

24.0 Environmental Risk Analysis

The only likely source of environmental risk identified in relation to the proposed Concept Plan is the decontamination of the CUB site. As previously stated in Section 22.1 of this report, a Remediation Strategy prepared by URS Australia Pty Ltd (URS) has been designed to ensure that the site is decontaminated in a safe and environmentally sound manner, taking into consideration the distribution and extent of contamination, nature of the development and the interests of the stakeholders and surrounding community. The design of the remediation strategy is intended to ensure the health and safety of the future occupants and protection of the environment.

The remedial works will be conducted in accordance with regulatory criteria set by NSW Department of Environment and Conservation (DEC). Whether predefined regulator criteria are not applicable, a human health risk based approach will be used to determine remediation criteria based on site specific criteria. Further details of site management plans will be contained in the Remediation Action Plan, as required by SEPP 55.

Site Management Plans

Site safety, health and environmental management proposed by URS will ensure that remedial works are performed in a safe and environmentally sound manner. Measures include:

- Occupational health and safety plans for site workers.
- Environmental management plans for remedial works dealing with waste management.
- A community information and consultation plan.
- Post remediation safety, health and environmental management plans for the site areas containing residual contamination, such as beneath heritage items, and to monitor basement ground water seepage.

The report concludes that the CUB site can be remediated for the proposed land uses in a safe and environmentally sound manner. The remedial works will be performed in accordance with the regulatory requirements of the NSW Department of Environment and Conservation (DEC) and the Department of Natural Resources. Accordingly the Remediation Strategy, the RAP and the subsequent remedial works will be subject to review by the EPA Accredited Site Auditor for the project. On completion of remediation, appropriate Site Audit Statements will be issued for the relevant land uses.

An Interim Letter of Advice dated 6 October 2006 and included in **Appendix EE** has been prepared by Frank Mohen of HLA Envirosciences Pty Ltd, in the role of site auditor, accredited by the DEC. Mr Mohen in his letter concurs with the proposed remediation strategy proposed by URS as a reasonable approach to the remediation of the CUB site and as the basis for a Remediation Action Plan to then carry out remediation and validation works. The letter states that on completion of the remediation and validation works, a Site Audit Statement (or multiple statements for specific parts of the site) with a Site Audit Report would be required to be undertaken to confirm further reassurance that the site has been successfully and safely remediated.