

Document Ref: 10224_EAR_EC_20150707

Rob Purdon
Purdon Planning
Unit 2 Cooyong Centre
1 Torrens Street
Braddon ACT 2612

Tuesday, 7 July 2015

Dear Rob,

Re: 10224 – Brief Summary of Previous Works and Further Environmental Assessment at the former ANU Horticulture Centre, Dickson Road, Acton, ACT 2601’.

INTRODUCTION

Robson have previously undertaken a number of environmental assessments at the former ANU Horticulture Centre. This report contains a brief summary of the known contamination issues at the former ANU Horticulture Centre (herein referred to as the site) and the recommended further works to assess the site as suitable for the proposed redevelopment. As discussed, due to our current commitments Robson are not able to undertake additional works for the next 4-6 weeks at which time we would review our capability if/as required.

It is understood that the proposed redevelopment includes residential student accommodation and the establishment of access/pathways through the plantation area. The current redevelopment is therefore a larger area than what was previously assessed which comprised a portion of Block 1 Section 63. Robson have been advised that the current redevelopment area includes the previous assessment site and a portion of the adjacent block to the east (Block 1 Section 39) which is currently utilised as a small forest/plantation area.

BACKGROUND

Robson have prepared a number of reports for different stages of the landfill remediation and site assessments that were undertaken at the former ANU Horticulture Centre. However, the most relevant at this time are the two (2) reports listed below as they provide a general summary of the works undertaken:

- Robson (2013) '*Limited Soil Assessment, ANU Horticulture Centre, A Portion of Block 1 Section 63, Acton, Dickson Road, Acton, ACT 2601*' Robson reference 776606_EAR_LSA_20130712, dated 12 July 2013;
- Robson (2013) '*Environmental Site Assessment, Stage 1 Redevelopment, ANU Horticulture Centre, A Portion of Block 1 Section 63, Acton, Dickson Road, Acton, ACT 2601*' Robson reference 776608_EAR_ESA_20130913, dated 13 September 2013.

In summary, previous works were undertaken to remediate a former landfill with fragments of asbestos containing material that was present in the north of the site. Remnant landfill material remains adjacent to the northwest and southeast boundaries of the site and continues offsite to the northwest and into the adjacent tree line/plantation area to the southeast.

To facilitate the previous redevelopment works (which were not undertaken) the site was split into a Stage 1 and Stage 2 redevelopment phase. The areas of environmental concern identified in both areas are discussed further below.

Stage 1 Redevelopment Area

- A historical landfill formerly located across the Stage 1 redevelopment area has been remediated to the extent practicable and validated. Residual landfill material which could not be removed due to the proximity of the site/ANU boundary and live underground services, remains on the site in two (2) areas at an approximate depth of 0.5 metres below ground level (mbgl):
 - An area located in the northwest of the site adjacent to the site boundary, with an estimated volume of 5 cubic metres (m³);
 - An area located in the southeast of the site underlying electrical services and adjacent to the southeast site boundary, with an estimated volume of 10 m³;
- Providing a suitable capping layer is maintained over the residual material, it was considered that the presence of the residual landfill material presents a low potential risk to human health and / or ecological receptors on the site;
- Groundwater underlying the site was assessed for potential impacts from the landfill material. Elevated heavy metal, sulphate, nitrite, total dissolved and total suspended solid (TDS and TSS) concentrations were recorded in the analysed samples and the groundwater is considered to be unsuitable for the allowable site water uses without further assessment and / or treatment.

It is noted that a construction environmental management plan (CEMP) was prepared by Robson for the Stage 1 Redevelopment area however, this would need to be revised for the current redevelopment area and legislation.

Stage 2 Redevelopment Area

The Stage 2 redevelopment area comprised the south boundary of the site, adjacent to Dickson Road and included the remaining building on the site. Soil sampling and analysis was undertaken at locations around the building which identified hydrocarbons and fragments of asbestos containing material within fill material on the west side of the building. The extent of the impacted fill material around the building has not been fully delineated.

A water drainage/collection sump associated with the former greenhouses was located in the southeast corner of the site. If the sump were to be removed as part of the redevelopment the soil surrounding it should also be assessed for site suitability.

It is also noted that the EPA have advised that they require delineation of the on and offsite extent of the landfill prior to occupancy of a new redevelopment.

FURTHER WORKS

Based on the above information Robson recommends the following works be undertaken (preferably also in the order shown below):

Landfill Delineation

- Assessment of the suitability of the current capping layer over the landfill within the plantation area for use as an access way;
- The above assessment should also include delineation of the extent of the landfill both within the plantation area and offsite to the northwest;
- Preparation of a Delineation Assessment report of the landfill material for the EPA.

RAP and CMP for Site Works

- Review and update of the contaminant management plan (CMP) with an unexpected finds protocol for implementation during the redevelopment works;
- Delineation and/or preparation of a remedial action plan (RAP) for the hydrocarbon/asbestos impacted material to the west of the building (to be undertaken following building demolition);
- The RAP would include requirements for stockpiling and sampling of the impacted soil for offsite disposal and preparation of soil classification report/s for the ACT Environment Protection Authority (EPA) approval prior to offsite removal of soil. As well as requirements for validation sampling of excavation areas (including the greenhouse water drainage/collection sump if removed);
- Preparation of a site validation/suitability report for the EPA.

Ongoing CMP for Landfill Material

- Preparation of an ongoing CMP for management of the remnant landfill material both on and offsite (if required).

Please note that additional works/recommendations may be required as a result of the assessment works.

I hope this information is of assistance to you and if you have any further queries please contact me on (02) 6171 4622.

On behalf of Robson Environmental, yours sincerely,



Rachael Williams
Senior Environmental Scientist
Environmental Assessment and Remediation