



Remediation at 140A Hawthorne Parade Haberfield

Overview

The purpose of this statement is to confirm that the necessary remediation activities have been undertaken by the Department of Defence to address the former low risk contaminants identified at 140A Hawthorne Parade Haberfield (the site) which will enable future residential development, following completion of the 22 lot subdivision.

All prior remediation activities have been undertaken in accordance relevant legislation and policy including:

- *Contaminated Land Management Act 1997*;
- *Environment Protection and Biodiversity Act 1999*;
- the State Environmental Planning Policy 55; and the
- New South Wales Environmental Protection Agency.

This statement has been prepared following a comprehensive Defence review of its prior due diligence history and reports of the site. Defence has consulted with environmental industry experts, Aecom and Cardno to complete this advice.

Technical Summary

As part of the Commonwealths obligation for divesting surplus estate on the open market, it is a requirement to transparently demonstrate the condition of the land as a result of its prior use. Since 1997, Defence has commissioned a number of detailed environmental site investigations with the aim of quantifying the nature and extent of contamination. Activities involved in determining this contamination involved intrusive testing and sampling of the soil and groundwater.

The principal findings of these reports has confirmed the following:

- The presence of contaminants included fragments of coal, ash, heavy metals and hydrocarbons were identified;
- the contamination identified is categorised as “common”, low risk and localised to the site. The nature and extent do not present as a hazard to human health and wellbeing within industry’s capacity to remediate under an approved Remediation Action Plan;
- there were no contaminants identified that would require specialised remediation; and
- the type of contamination is consistent with the sites historical use as a former army depot.

Conclusion

Between 1997 and 2004, Defence engaged industry environmental experts to assist with undertaking the necessary work to remediate the site and address the recommendations of the Remediation Action Plan. A subsequent independent site auditor reviewed Defence's remediation and confirmed the following:

- That the land and ground water remediation was undertaken in accordance with the *Contaminated Land Management Act 1997*, the State Environmental Planning Policy 55 and the approved Remediation Action Plan.
- That the O'Connor Street Laneway was assessed separately and future construction activities would be subject to stringent environmental management conditions.
- That Lots 1 to 21, the Parkland and Roadways were certified suitable for residential development.

Background

Since the site has been declared surplus to requirements, Defence has continued periodic maintenance and cosmetic upkeep of the site, this has also included preserving the sites security integrity from unauthorised trespass.

Defence also undertakes routine clearing of the gross pollutant trap and continuous direction system, to prevent sediment build up and unnecessary overflow. Defence continues to maintain these obligations until such time that the full site transfers from Commonwealth ownership.

Key Remediation Milestones

2001 - Defence obtained approval from Inner West Council (then Ashfield Council) to develop a 22-lot residential subdivision of the site.

2002 - Defence cleared the site of all remaining infrastructure and continued due diligence activities identifying and investigating the nature and extent of contamination.

2002 - A Remediation Action Plan was developed by Defence, approved and implemented for remediation of site contamination.

2003 (February) - The Parkland and Roadways were certified suitable for residential development.

2003 (April/August) - Lots 3 to 21 were certified suitable for residential development subjecting to validation that the imported topsoil met environmental requirements. This testing was undertaken by URS Australia Pty Ltd (August 2003), Validation of Imported Topsoil Report.

2004 (November) – Lot 1 & 2 certified suitable for residential development by an independent site auditor.