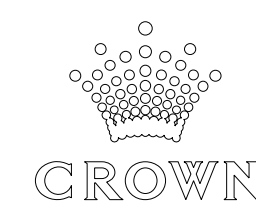
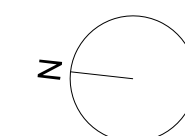
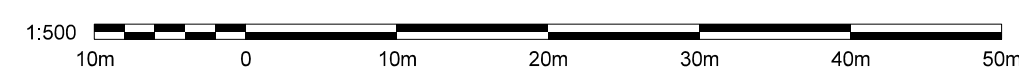


Appendix C

Crown Development Plans (RAP Issue)



Issue	Date	Description	By	Chkd
-	01.05.2014	Remediation Report Issue	HP	AK



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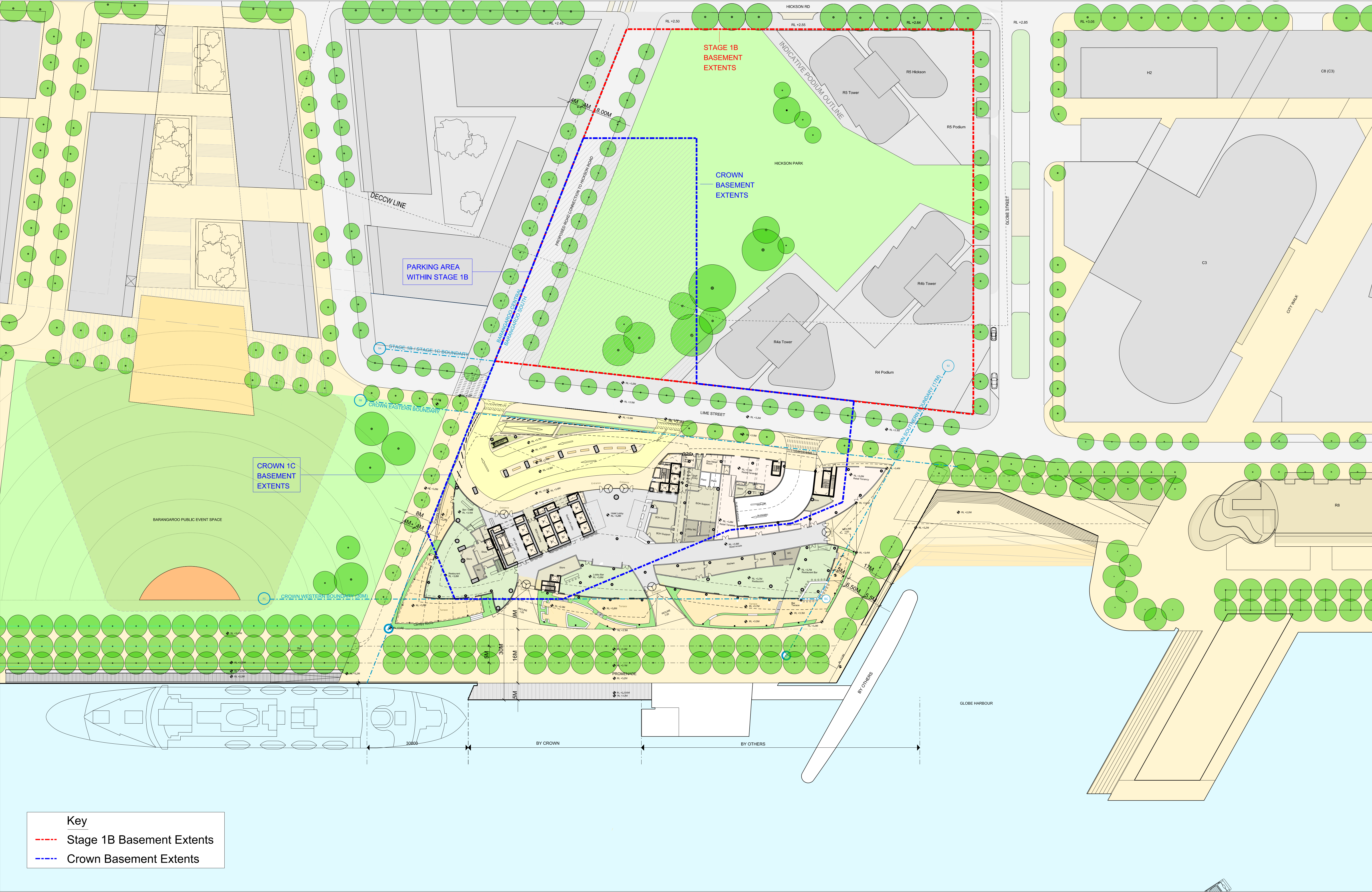
Project: 915.11 Crown Hotel Sydney

Title:	Site Plan - Ground floor Remediation Report Issue
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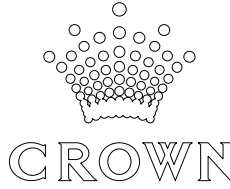
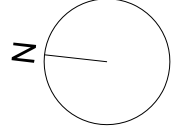
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Drawing and CAD File Number:
00915-11-SK-0967

V:



Issue	Date	Description	By	Chkd
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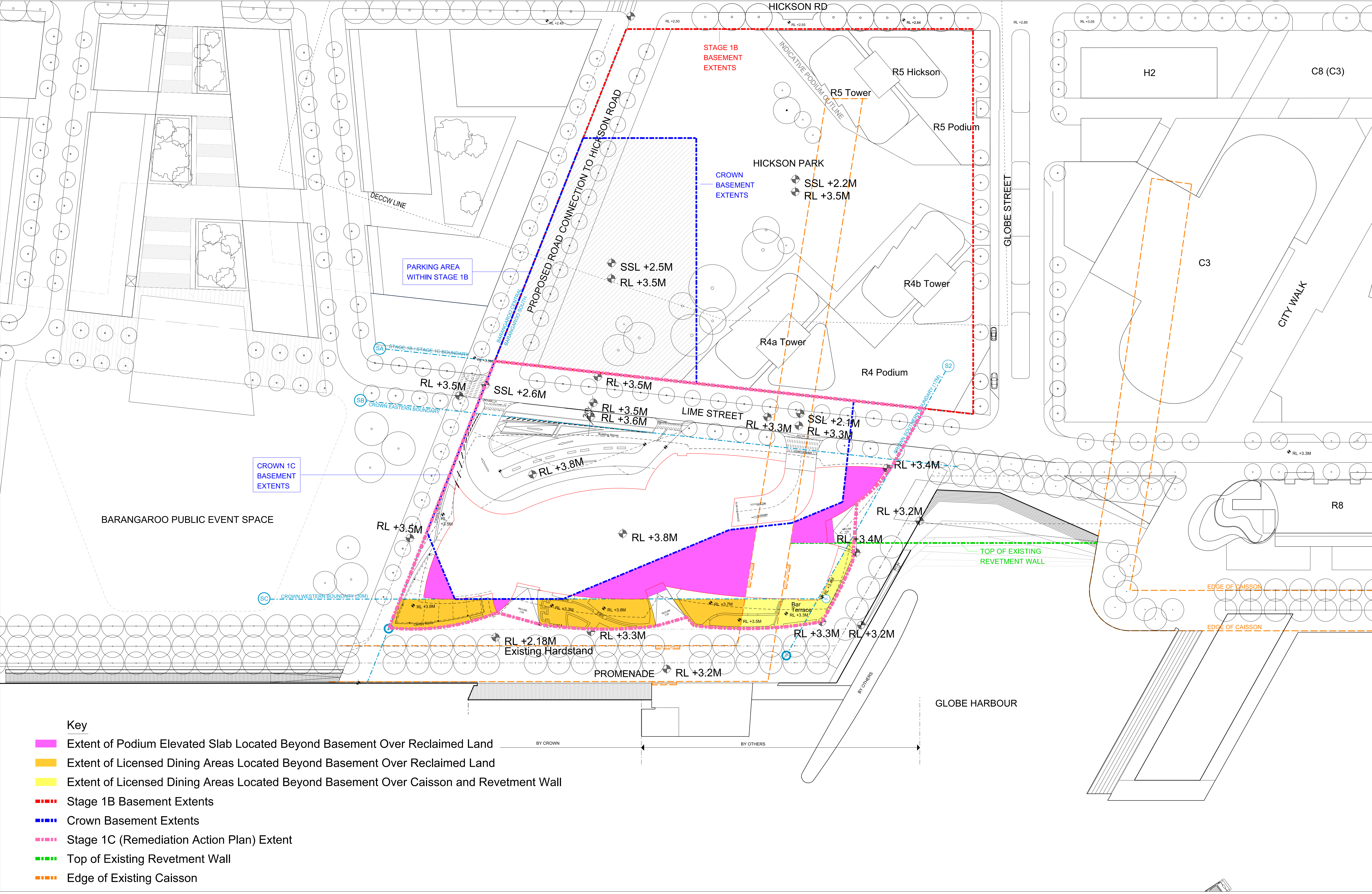


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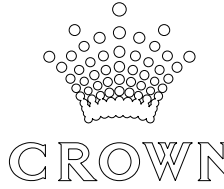
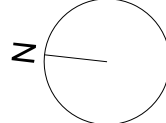
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Project:	915.11 Crown Hotel Sydney
Title:	Site Plan - Ground floor Remediation Report Issue
Scale @A1: 1:500 Scale @A3: 1:1000	Drawing and CAD File Number: 00915-11-SK-0968
Rev:	



Issue	Date	Description	By	Chkd
-	01.05.2014	Remediation Report Issue	HP	AK



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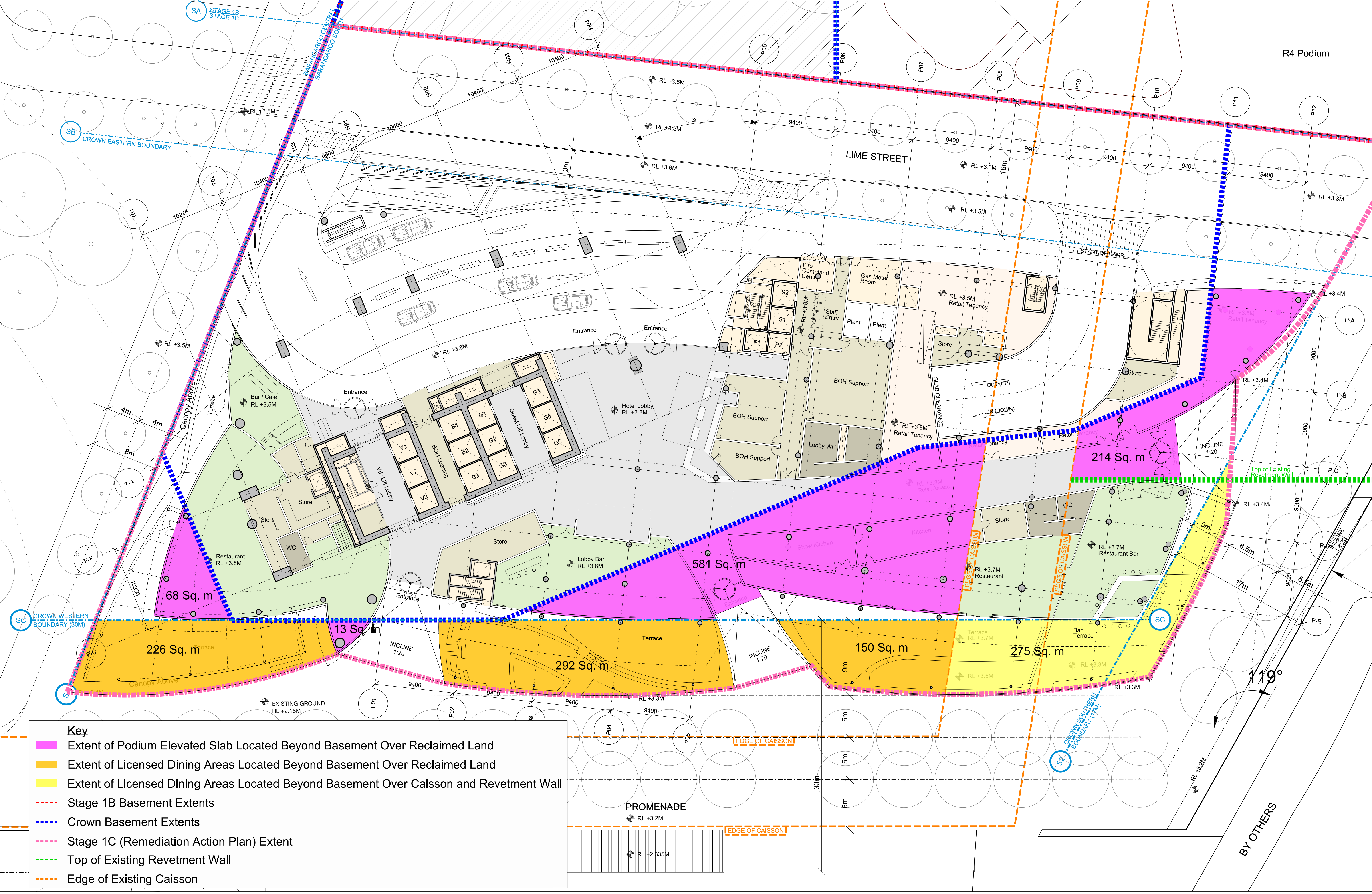
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Title: Site Plan - Ground floor
Remediation Report Issue

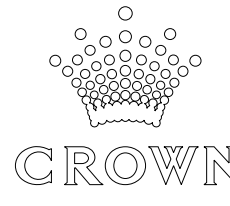
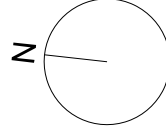
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Rev:



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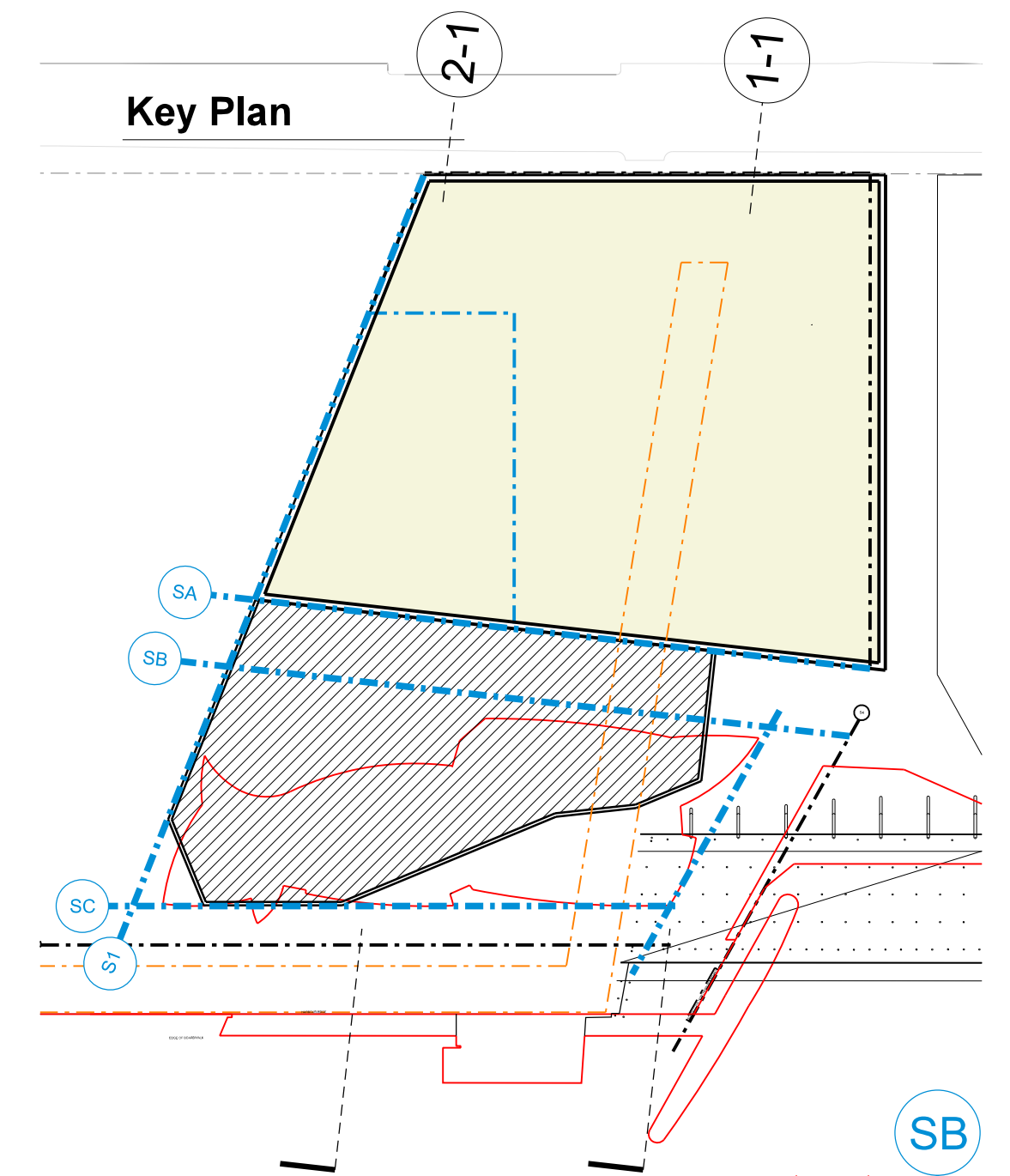
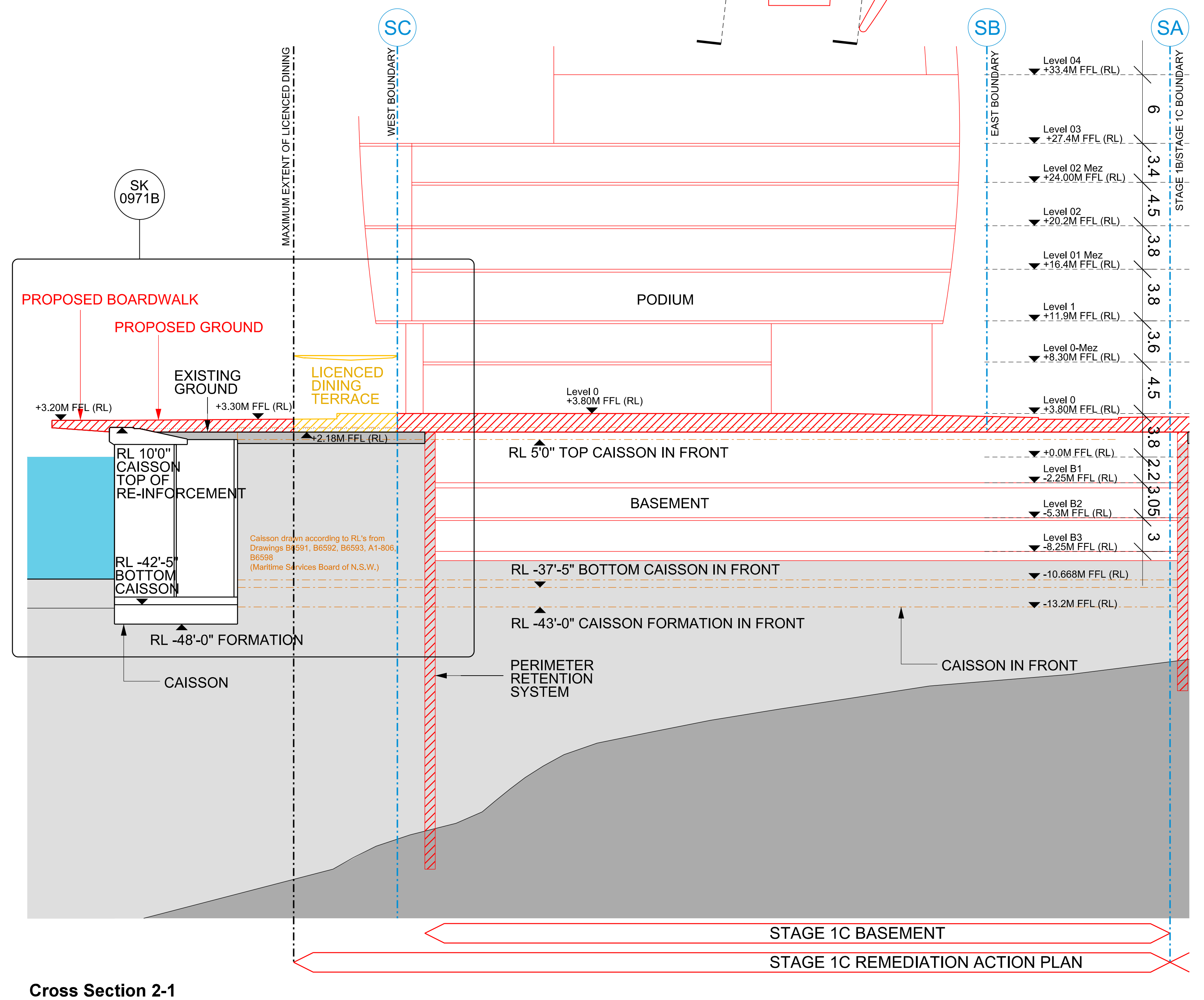
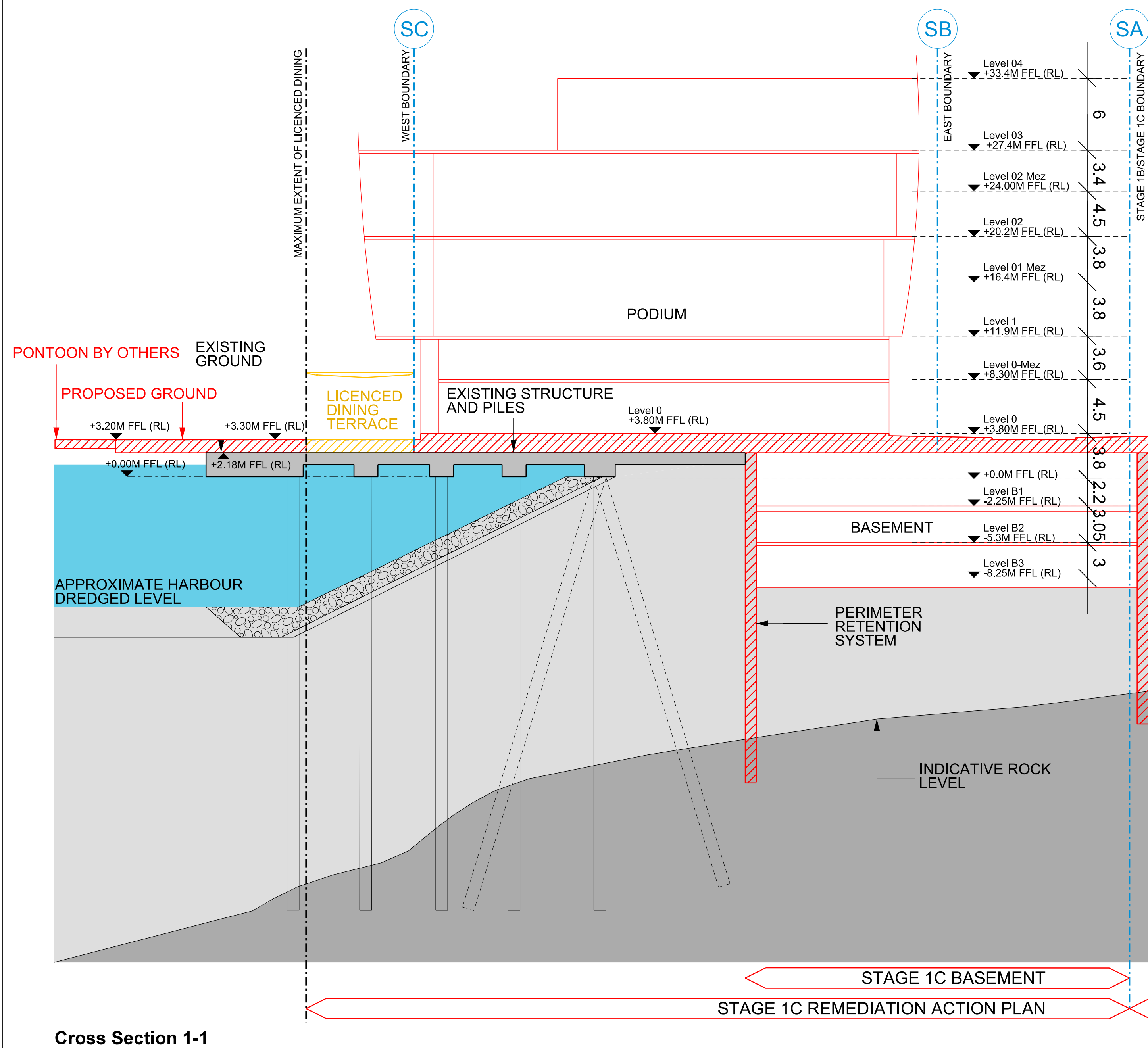
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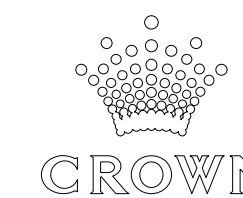
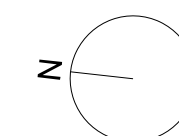
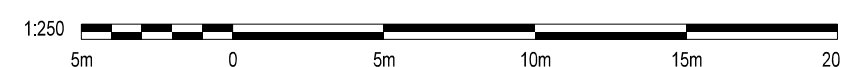
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Rev:	

INDICATIVE LAYOUT ONLY

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Notes:

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2. Levels, partition wall location and PRW outline based on drawing Pack 00915-11-ISSUE 040314 DRAFT.
3. Volume subject to site auditor requirements for a clean zone greater than the proposed formation RL of -9.75m.

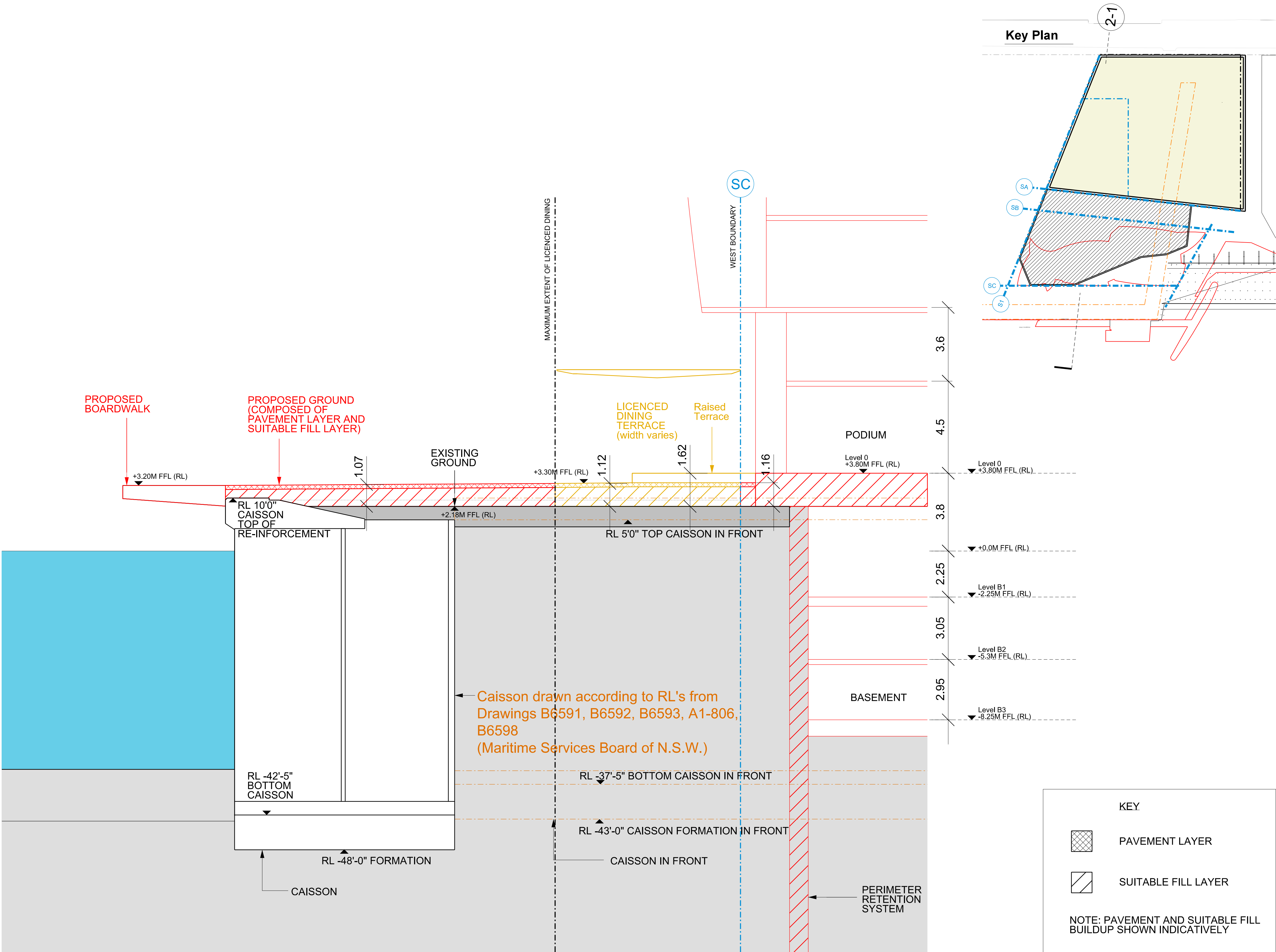


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Project:	915.11 Crown Hotel Sydney		
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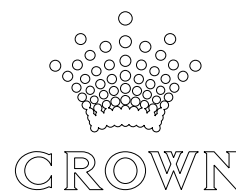
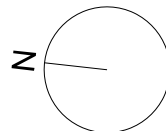
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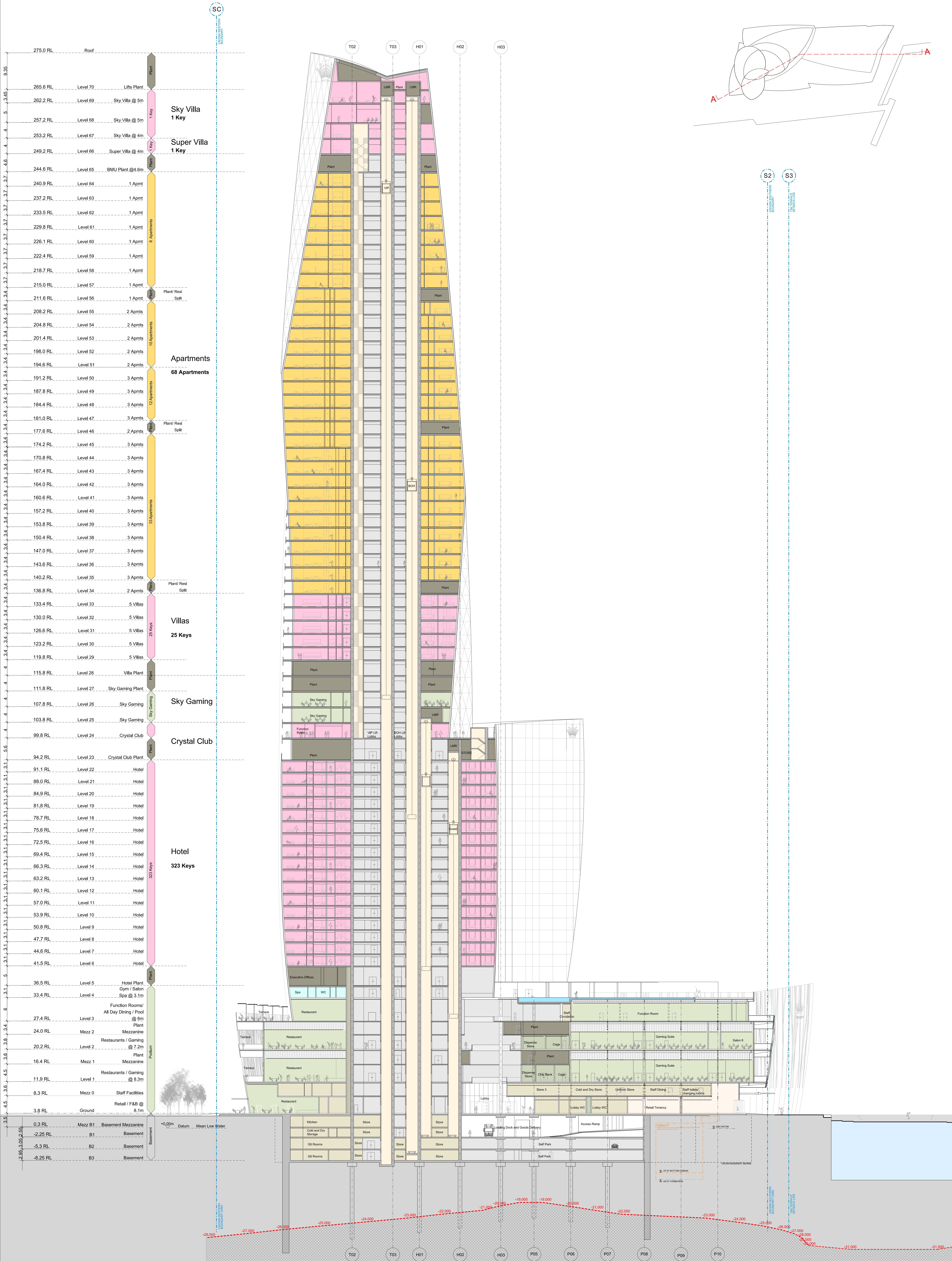
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Issue	Date	Description	By	Chkd
	01.05.2014	Remediation Report Issue	TI	AK

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3. Volume subject to site auditor requirements for a clean zone greater than the proposed formation RL of -9.75m.



Project:	915.11 Crown Hotel Sydney
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Rev:	

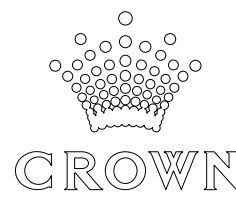
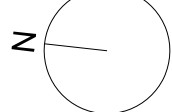




Key

Stage 1C(Remediation Action Plan) Extent

Issue	Date	Description	By	Chkd
	01/05/2014	Remediation Report Issue	TI	AK

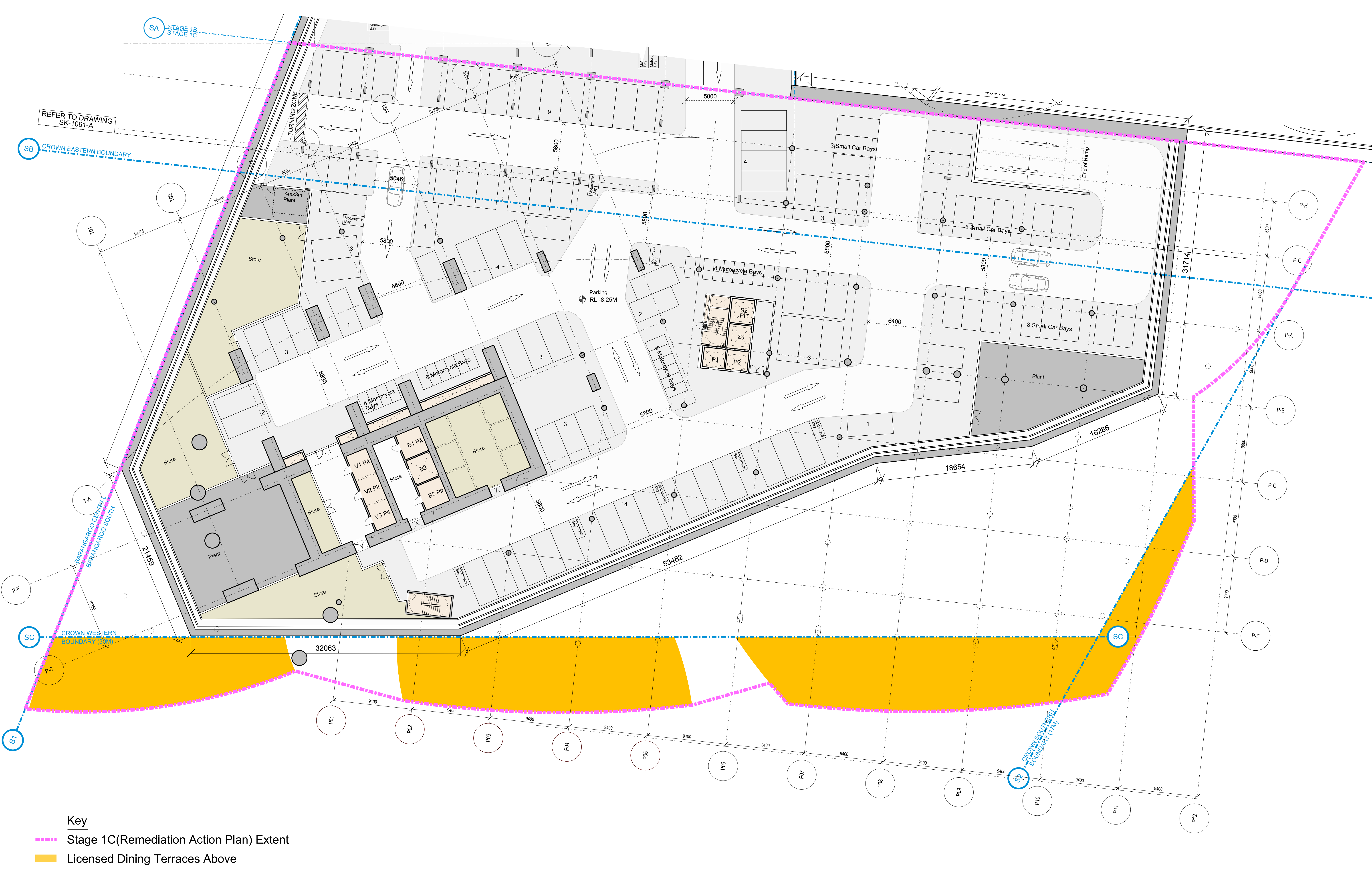


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Project:	915.11 Crown Hotel Sydney
Title:	Basement Level 3
	Stage 1B Crown/ LL Extents Remediation Report Issue
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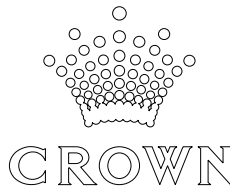
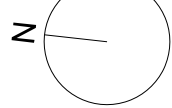


Key

Stage 1C(Remediation Action Plan) Extent

Licensed Dining Terraces Above

Issue	Date	Description	By	Chkd
	01/05/2014	Remediation Report Issue	TI	AK

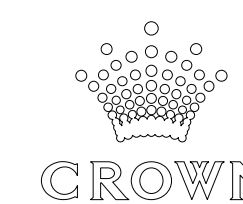
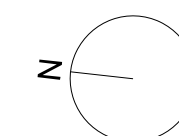
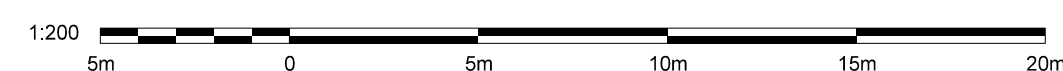


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Project:	915.11 Crown Hotel Sydney
Title:	Basement Level 3
	Stage 1C Crown Extents
	Remediation Report Issue
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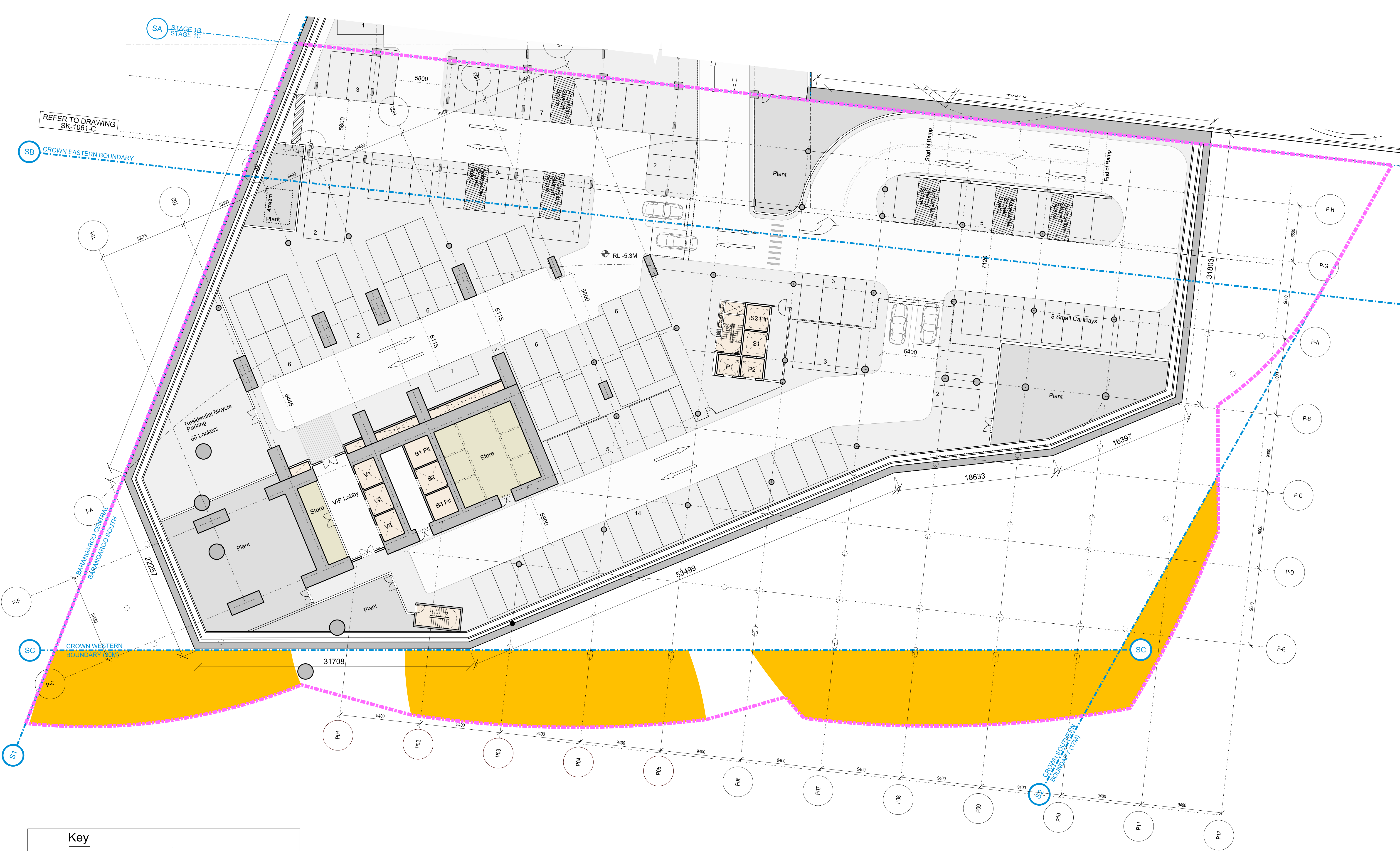
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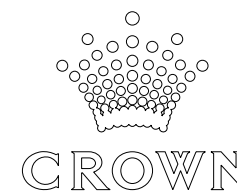
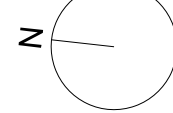
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Key	
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	Licensed Dining Terraces Above

Issue	Date	Description	By	Chkd
	01/05/2014	Remediation Report Issue	TI	AK



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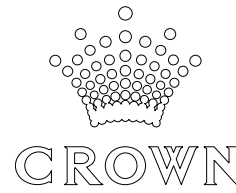
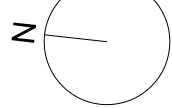
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Stage 1C(Remediation Action Plan) Extent

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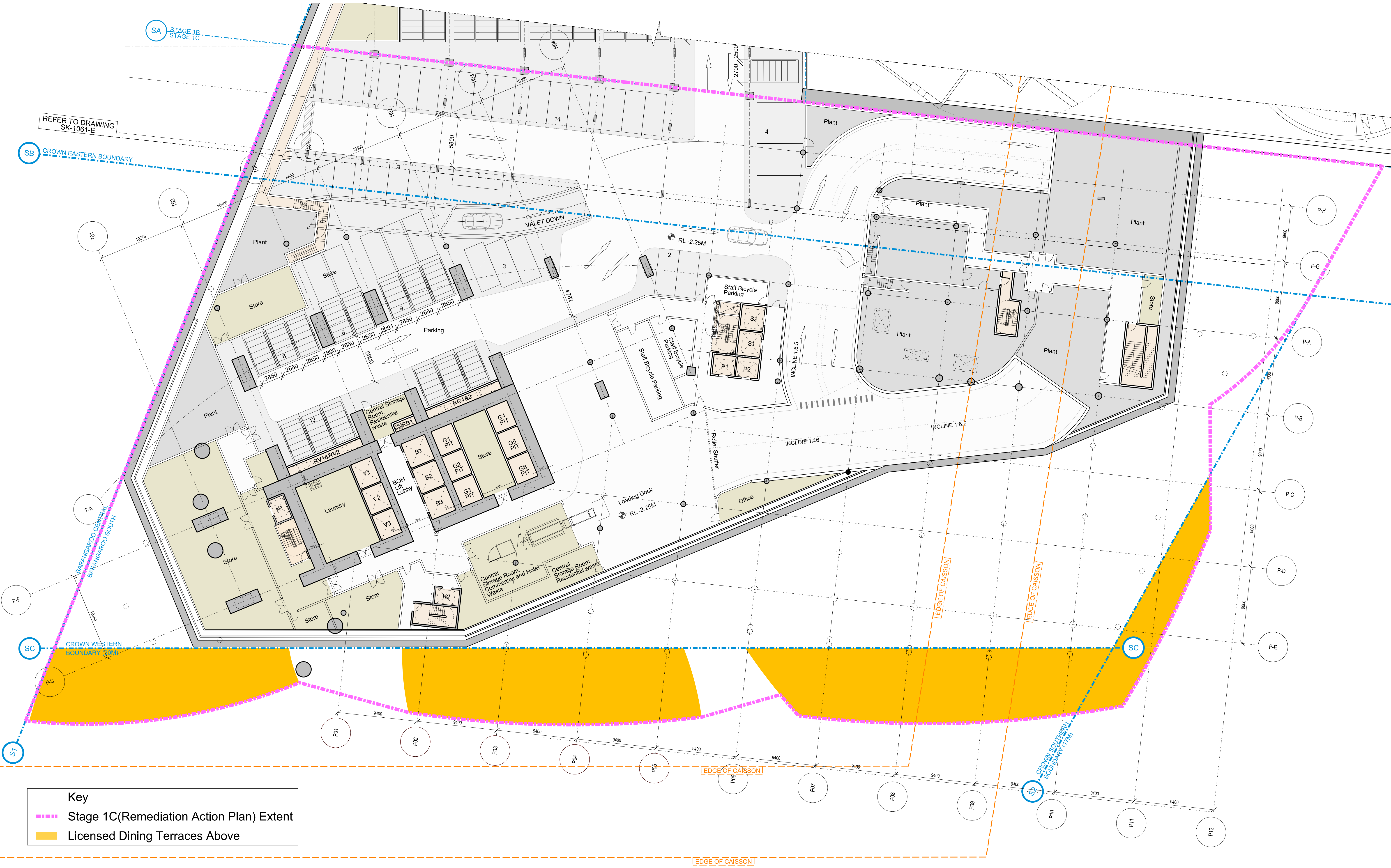


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Project:	915.11 Crown Hotel Sydney
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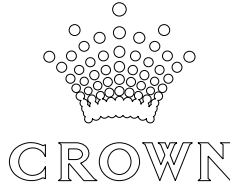
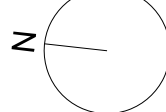


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Stage 1C(Remediation Action Plan) Extent

Licensed Dining Terraces Above

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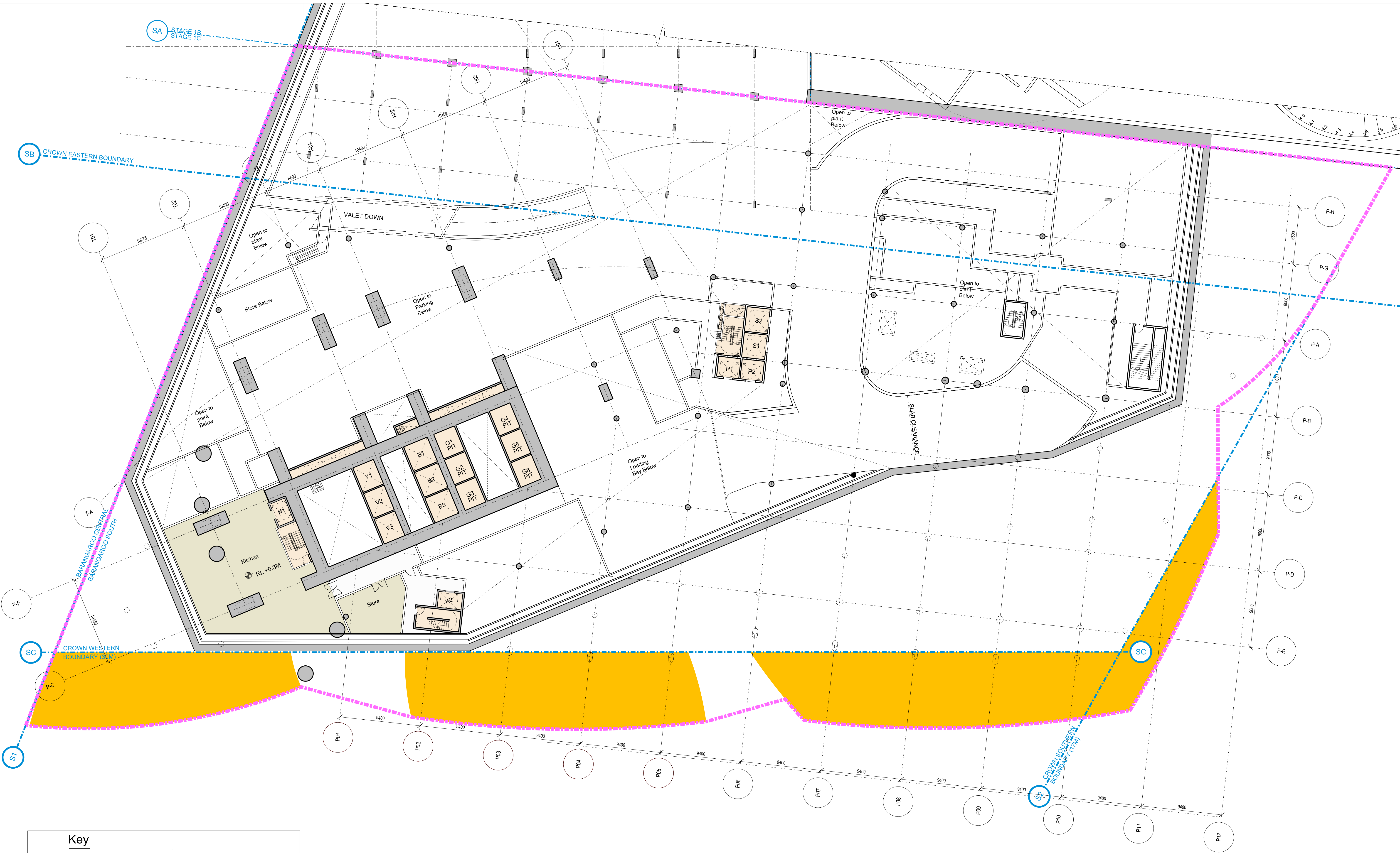


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Project:	915.11 Crown Hotel Sydney
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	Stage 1C Crown Extents
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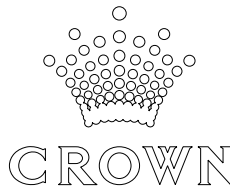
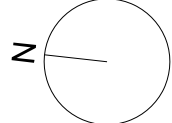


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Stage 1C(Remediation Action Plan) Extent

Licensed Dining Terraces Above

Issue	Date	Description	By	Chkd
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Project:	915.11 Crown Hotel Sydney
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	Rev:

Appendix D

Ex-Situ Remediation Works

1.0 Ex-Situ Remediation Works

1.1 Introduction

As described by **Section 8.0**, CIM has not been identified within the Site based on the previous intrusive investigations undertaken within the Site and it is considered unlikely that remediation will be required.

It is also noted that material excavated as part of the Stage 1C Basement may require treatment prior to disposal to landfill.

Section 21.6 present contingency actions that will be implemented in the event that:

- CIM requiring remediation is identified as an outcome of the validation of limited excavation works in Area A as detailed in **Section 16.4.1**; and/or
- treatment of excavated material as necessary to facilitate disposal to landfill.

This Appendix describes, in addition to the general excavation and materials management outlined in **Section 13.0** this section outlines the proposed additional controls that will be implemented to manage materials that require treatment at the Site as well as outlining the proposed treatment methodology.

1.2 Remediation Enclosure and Emissions Control System

It is proposed that ex-situ treatment of material excavated for construction of the intended Stage 1c Basement prior to disposal to landfill (if required) will be undertaken in an appropriately licenced off-site facility. In the unlikely event that on-site treatment is preferred, an on-site treatment facility (potentially including an RE and associated ECS, if required) will be established in a central location (approved by the Authority) and coordinated with the remediation works to be undertaken within the adjacent Block 4 (as described by the *VMP/Block 4 RAP* (AECOM, 2013a).

Operation of the RE (and ECS if required) would be in accordance with operation and maintenance management systems developed on completion of the final system design. An overview of the controls to be designed as part of the RE and ECS system is provided in **Section 1.4.3** below. Supporting infrastructure will be required for the proposed partial top down excavation methodology (refer to **Section 13.2** of the main report) potentially including an air circulation system to appropriately manage air quality within the basement excavation, and/or an ECS.

1.3 Ex-situ Stabilisation Trials

The following section describes bench scale trials that were undertaken for the purpose of assessing the suitability (or otherwise) of ex-situ stabilisation for treatment of gasworks related impacted material from the Barangaroo site.

1.3.1 Introduction

Enviropacific Services Pty Limited (EPS) conducted a series of Ex-situ Stabilisation Trials to assess the feasibility of treating the PAH and TPH impacted material from the Site to a standard which would facilitate either disposal to landfill or reuse at Headland Park. These works are detailed in the *Ex-situ Stabilisation Trials – DECC Declaration Area, Barangaroo* (Enviropacific Services, 2012).

The stabilisation trials were conducted on bulk soil samples obtained from test pits excavated in Blocks 4 and 5 and a coal tar collected from the Hickson Road tar tank (BH53) in February 2010. The test pits were excavated in areas identified by historic investigations as containing gasworks contamination.

Four types of material were targeted for the *Ex-situ Stabilisation Pilot Trial* based on field observations:

- Lightly impacted material (LI);
- Moderately impacted material (MI);
- Heavy impacted material (HI); and
- Coal tar material (CT).

The main contaminants of concern considered by the trial were PAH and TPH. PAH, including benzo(a)pyrene (BaP), and TPH are also the contaminants on which waste classification of the material is determined as per the *Waste Classification Guidelines* (DECCW, 2009).

1.3.2 Methodology

After collection, the bulk soil samples within each material type were composited, air-dried and mechanically mixed in order to achieve a homogeneous starting material for the stabilisation trials.

The laboratory analysis (total concentrations) indicated that all untreated material (LI, MI, HI and CT) would be classified as hazardous waste, according to the *Waste Classification Guidelines* (DECCW, 2009). This classification is based largely on exceedances of the specific contaminant concentration 2 (SCC 2) criteria of 23 mg/kg for BaP. The material types were identified as: LI = 29.6 mg/kg, MI = 70.6 mg/kg, HI = 234 mg/kg, CT = 194 mg/kg). The analytical results indicate that total BaP concentrations in the coal tar sample are lower than in the highly impacted material, which may be a result of the higher water content of the coal tar sample.

Leachate tests were also performed on the untreated soil samples. The leachate tests included:

- Toxicity Characteristic Leaching Procedure (TCLP);
- Australian Standard Leaching Procedure (ASLP); and
- Multiple Extraction Procedure (MEP).

The four material types were subjected to a range of treatment regimes. The treated samples were then subject to leachate testing (TCLP, ASLP and MEP) as well as being assessed for unconfined compressive strength (UCS).

1.3.3 Discussion of Results

The general effect of treatment on contaminant leachate concentrations (compared to untreated soil leachate concentrations) and UCS are summarised following:

- Addition of Portland cement (PC) - leachate contaminant concentrations either showed no reduction or an increase. The UCS showed an increase to > 1 MPa with 5% PC (LI, MI) and with 10% PC (HI);
- Addition of 10% fly-ash - no significant effect on leachate concentrations was reported. An UCS of 3.1 MPa was achieved with the addition of 10% PC (the UCS was not determined on the fly-ash alone treatment); and
- Addition of the chemical fixative, RemBind-FO1 - a significant reduction in leachate contaminant concentrations was reported (5% RemBind-FO achieved an 80% reduction in ASLP concentrations and a 50% reduction in TCLP concentrations). The UCS of the RemBind-FO/PC blend was significantly lower than PC alone (HI material treated with 5% RemBind-FO 10% PC had a UCS of 0.4 MPa compared to a USC of 1.1 MPa for HI material treated with 10% PC alone).

The treatment trials indicated that the optimum pre-treatment with respect to leachate contaminant reduction would be the addition of 5% RemBind-FO. RemBind-FO treatment was only trialled on the HI material, however, a reduction in leachate concentrations would be expected similarly with the LI and MI material.

Conversely, the optimum pre-treatment for achieving the NSW EPA General Immobilisation Approval specification for UCS of greater than 1 MPa would be 5%PC for LI and MI materials and 10%PC for HI material.

1.3.4 Conclusions and Recommendations

Waste can be disposed of to a NSW EPA Licensed Landfill subject to classification of the material in accordance with the *Waste Classification Guidelines* (DECCW, 2009). Based on the SCC BaP criteria the material would be classified as Hazardous Waste, however, the NSW EPA General Immobilisation Approval # 2005/14 (IA) provides specific requirements for the stabilisation of coal tar contaminated soil for the purpose of disposal to an off-site NSW EPA licensed landfill facility.

The IA specifies that if the total concentrations are within specified criteria and a UCS of greater than 1 MPa is achieved, the treated soil can be assessed on TCLP leachability alone. Of the key contaminants of concern, the waste guidelines include a TCLP leachability criterion for BaP only. Based on the TCLP BaP concentrations

¹ RemBind-FO is a proprietary product developed by Ziltek Pty Ltd for the chemical fixation and stabilisation of hazardous waste.

(below the analytical detection limit for all material), the material (LI, MI, HI and CT) would be classified as General Solid Waste, providing the minimum UCS requirement is met. A UCS of greater than 1 MPa, could be achieved by the following treatments:

- Material classified as LI and MI: 5% cement;
- Material classified as HI: 10% cement; and
- Material classified as CT: 40% - 80% fly-ash, 10% cement.

As described above, the TCLP BaP concentrations were all reported below the laboratory LOR. Therefore, these treatments would also be expected to achieve the required leachate criteria prescribed by the *Waste Classification Guidelines* (DECCW, 2009).

The final fly-ash percentage for the treatment of coal tar impacted material will depend on the consistency of the material and the amount of fly-ash required to achieve a spadeable consistency. EPS anticipated that the UCS requirement for CT would likely be met with a 40% -50% fly-ash treatment.

1.4 Treatment Operations – Ex-situ Stabilisation

1.4.1 Background

The contingency actions described by **Section 20.6** include nomination of ex-situ stabilisation as the preferred remedial technologies for ex-situ treatment of material (including SPGWT / CIM) which requires treatment prior its offsite disposal (if required).

This section describes the methodologies to be employed for preparing and treating materials using ex situ stabilisation onsite (if required, refer to **Section 1.2**). Materials requiring treatment may also be treated at an offsite facility in accordance with applicable regulations and NSW EPA requirements.

1.4.2 Pre-Treatment of Materials

If onsite treatment works are conducted, pre-treatment works, if required, will be undertaken in two stages.

- Initially, the excavated material may be blended at the excavation face to make the material 'spadeable' (as detailed in **Section 13.8.3**); and
- Material requiring treatment will be transported to the RE, where further screening and testing of this material will take place.

The material will be stockpiled in the RE using a front end loader before undergoing secondary screening through a screen to achieve a grade of 40 mm minus. This is the minimum size requirement for material to feed into a pug mill. All screened overburden material will be set aside into type for potential crushing/recycling. The screening of the contaminated material will achieve a relatively homogenous feed material prior to being loaded into the feed hopper of the pug mill and minimise the quantity of material which requires treatment.

1.4.3 Remediation Enclosure and Emission Control System

As described by **Section 1.2**, ex-situ stabilisation equipment may be enclosed within a RE. The purpose of the RE is to control emissions during remediation treatment activities and ensure these emissions are vented to atmosphere through an ECS. Operation of the RE and associated ECS will be in accordance with operation and maintenance management systems developed on completion of the final design of the system. An overview of the controls to be designed into the system is provided below:

- The RE will be a clear span shed constructed of a steel frame with metal sheeting (or equivalent). The building will be sized to contain a screen and pugmill and have sufficient room for truck access, machinery and stockpiles. It will include doors, lights, electrical, adjustable louvers and other ancillary facilities that are required for safe and efficient operation.
- The building will contain approximately a 2-3 day working inventory of feed soil plus a sufficient buffer for soil curing and other pre-treatment activities. This inventory volume is designed to provide adequate storage capacity to feed the treatment plant during periods when unforeseen conditions interfere with normal excavation activities.

- ECS will consist of a ductwork system, induced draft fan, particulate control device, activated carbon adsorption system and stack. The ECS would be designed with sufficient capacity to provide a safe working environment within the RE.
- The final design of the RE will be developed prior to the start of the remediation works. The structure is likely to include a negative pressure working enclosure with an air-lock doorway and an air extraction system for the control of odours and diesel exhaust.
- The air exhausted from the RE will first pass through a particulate control device (bag-house or pleated paper filter system) to remove fugitive dust. The particulate control system will include a system to remove particulates from the filter media. Dust removed will be collected in enclosed drums or hoppers.
- After the exhaust gas exits the particulate filter, it will pass through an activated carbon adsorption system. The activated carbon system will be equipped with a number of monitoring ports. A monitoring protocol will be developed for the various ports along the activated carbon adsorption system. This protocol will form the basis for deciding when activated carbon beds need to be replaced. Air would be exhausted to the atmosphere via a stack.
- Emissions from the ECS stack will be required to be licensed as part of the EPL for the Barangaroo site (refer to **Section 12.1.2**).

1.4.4 Pug Mill Treatment Plant

Ex situ stabilisation is intended to be accomplished by using a pugmill fed by a loader/excavator. The nature and quantity of agents used for stabilisation was the subject of a stabilisation trial (refer to **Section 9.3**).

The pugmill mixing chamber and computer controlled weight cells will allow the complete mixing of the additives with the soil matrix. A pugmill has been selected in recognition that the NSW EPA prefers aggressive mixing techniques (such as a pugmill) because they provide for complete mixing of the materials.

Analytical results will be used to demonstrate that the treated material is suitable for disposal to an appropriately licensed off-site landfill (in accordance with the *Waste Classification Guidelines* (DECCW, 2009)).

Pug mill plants typically have a rated capacity of 600-1,000 tons per hour. This rate will vary depending on the physical properties of the soil, amount and type of additive, and the desired production rate.

The type of treatment plant will be based on the final design by the treatment contractor. Below is a description of the potential major components that may comprise a plant system.

Self-erecting Silo

The silo is filled pneumatically from bulk tankers. Additives such as cement, fly ash, lime and bentonite are blown into the silo.

The silo is equipped with a dust control system.

Material feed hopper

This hopper is fed with the soil(s) to be processed. It may be divided so as to accommodate two types of soil or aggregate. The hopper may be fed one of three ways. First, a front-end loader can feed the hopper directly by building a ramp perpendicular to the hopper. Second, material may be conveyed into the hopper. Third, a screen can process directly into the hopper.

Twin shaft paddle pugmill

The pugmill is designed to achieve a violent mixing action throughout its length resulting in a well-mixed homogeneous product. This type of mixing, with no slump or low moisture products, is more effective than a drum type mixer that merely folds the product.

Hydrostatic cleated belt additive feeder

The additive is fed to the pugmill at the beginning of the mixing operation by means of the computer controlled cleated belt. Accuracies of better than plus/minus 2% of the design proportioning of the additive are achieved.

Water tank

The water requirement is determined by the mix design and the native water in the material to be mixed. Water is fed from an outside source into the plant's onboard water tanks. This water is fed at the design rate into the mixing chamber by two hydraulic pumps which are computer controlled.

Discharge belt

The mixed product is discharged from the pugmill on this conveyor belt. The finished product is continuously and cumulatively weighted on a Ramsey belt scale.

Gob Hopper

The gob hopper is utilized to interrupt the continuous flow of mixed material allowing trucks to enter and exit the loading area. If trucks are used to transport the mixed material away from the plant, the direction of travel of the trucks should be with the driver's side closest to the plant so that he/she may see the plant operator. The gob hopper maybe left open continuously so that a conveyor may be used to remove the finished product from the mixing plant.

Particulate Additive

Fine particulate additives such as cement, fly ash, lime and bentonite are pneumatically transferred from bulk tankers and stored in the self-erecting silo. If more than one type of additive is required, an optional self-erecting auxiliary silo may be set up next to the plant. The silos are equipped with negative pressure dust control systems, which filter and evacuate the pressurized air entering the silo. This process maintains constant silo pressure so as not to affect the consistency of the feeder.

Mixing Chamber

All ingredients enter simultaneously at the beginning of the mixing chamber allowing them maximum mixing time. The mixing chamber houses an interlaced twin shaft variable speed paddle pugmill designed to achieve a violent mixing action throughout its length resulting in a well-mixed homogeneous product. This type of mixing, with no slump or low moisture products, is greatly more effective and efficient than a drum type mixer that merely folds the product.

Control System

The Programmable Logic Controller and colour active matrix Operator Interface is directed by control software. Designed for harsh industrial environments, this versatile and reliable system has extensive self-diagnostics and is completely modular, making diagnosing and repairing problems as easy as plugging in a new module.

The software provides fully automated plant control and monitoring of all plant systems including engine, flow meters, sensors and switches. Displays indicate all flow rates, set points, feeder speeds, totals and status of all feeds and processes. All critical mechanical systems are monitored to alleviate damage and prevent down time. Inventory of fine particulate and admixture are computed and tracked.

1.4.5 Treated Soil

The RE will have a base capacity to stockpile between 2-3 days of treated soils from the pug mill. Treated materials stored in this area will undergo validation testing and classification to determine whether the treatment process has been effective. Materials that have not been treated to an acceptable level will be retreated.

Stockpiles would be then moved outside of the RE to a main stockpile area. Where required, stockpiles will be managed in accordance with the requirements of **Section 13.8.7**.