onsite containing PCB were predominately limited to 1 site and removed prior to demolition works and disposed of as hazardous waste.

Asbestos

Both the contamination report and hazardous materials survey located numerous sources of asbestos waste onsite all of which required a licenced asbestos removalist to remediate. AGH Demolition & Asbestos Removal were contracted to remove all asbestos onsite and Keane Environmental issued clearance certificates for each identified asbestos site. The multiple clearance certificates provide clearance for the identified contamination areas and this in turn provides clearance for the site as a whole. Additionally, the site will be covered with a large amount of compacted soil to raise the ground level which will further contain any asbestos.

There is a recommendation and condition for an unexpected finds protocol to be developed that would address any detected contaminants during the works. This unexpected finds protocol should be conditioned, if not already, and be developed prior to works.

After reviewing the above-mentioned documents, I believe that the site has been sufficiently assessed and remediated and meets the intent of the relevant contamination guidelines and SEPP 55. I do not feel that there is a need for a site audit statement as the level of contamination identified was of a nature that can be easily remediated and is done so on countless sites across NSW without the need for a site auditor. If more complex contamination was detected such as hydrocarbons or heavy metals in the soil then a more complex approach that includes a site auditor would be appropriate.

Happy to discuss further if needed,.

Regards,

Andrew Gault

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