



NSW GOVERNMENT
Department of Planning

MAJOR PROJECT ASSESSMENT: Worth Place Park Remediation Project



Director-General's
Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

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EXECUTIVE SUMMARY

Hunter Development Corporation is proposing to remediate the western portion of Worth Place Park, located adjacent to Newcastle Harbour, to enable its use as a recreational park.

The 2,820 m² site is surrounded by existing and proposed commercial/retail and residential developments, which are located approximately 300 metres to the south-west and 500 metres to the east of the site respectively.

The site has been subject to previous remedial works, which have removed all contaminants except Polycyclic Aromatic Hydrocarbons (PAH), which remain on the site and require further remediation.

Hunter Development Corporation proposes to remediate the site using the 'cap and contain' remediation strategy, which involves placing an impermeable barrier over the contaminated area. The barrier would consist of geofabric membrane over the contaminated soil, followed by the placement of a clean yellow sand fill capping no less than 0.5m thick.

The proposal has a capital investment value of \$50,000 and would employ 1 worker during the remedial works.

During the exhibition period, the Department received 5 submissions on the project, all from public authorities. None of these submissions objected to the project, nor did they raise any concerns with it, however they have provided recommended conditions of approval. The Department has considered the recommendations of the various agencies, and where necessary, incorporated them into the recommended conditions of approval.

The Department has assessed the merits of the project in accordance with the relevant requirements in the *Environmental Planning and Assessment Act, 1979*, and is satisfied that the impacts of the project are relatively minor and can be mitigated and/or managed to ensure an acceptable level of environmental performance.

The Department is also satisfied that the project would reduce the risk of harm to human health and the environment, and it would assist with the delivery of the Honeysuckle development, including valuable public open space.

Consequently, the Department believes the project is in the public interest and should be approved, subject to conditions.

1. PROPOSED DEVELOPMENT

1.1 Background

Hunter Development Corporation is in the process of redeveloping 50 hectares of former railway and port land adjacent to Newcastle Harbour. This 4 kilometre stretch of waterfront land, known as Honeysuckle, incorporates residential, retail and commercial developments as well as a marina and public/recreational areas. The redevelopment is nearing completion, with development of the last precinct, Cottage Creek Precinct, currently underway.

Hunter Development Corporation is proposing to remediate the western portion of the Worth Place Park, which forms part of the Cottage Creek Precinct, to enable its use as a recreational park (see Figure 1).

The proposed western remediation area (the site) has an area of 2,820m², and is located adjacent to Newcastle Harbour. It is surrounded by existing and proposed commercial/retail and residential developments, which are located approximately 300m to the south-west and 500m to the east of the site respectively (see Figure 2).

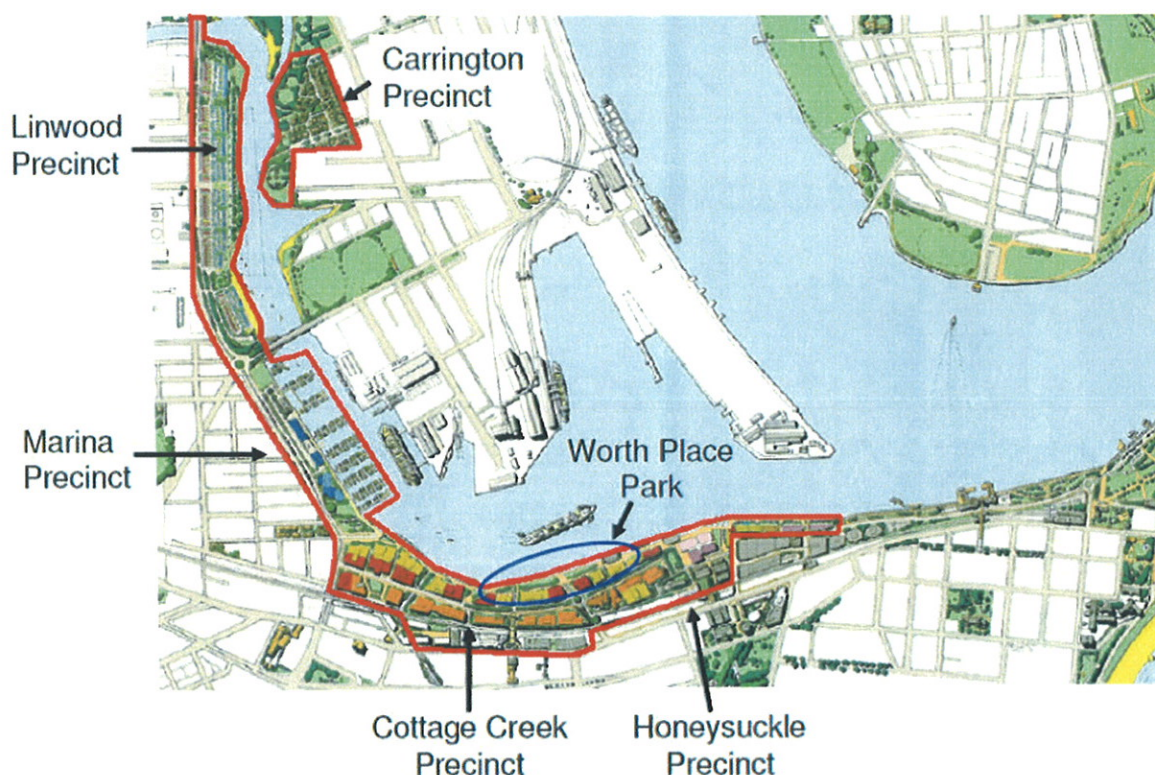


Figure 1: The Honeysuckle Redevelopment Project Area (outlined in red) including the Worth Place Park

Worth Place Park is reclaimed land that has been used since 1908 for industrial purposes such as:

- a wharfing facility; and subsequently
- railway workshops which included painting, blacksmiths and a metal foundry.

Between 2002 and 2006, Worth Place Park was remediated, with contaminated soil being excavated and disposed to landfill, which resulted in the removal of all Total Petroleum Hydrocarbons (TPH) and benzo(a)pyrene contamination in areas 'A' and 'B' (refer to Figure 3). However, further investigations found that Polycyclic Aromatic Hydrocarbons (PAH) remained in Area 'A', which requires further remediation.

1.2 Project Description

Hunter Development Corporation proposes to remediate Area 'A' to make the site suitable for its intended use as a recreational park. The major components of the project are summarised in Table 1, illustrated in Figures 2 and 3, and detailed in the Environmental Assessment (EA) for the project (see Appendix D).

Table 1: Major Components of the Project

Component	Description
Project Summary	Remediation of Worth Place Park using the cap and contain remediation strategy, involving placing a geofabric barrier over the contaminated soil, followed by the placement of a clean yellow sand fill capping no less than 0.5m thick.
Major Components of the Remedial works	The remediation process involves: • Pre Remediation Survey; • Installation of Geo-Fabric; • Construction of Capping Layer; • Validation Sampling; • Draft Validation Report; • Auditor Review; • 2nd Round Sampling (dependant upon validation sampling results); • 2nd Auditor Review (dependant upon validation sampling results); • Final Validation Report; • Auditor Review; and • Site Audit Report.
Fill Material	1,410m ³ of Virgin Excavated Natural Material
Construction	4 weeks
Hours of Operation	7am to 6pm Monday to Friday and 8am to 1pm on Saturday. No work would be undertaken on Sundays and Public Holidays.
Capital Cost	\$50,000
Employment	1 during remedial works

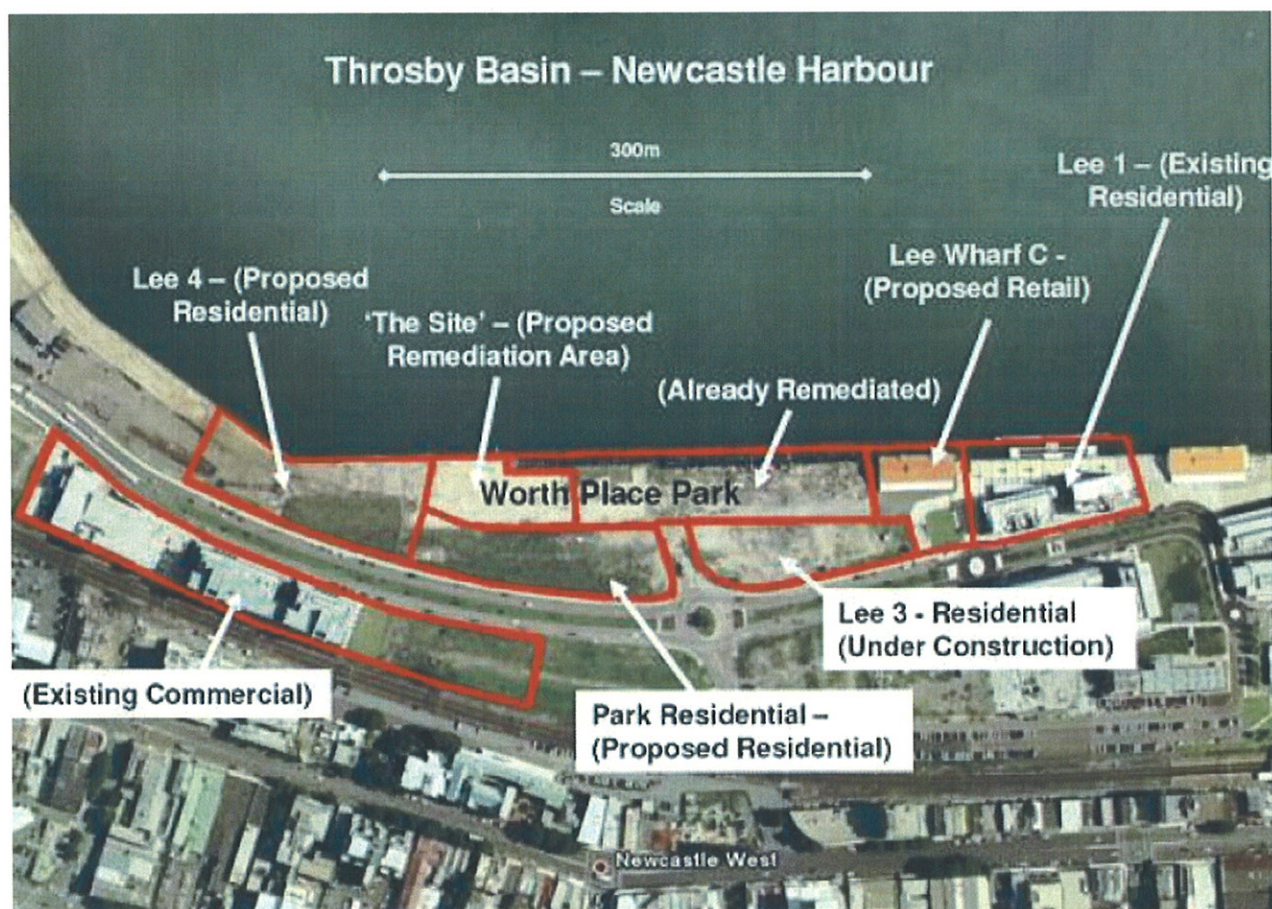


Figure 2: Site Location