

S149 CERTIFICATE ATTACHMENT

Contaminated Land Policy Former Incinerator land, Matraville



Aims of This Policy

This policy has been developed to identify the land which is or may be affected by the operation of the former (Reico) incinerator which was located adjacent to Kain Ave, Hurley Crescent and Wilkes Avenue Matraville.

This policy aims to assist in informing property owners and potential property owners that the subject land is or may be contaminated due to elevated levels of lead and other heavy metals which exceed the national standard for low density residential land use (NEPM Health-Based Investigation Level (HIL) A).

The provision of information to property owners and residents will assist in managing any potential impact upon the use of the land and to minimise any potential public health risks.

This policy also aims to demonstrate Council's commitment to ensure that appropriate strategies are developed and implemented to effectively and reasonably manage the issues and concerns regarding the potential contamination of land in the vicinity of the former incinerator.

Part 1 – Introduction

A domestic refuse incinerator operated upon the land adjacent to Kain Avenue, Hurley Crescent and Wilkes Avenue, Matraville between 1932 and the early 1960s. The incinerator was mostly used to recycle the municipality's rubbish and the ash waste material was mainly re-used as road-fill or the like.

The incinerator was designed by Walter Burley Griffin and was constructed by the Reverberatory Incinerator Company (REICO) on behalf of Randwick Municipal Council in 1932.

The majority of the land in the area of the former incinerator was subdivided in the late 1960s and now comprises established residential properties in streets such as Wilkes Avenue and Hurley Crescent.

HLA-Envirosciences (HLA ENSR) have carried out a number of investigations into the operation of the former incinerator and the extent and nature of the potentially contaminated ash-material.

The investigation and soil sampling programs have identified that a number of privately owned properties and public land contain (or may potentially contain) ash material within their land.

The environmental site assessment has identified that, in some locations, the ash material principally contains concentrations of copper and lead above the adopted assessment criteria for human health for standard residential land use (HIL A).

The results have identified that the contaminants are principally located within an ashy layer, which is located approximately between 100mm and 1.7m below the ground surface and is of varying thickness. However, the majority of the ash material was identified between 300mm and 800mm below the ground surface.

In addition to the properties that were found to contain the ash material which exceeded the national standard for low density residential land use (NEPM Health-Based Investigation Level A), a number of properties located immediately adjacent to the affected land may also potentially contain some ash-material and at this stage they can not be discounted from being potentially contaminated.

The potential risk to residents is considered to be low, as the ash material is located below the ground surface and in a number of sites, the 'ash-layer' is located below existing buildings, paving, pool areas and other structures.

There is however, the potential for the ash-material to be brought to the surface (i.e. by uncontrolled digging below hardstand or landscaped areas), which may pose a risk to human health if uncontrolled exposure and ingestion of any ash-material was to occur.

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Therefore, it is important for Council and residents to implement appropriate strategies to minimise any uncontrolled potential exposure to the ash material.

Residents are also advised to exercise caution and not excavate or expose the ash material, as long-term exposure to lead may have an adverse impact upon human health, particularly children and pregnant women.

Council has commenced the development of appropriate communication, education and risk management strategies to effectively manage the existing land uses and future possible development in a safe and appropriate manner.

Part 2 – Identification of Subject Lands

The land identified in 'Annexures A & B' has been found to contain (or may contain) ash material that contains concentrations of lead and/or other heavy metals above the adopted human health and ecological assessment criteria for standard residential land use:

- National Environmental Protection (Assessment of Site Contamination) Measure (NEPM 1999) – Health Investigation Level A for standard residential land use
- National Environmental Protection (Assessment of Site Contamination) Measure (NEPM 1999) - Ecological Investigation Level.

Part 3 – Council Strategies to Manage the Affected or Potentially Affected Land

Council is committed to the development and implementation of a range of strategies to effectively and reasonably manage the issues and concerns arising from the operation of the former incinerator, including:

- Development and implementation of health risk assessments and risk communication strategies
- Visiting owners of premises to discuss Council's investigations, strategies and potential health impacts –
- Development of resident information sheets and correspondence advising of Council's investigations and strategies and provision of public health advice
- Provision of site specific correspondence to property owners, addressing any potential risk and levels of any contamination
- Inclusion of local variations in the Exempt & Complying Development Codes SEPP (SEPP) to exclude certain land from the application of the SEPP
- Provision of advice and responding to resident enquiries or concerns
- Facilitation of proposed DA's and required soil sampling, analysis and reports
- Implementation of standard procedures and conditions of consent for development applications
- Waiving of DA fees for DA's required as a result of Council's Policy or LEP, as resolved by Council
- Notification and liaising with relevant statutory and service authorities (including NSW Health and DECC)
- Participation with the Dial Before You Dig service to enable Council to be notified of proposed excavations for services in the area
- Consideration of requests from land owners for assistance to undertake any necessary activities arising from the operation of the incinerator, which are required for public health and safety reasons
- Provision of information on Section 149 (2) & (5) Planning Certificates
- Development of other strategies to address any issues and concerns which may arise.

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Part 4 – Further Information

Property owners and residents may obtain further information regarding this policy and the strategies to manage the contamination of land associated with the operation of the former incinerator from Council's Health, Building & Regulatory Services section on 9399 0966 by sending an email to council@randwick.nsw.gov.au

ADOPTION DETAILS

This Policy was adopted and amended by Council as detailed in the following table.

Adopted on 12 December 2006

Amended on 11 April 2007

Amended on 25 September 2007

Amended on 22 March 2011

D01239712 - RCC Contaminated Land Policy - Former Incinerator Land, Matraville - Amended 22 March 2011

ANNEXURE A

The land identified below has been found to contain, or may contain, ash material having levels of lead and/or other heavy metals, which exceed the current relevant standards for residential land use;

- National Environmental Protection (Assessment of Site Contamination) Measure (NEPM 1999) – Health-Based Investigation Level A for standard residential land use
- National Environmental Protection (Assessment of Site Contamination) Measure (NEPM 1999) – Ecological Investigation Level.

Properties found to contain ash-material which exceeds the relevant assessment criteria:

1 Wilkes Avenue, Matraville	4 Hurley Crescent, Matraville
2 Wilkes Avenue, Matraville	8 Hurley Crescent, Matraville
3 Wilkes Avenue, Matraville	
4 Wilkes Avenue, Matraville	29 Kain Avenue, Matraville
5 Wilkes Avenue, Matraville	31 Kain Avenue, Matraville
6 Wilkes Avenue, Matraville	
7 Wilkes Avenue, Matraville	11 Wilkes Avenue, Matraville
9 Wilkes Avenue, Matraville	
15 Wilkes Avenue, Matraville	37 Lawson Street, Matraville
17 Wilkes Avenue, Matraville	
19 Wilkes Avenue, Matraville	

1 Hurley Crescent, Matraville
2 Hurley Crescent, Matraville
2R Hurley Crescent, Matraville
3 Hurley Crescent, Matraville
5 Hurley Crescent, Matraville
6 Hurley Crescent, Matraville
10 Hurley Crescent, Matraville
12 Hurley Crescent, Matraville
14 Hurley Crescent, Matraville
16 Hurley Crescent, Matraville
18 Hurley Crescent, Matraville
20 Hurley Crescent, Matraville
22 Hurley Crescent, Matraville

35 Lawson Street, Matraville

Nature strips and public land adjacent to the properties detailed in this table in Kain Avenue, Wilkes Avenue & Hurley Crescent.

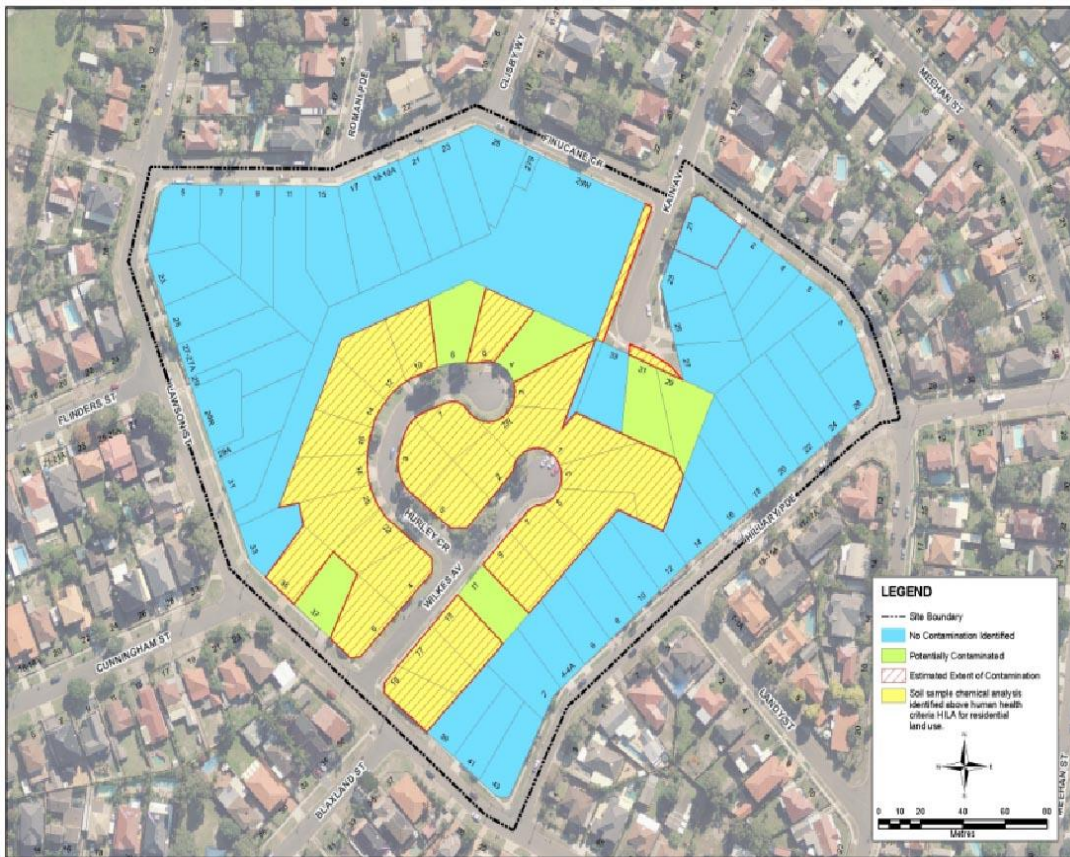
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ANNEXURE B

Former Incinerator Land, Matraville –
Extent of environmental site assessment and properties



Adopted by Council Amended 22 March 2011