

Mr Mark Heckenberg
Contaminated Sites Officer
Environment Protection and Regulation
Environment and Sustainable Development Directorate
GPO Box 158
Canberra ACT 2601

Email: mark.heckenberg@act.gov.au

Friday 9th August 2013

Dear Mark,

RE: 776601 – Proposed High Density Residential Redevelopment on a Portion of Block 1 Section 63 Acton, at the ANU Horticulture Centre, Acton ACT 2601.

Introduction

On behalf of Gary Robinson of Hindmarsh Construction Pty Ltd (Hindmarsh) (gary.robinson@hindmarsh.com.au) Robson provide the following information in support of remediation and assessment works undertaken for a portion of Block 1 Section 63 Acton, within the ANU Horticulture Centre of Dickson Road, Acton. Robson are seeking an 'in principal' endorsement for the plan of works summarised in this letter in order to obtain the approval of the National Capital Authority (NCA), to progress the proposed 'Laurus 3 and Laurus 4' redevelopment works.

The redevelopment works for Laurus 3 are proposed to be undertaken in September 2013 while Laurus 4 is not scheduled to commence until 2015. The redevelopment works comprise construction of a multi unit residential accommodation with associated car parks, access roads and landscaped areas. A staged approach to the redevelopment is being undertaken with Stage 1 comprising demolition of two (2) greenhouses and construction of Laurus 3 beginning in September 2013 and Laurus 4 (2015). Stage 2 comprises the demolition of the main (existing) building and landscaping of the area in May 2014. The location of the greenhouses and main building which are to be demolished and the staged redevelopment areas are shown in **Figures 1 and 2**.

Background

Assessment works undertaken within the area proposed for the Laurus 3 and Laurus 4 redevelopment include an environmental site assessment (delineation assessment), a landfill remediation validation assessment, a limited soil assessment and a groundwater assessment report. The results of the assessments are documented in the reports listed below:

- Robson (2012) '*Delineation of Asbestos Impacted Material, ANU Horticulture Centre (Block 1 Section 63, Acton) Dickson Road Acton ACT 2601*', (Robson reference 7766_EAR_ESA_20120221, dated 21 February 2012);
- Limited Soil Assessment (LSA) titled '*Limited Soil Assessment, ANU Horticulture Centre, (Block 1 Section 63, Acton), Dickson Road Acton, ACT 2601*', (Robson

reference 776601_EAR_ANU Horticulture Centre_20130809.docx, dated 12 July 2013);

- Robson (2013) '*Groundwater Assessment, Australian National University, Horticulture Centre, Dickson Road Acton, ACT 2601, A Portion of Block 1 Section 63, Acton*', (Robson reference 776601_EAR_ANU Horticulture Centre_20130809.docx, dated 12 July 2013);
- Robson (2013) '*Landfill Remediation Validation Assessment, ANU Horticulture Centre, (A Portion of Block 1 Section 63, Acton), Dickson Road Acton, ACT 2601*', (Robson reference 776601_EAR_ANU Horticulture Centre_20130809.docx, dated 31 July 2013).

Stage 1 Redevelopment Area

In summary, the reports note the landfill material has been remediated to the extent practicable however residual landfill material remains present in two (2) locations on the site (see **Figure 2**). The residual landfill material is currently located at a depth of approximately 0.5 metres below ground level (mbgl). The residual landfill material contains fragments of asbestos containing material (ACM) and heavy metal concentrations above the National Environment Protection Council (1999) '*National Environment Protection (Assessment of Site Contamination) Measure*' (NEPM) ecological investigation level (EIL) criteria.

Excluding the former landfill area, samples analysed during delineation test pitting from locations across the redevelopment area recorded concentrations below the NEPM Health Investigation Level (HIL) E: Parks, recreational open spaces and playing fields: includes secondary schools, which was the adopted site assessment criteria.

It is noted that the Stage 1 redevelopment (specifically in the area of Laurus 3) includes an area currently occupied by two (2) greenhouses. The soil below the greenhouses has not yet been assessed as this requires demolition of the greenhouses to facilitate access. Assessment of the soil beneath the greenhouses is proposed once these structures have been removed. The proposed assessment area is shown in **Figure 3**.

Stage 2 Redevelopment Area

Stage 2 of the redevelopment includes the demolition of the existing building and subsequent landscaping of the cleared area. Assessment works undertaken adjacent to the existing building comprise a Limited Soil Assessment (LSA) titled '*Limited Soil Assessment, ANU Horticulture Centre, (Block 1 Section 63, Acton), Dickson Road Acton, ACT 2601*', (Robson reference 776601_EAR_ANU Horticulture Centre_20130809.docx, dated 12 July 2013).

This assessment identified total petroleum hydrocarbon (TPH) concentrations above the NEPM (revised 2013) health screening level (HSLs) and ecological screening levels (ESLs) in a surface sample at one (1) location. ACM fragments were also detected at depth at this location (see **Figure 2**).

The soil below the building has not yet been assessed as this requires demolition of the building to facilitate access, and therefore the TPH/ACM hotspot has not been delineated. Assessment of the soil beneath the building is proposed once the structures have been removed. The proposed assessment area is shown in **Figure 3**.

Groundwater

The groundwater assessment noted that the groundwater is not suitable for the protected water uses in this area (which include irrigation, stock watering, waterscape and urban drains and streams), without further risk assessment.

Discussion

Stage 1 Redevelopment Area

It is proposed to demolish the greenhouses in September 2013 at which time the footprint area would be assessed for potential contaminants of concern, and remediated as/if required, prior to construction works commencing.

As the proposed Stage 1 redevelopment may disturb the residual landfill material it is recommended that a construction environmental management plan (CEMP) is prepared, and implemented during redevelopment works. The CEMP would also address management of groundwater on the site if works extended below the groundwater level.

In summary, the proposed plan of works for the Stage 1 redevelopment as described above is summarised below:

- Demolition of the greenhouse and assessment of the greenhouse footprint areas to be undertaken in September 2013;
- Undertake remediation/validation works as/if required;
- Submission of the assessment/remedial reports for endorsement by the Environment Protection Unit (EPU);
- Following endorsement from the EPU, preparation of a CEMP for implementation during construction works;
- Construction of Laurus 3 in September 2013;
- Construction of Laurus 4 (2015).

Stage 2 Redevelopment Area

Regarding the Stage 2 redevelopment, it is currently proposed that this area would be landscaped, with no buildings located in the area. Further assessment of the area requires demolition of the existing building to facilitate access. Demolition of the building is proposed for May 2014 at which time the assessment works would be undertaken. Following demolition, the ACM/TPH hotspot would be delineated and the building footprint area would be assessed for potential contaminants of concern, and remediated as/if required. The proposed assessment area is shown in **Figure 3**.

In summary, the proposed plan of works for the Stage 2 redevelopment of the existing building (demolition and landscaping), as described above is summarised below:

- Demolition of existing building to the south of the Stage 1 redevelopment area, and assessment of the former building footprint and existing hotspot to be undertaken in May 2014;
- Undertake remediation/validation works as/if required;

- Submission of the assessment/remedial reports for endorsement by the EPU;
- Following endorsement from the EPU, undertake landscaping of the area.

Close

This letter and attachments have been prepared in order to provide further information to facilitate an 'in principal' endorsement for the plan of works (from an environmental point of view) summarised in this letter, in order to facilitate the approval of the NCA, which is required to progress the proposed redevelopment works to a point where the demolition of the existing buildings and subsequent further assessment can occur.

Please do not hesitate to contact the undersigned or Chris Gunton on the above listed numbers should you have any queries regarding this letter.

For and on behalf of Robson Environmental Pty Ltd.

Yours sincerely,



Rachael Williams

Senior Environmental Scientist – Environmental Assessment and Remediation

List of Attachments




- Figure 1: General Site Details
Figure 2: Previous Sample Locations, Residual Landfill Material and Hotspot
Figure 3: Development Overlay and Proposed Further Assessment Areas

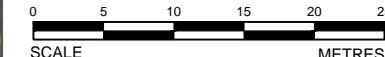


THIS IS ONE INTERPRETATION ONLY
OTHER INTERPRETATIONS ARE POSSIBLE



LEGEND

-  SITE BOUNDARY
-  STAGE 1 REDEVELOPMENT AREA
-  STAGE 2 REDEVELOPMENT AREA



NOTE: ALL LOCATIONS AND BOUNDARIES ARE APPROXIMATE ONLY.



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HINDMARSH CONSTRUCTION

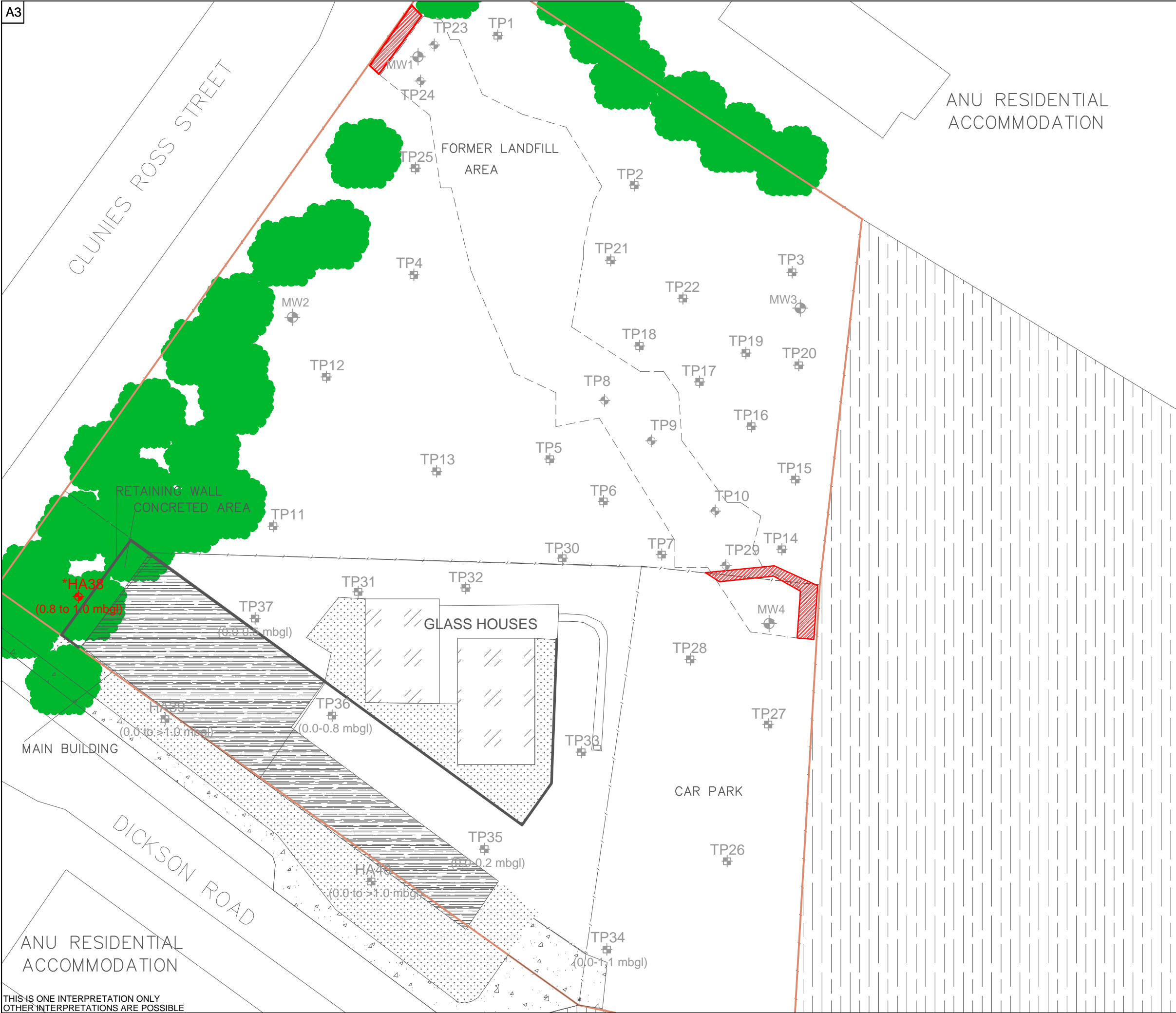
Project:
PROPOSED REDEVELOPMENT

Location: ANU HORTICULTURE CENTRE
ACTON, ACT 2601
(PART OF BLOCK 1, SECTION 63)

Drawing Title:

GENERAL SITE DETAILS
(24 JULY 2013 AERIAL)

Drawn	Signed 	Date	07.08.2013
Checked	Signed 	Date	07.08.2013
Rev	Date	Revision Details	Drm
A	07.08.2013		RW
Project - Drawing No.		Figure No.	Rev.
776601		1	A



LEGEND

- SITE BOUNDARY
- FORMER LANDFILL/ EXCAVATION AREA
- RESIDUAL LANDFILL MATERIAL
- HOTSPOT SAMPLE LOCATION (2013)
ACM AND TPH (DEPTH OF ACM)
- TEST PIT LOCATIONS (2012/2013)
- MONITORING WELL
- FENCELINE
- ROAD
- BUILDING
- GREENHOUSE
- CONCRETE PATHWAYS
- GARDEN/GRASSED AREAS
- FORESTED AREA
- TREES

0 5 10 15 20 25
SCALE METRES

NOTE: ALL LOCATIONS AND BOUNDARIES ARE APPROXIMATE ONLY.

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Project:

PROPOSED REDEVELOPMENT

Location: ANU HORTICULTURE CENTRE
ACTON, ACT 2601
(PART OF BLOCK 1, SECTION 63)

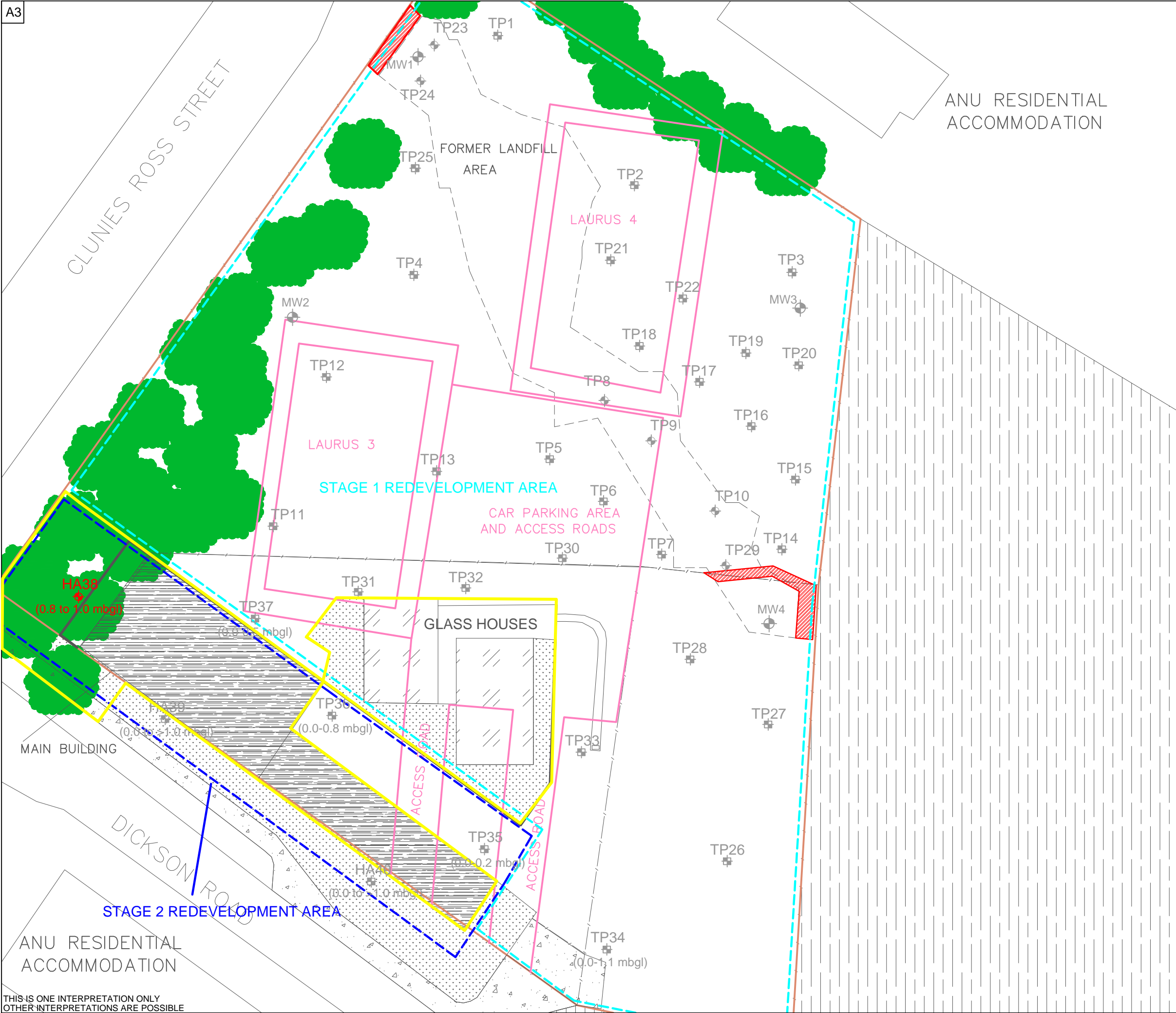
Drawing Title:

PREVIOUS SAMPLE LOCATIONS,
RESIDUAL LANDFILL LOCATIONS
AND ACM/TPH HOTSPOT

Drawn	Signed	Date
		07.08.2013
Checked	Signed	Date
		07.08.2013

Rev	Date	Revision Details	Drm
A	07.08.2013		RW

Project - Drawing No.	Figure No.	Rev.
776601	2	A



THIS IS ONE INTERPRETATION ONLY
OTHER INTERPRETATIONS ARE POSSIBLE

LEGEND

- SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT AND PARKING AREAS
- FORMER LANDFILL/ EXCAVATION AREA
- RESIDUAL LANDFILL MATERIAL
- HOTSPOT SAMPLE LOCATION (2013) ACM AND TPH (DEPTH OF ACM)
- STAGE 1 REDEVELOPMENT AREA
- STAGE 2 REDEVELOPMENT AREA
- AREAS RECOMMENDED FOR ADDITIONAL ASSESSMENT FOLLOWING DEMOLITION
- TEST PIT LOCATIONS (2012/2013)
- MONITORING WELL
- ROAD
- FORESTED AREA
- TREES

EXISTING STRUCTURES TO BE DEMOLISHED

- BUILDING
- GREENHOUSE
- CONCRETE PATHWAYS
- GARDEN/GRASSED AREAS
- FENCELINE

0 5 10 15 20 25
SCALE METRES

NOTE: ALL LOCATIONS AND BOUNDARIES ARE APPROXIMATE ONLY.

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Client:
HINDMARSH CONSTRUCTION

Project:
PROPOSED REDEVELOPMENT

Location: ANU HORTICULTURE CENTRE
ACTON, ACT 2601
(PART OF BLOCK 1, SECTION 63)

Drawing Title:
REDEVELOPMENT OVERLAY AND FURTHER PROPOSED ASSESSMENT AREAS

Drawn	Signed <i>[Signature]</i>	Date 07.08.2013	
Checked	Signed <i>[Signature]</i>	Date 07.08.2013	
Rev	Date	Revision Details	Dwn
A	07.08.2013		RW
Project - Drawing No. 776601		Figure No. 3	Rev. A