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09 August 2021

Post-Construction Land Condition Assessment – Area B, Windsor Bridge Replacement Project, Windsor NSW

1. INTRODUCTION

EDP Consultants Pty Ltd (EDP) was engaged by Georgiou Group Pty Ltd (Georgiou) to undertake a post-construction land condition assessment (PCLCA) of Area B, utilised as a stockpile yard area for the Transport for New South Wales (TfNSW) - Roads and Maritime Services (RMS) Windsor Bridge Replacement Project located in Windsor NSW (the site). The investigation was undertaken by an experienced EDP consultant on 05 August 2021.

2. BACKGROUND

Prior to the return of the land to the landowner, a PCLCA must be undertaken in accordance with the Management of Wastes on Roads and Maritime Services Land (RMS, 2014) documenting any wastes or waste materials remaining onsite and the current condition of the land prior to the acceptance of the hand back to the landowner at the completion of project works.

Area B, an approximate 4.8 hectare (ha) area located to the north-east of the Wilberforce Road and Freemans Reach Road roundabout intersection, was used as a stockpile yard for the temporary storage of soils and construction waste materials as well as the location of potential acid sulphate soil (PASS) remediation.

3. OBJECTIVE

The objective of these works was to conduct an inspection of the designated area, including photographic evidence to determine the current condition of the site and assess its suitability to be returned to the landowner.

4. SCOPE OF WORKS

4.1 Specific Project Scope of Works

To achieve the above objective the following works were undertaken as part of this investigation:

- Preparation of a Safe Work Method Statement;
- Undertake an inspection of Area B in accordance with the Management of Wastes on Roads and Maritime Services Land (RMS, 2014), including photographic logging of the site areas; and
- Preparation of a letter report with completed Attachment C of the Management of Wastes on Roads and Maritime Services Land (RMS, 2014) for the area.

4.2 Specific Location of Works

The investigation was limited to the following area, identified as Area B throughout the duration of project works.

Table 1: Location of Works

Location:
Area B consists of an approximate 4.8 ha area located to the north-east of the Wilberforce Road and Freemans Reach Road roundabout intersection. The area extends north from Wilberforce Road to Freemans Reach Road to the west, excluding the lot occupied by a turf supplies warehouse to the south-west of the site. See Attachment C for further location details.

5. TECHNICAL FRAMEWORK

The investigation was conducted in accordance with the following guidance:

- NSW Work Health and Safety Act 2011;
- NSW Work Health and Safety Regulation 2017; and
- NSW Transport Roads and Maritime Services 2014 Environmental Procedure: Management of Wastes on Roads and Maritime Services Land.

6. FINDINGS

6.1 Visual Observations

On 05 August 2021, an EDP environmental consultant completed a visual inspection of Area B to assess the current condition of the area, document any wastes remaining onsite and outline potential corrective action required, if any, prior to the return of the site to the landowner.

Discussion with Georgiou personnel onsite indicated that the area had previously been used as a stockpile yard, including the temporary storage of soil including general fill and topsoil, the temporary storage of imported materials such as sand and gravel as well as the stockpiling construction waste materials including demolition waste and general solid waste. The area was also used for the treatment of PASS excavated during project works.

The following were observed during the site visit:

- The site appeared as a predominantly open vacant area, clear of any residual waste or construction materials;
- Several small soil stockpiles remained onsite during the initial inspection, however stockpiled materials consisted of a sandy silt topsoil to be spread across the site surface for levelling purposes. The spreading of the observed stockpiles has since been completed, and the site is currently clear of any remaining stockpiles;
- The site surface consisted of a dark brown sandy silt topsoil with foreign materials, odours, or discolouration not observed; and
- During the inspection, no evidence of previous activities or use as a stockpile yard or materials storage area was observed with all temporary materials removed from site.

Refer to **Attachment A** for photographs taken during the assessment and **Attachment C** for site plans.

7. DISCUSSION AND CONCLUSION

Based on the observations during the walkover and site assessment, Area B is considered suitable to be returned to the landowner as no wastes, stockpiles, or construction materials were observed onsite and no corrective actions have been recommended to ensure site suitability prior to hand back.

Refer to **Attachment B** for completed questions and checks required by the PCLCA Report as outlined by RMS (2014).

8. LIMITATIONS

EDP notes that this letter report relates to the area outlined in **Table I** and was true at the time and date of EDP's inspection.

Attachments:

Document Control

Statement of Limitations

Attachment A: Photographic Log

Attachment B: Management of Wastes on Roads and Maritime Services Land (RMS, 2014) Attachment C - PCLCA

Attachment C: Site Plans




DOCUMENT CONTROL

Project Details:

Report Name:	PCLCA – Area B, Windsor Bridge Replacement Project, Windsor NSW
Client Name:	Georgiou Group Pty Ltd
Reference:	S-03139.PCLCA.AreaB.001_20210809

Revision No.:	Revision date:	Author:	Reviewer:	Approver:	Reason for Issue:
001	09/08/2021	Jessica Frogley	Steven Drysdale	Steven Drysdale	First Issue to client

Sign Off:

Author:	Reviewer:	Approver:
		
Jessica Frogley	Steven Drysdale	Steven Drysdale
HSE Consultant	Senior Environmental Consultant	Senior Environmental Consultant
B AnVet BioSc (Hons), M EnvSc	B L&W Sc (Hons), CEnvP	B L&W Sc (Hons), CEnvP

STATEMENT OF LIMITATIONS

This report has been prepared by EDP Consultants Pty Ltd (EDP) for the client identified in [Section 1] (Client). The report may only be used and relied on by the Client. This report must not be copied to, used by, or relied on by any person other than the Client or altered, amended or abbreviated, issued in part or issued incomplete without the prior written consent of EDP.

This report may only be used for the purpose of the materials described in "Findings" in this report (and must not be used for any other purpose).

EDP, its employees, agents and contractors expressly disclaim responsibility to any person other than the Client arising from or in connection with this report. Other than as stated in this report, to the maximum extent permitted by law, all implied warranties and conditions in relation to the services provided by EDP and the report are excluded.

The services undertaken by EDP in connection with preparing this report were limited to those expressly detailed in the Scope of Works. The opinions, conclusions and any recommendations in this report are based on the inspection findings, conditions encountered and reviewed information and documentation only.

Please note that subsequent to the date of this report, works or site conditions may have resulted in changes to the status of any identified materials. All changes should be documented and provided to EDP as a supplement to this report.

The data and advice provided herein relates only to the project and structures described in the report. EDP accepts no responsibility for any other use of the data or advice.

Where a third party conducted survey work, reports (such as laboratory reports) or verbal information that has been relied upon by EDP the responsibility for the accuracy of such data remains with the original entity and not with EDP.

EDP expressly disclaims responsibility for any error in, or omission from, this report arising from or in connection with any of the assumptions above being incorrect.

Attachment A: Photographic Log

PHOTOGRAPHIC LOG



Photo 1. 06/08/21 - Western portion of Area B, located adjacent to Freemans Reach Rd and to the north of President Turf Supplies warehouse, facing west.



Photo 2. 06/08/21 - Open soils surfacing the north-western portion of Area B, adjacent to Freemans Reach Road to the west and turf supply lot to the north, facing northwest.



Photo 3. 06/08/21 - North-western portion of Area B with Freemans Reach Rd extending along the western boundary towards the new Windsor Bridge, facing west.



Photo 4. 06/08/21 - Southwestern portion of Area B, extending along Freemans Reach Road to newly constructed roundabout with President Turf Supplies warehouse to the south, facing south.



Photo 5. 07/08/2021 - North-eastern portion of Area B, observed as a vacant open space surfaced with topsoil, facing east.



Photo 6. 07/08/2021 - South-eastern portion of Area B, adjacent to president Turf Supplies warehouse and Wilberforce Road, facing southeast. Soil materials to be used for levelling.

End of Photographic Log

Attachment B: Management of Wastes on Roads and Maritime Services Land (RMS, 2014) Attachment C - PCLCA

ATTACHMENT C: POST-CONSTRUCTION LAND CONDITION ASSESSMENT REPORT

POST-CONSTRUCTION LAND CONDITION ASSESSMENT REPORT
<p>Instructions</p> <p>This report and attached supporting information is to be used to verify that no unauthorised wastes remain on RMS sites that have been occupied by contractors for road construction activities.</p> <p>Prior to an RMS site being occupied by a construction contractor, a Pre-Construction Land Condition Assessment Report should have been prepared. The Pre-Construction Land Condition Assessment Report is to be used as the benchmark to compare against the post construction condition of the site.</p> <p>This report is to be completed by a qualified independent environmental consultant approved by RMS. RMS is the primary recipient of the report.</p> <p>Copies of the final report and any supporting information are to be provided to the RMS Project Manager. The RMS Project Manager is to provide copies to:</p> <ul style="list-style-type: none"> ▪ RMS Regional Commercial Property Officer ▪ RMS Regional or RMS Project Environment Manager <p>If multiple sites have been occupied by a construction contractor, use a separate Post-Construction Site Condition Assessment report for each site.</p>

Section A: Project Information	
Project Name:	Windsor Bridge Replacement Project
RMS Project Manager:	Gene Gill
Construction Contractor:	Georgiou Group
Construction Manager:	Niall Hurley
Construction commencement date:	24 September 2018
Construction completion date:	14 July 2021
Section B: Site Location	
Location of the site	<p>Information attached</p> <p><input checked="" type="checkbox"/> Map showing site location</p> <p><input checked="" type="checkbox"/> Lot and DP <u>Lot 10 DP1182305</u></p> <p><input type="checkbox"/> Other information attached (specify)</p> <p>_____</p>

Section C: Waste Information – Temporary Storage

Was any part of the site used to temporarily store project materials or create temporary structures? (e.g. temporary hardstand areas for site sheds or concrete batching facilities)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no, proceed to Section D)
Provide information on the location and type of materials temporarily stored or used on the site?	Information attached <input checked="" type="checkbox"/> Map showing exact locations of temporary storage facilities or temporary structures <input checked="" type="checkbox"/> Description of types of material temporarily stored or used on the site.
Have all temporary materials been removed from the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Section D: Waste Information – Materials Permanently Remaining on Site

Describe the types and quantity of wastes left on the site.

Type of waste	Quantity (m ³)	Dates material was deposited (dd/mm/yyyy to dd/mm/yyyy)
<input type="checkbox"/> Virgin excavated natural material (VENM)		
<input type="checkbox"/> Excavated natural material (ENM)		
<input type="checkbox"/> Recovered aggregates		
<input type="checkbox"/> Reclaimed asphalt pavement (RAP)		
<input type="checkbox"/> Crushed concrete		
<input type="checkbox"/> Mixed building and demolition waste	Not permitted to be permanently left on RMS land	
<input type="checkbox"/> Mulch		
<input type="checkbox"/> Unmulched vegetation		
<input type="checkbox"/> Other wastes (specify)		
<input type="checkbox"/> Obvious staining indicating a possible fuel or chemical spill	Estimate size of stained area, photograph stained area, make enquiries re. type of liquid spilled and attach information to this pro-forma. Include any recommendations in Attachment A.	

If no project wastes remain on the site go to Section F of this report.

If you have entered information into the above table you must complete Sections D, E and F of this report.

If more than one type of waste has been left on site, is it mixed together or separated and located in different locations?	<input type="checkbox"/> Mixed <input type="checkbox"/> Separated in different locations <input checked="" type="checkbox"/> Not applicable
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Section D: Location of waste

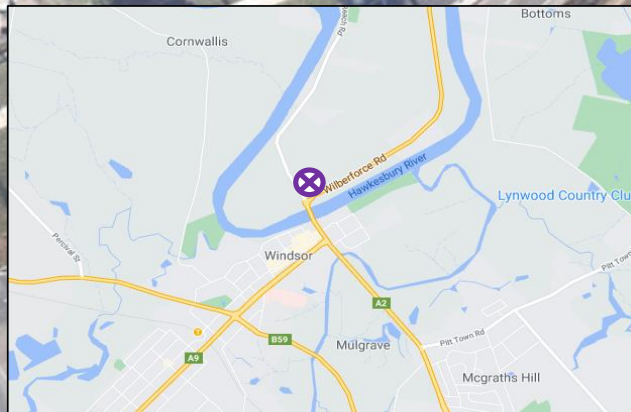
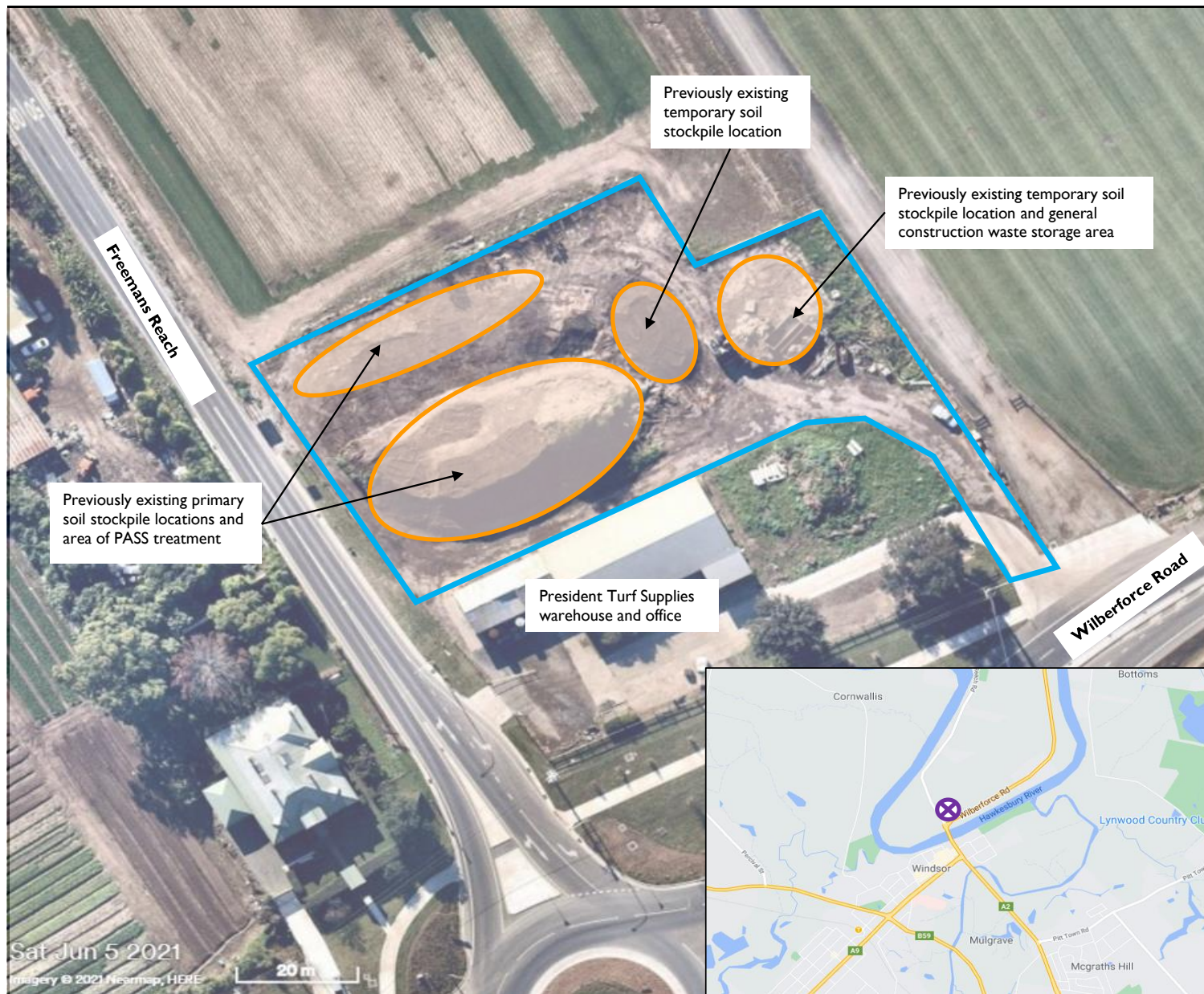
Describe the exact location(s) of the waste (Attach maps, map co-ordinates (map grid of Australia (mga)), depth of waste below surface, area of waste, lot and DP of site, chainage)	Information attached <input type="checkbox"/> Map showing waste deposition area <input type="checkbox"/> Map co-ordinates <input type="checkbox"/> Depth of waste below surface <input type="checkbox"/> Lot and DP of waste deposition site <input type="checkbox"/> Road Chainage <input type="checkbox"/> Other information attached (specify)
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Section E: Compliance with EPA Resource Recovery Exemptions (RRE) or Report Indicating Material is Suitable for Future Land Use	
<p>Is the material ENM, recovered aggregates or RAP</p> <p>If any of the materials are ENM, recovered aggregates or RAP, the conditions attached to the corresponding EPA resource recovery exemptions (RRE) must be complied with.</p> <p>Have all conditions attached to the relevant RRE been complied with?</p>	<p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable </p> <p>Information attached</p> <p> <input type="checkbox"/> Test reports <input type="checkbox"/> RRE records <input type="checkbox"/> Other information attached (specify) _____ </p>
<p>The use of resource recovery exemptions requires that the material has been "beneficially re-used".</p> <p>What is the beneficial re-use of permanently leaving the material on the site (e.g. noise mound, visual mound, engineered fill or earthworks to improve the property)</p>	<p> <input type="checkbox"/> Noise mound <input type="checkbox"/> Visual mound <input type="checkbox"/> Landscape mound <input type="checkbox"/> Engineered fill or earthworks (specify how this improves the property) _____ _____ </p> <p> <input type="checkbox"/> Other beneficial re-use (specify) _____ _____ </p>
<p>In some instances, compliance with a relevant RRE is not legally required (e.g. the material was excavated and placed within the site boundary or the material was VENM).</p> <p>Are there any other records or reports indicating that the material is suitable for the intended post construction land use?</p> <p>(Attach copies of any relevant records or reports).</p>	<p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable </p> <p>Information attached</p> <p> <input type="checkbox"/> Test reports <input type="checkbox"/> Other information attached (specify) _____ </p>
Section E: Consents: RMS Property/Planning Consent/EPA Compliance	
<p>Did RMS provide written consent for the specified waste materials to be permanently left on the site?</p>	<p>Information attached</p> <p> <input type="checkbox"/> Yes. Written consent provided <input type="checkbox"/> No. Written consent not provided </p>
<p>Did RMS Property require any additional technical requirements to be complied with?</p> <p>For example, RMS property may have required that material placed on the site be compacted to meet engineering standards for residential sites.</p>	<p>Information attached</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable </p>

Management of Wastes on Roads and Maritime Services Land

<p>What planning permission was obtained for the material to permanently remain on the site?</p> <p>(E.g. EIS, REF, local council consent. Attach evidence of approval, consistency assessment)</p>	<p>Information attached</p> <ul style="list-style-type: none"> <input type="checkbox"/> EIA (Part 5 or 5.1 EP&A Act) <input type="checkbox"/> Statement of Environmental Effects (SEE) (Local council approval under Part 4 EP&A Act) <input type="checkbox"/> Written evidence showing that consent is not required <input type="checkbox"/> Other (specify) _____
<p>Were the conditions of the planning consent related to waste storage and use of ancillary facilities complied with?</p>	<p>Information attached</p> <ul style="list-style-type: none"> <input type="checkbox"/> Yes. <input type="checkbox"/> No.
<p>Section F: Recommendation</p>	
<p>Based on the above information and the attached evidence it is recommended that:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> The site be handed back to RMS as no residual wastes attributable to the activities of the contractor remain on the site. <input type="checkbox"/> The site be handed back to RMS as any wastes that remain on the site attributable to the activities of the contractor have been placed on site with the approval of RMS' regional infrastructure property team and in accordance with all necessary environmental statutory requirements. <input type="checkbox"/> The site should <u>not</u> be handed back to RMS as unapproved wastes and/or contamination attributable to the activities of the contractor currently remain on the site. It is recommended that the corrective actions listed in Attachment A to this report be completed before the site is handed back to the landholder. <p>Name of Site Assessor: Steven Drysdale Position: Senior Environmental Consultant Company: EDP Consultants Pty Ltd</p> <p>Signed: <i>S. Drysdale</i> Date: 09 August 2021</p>	

Attachment C: Site Plans



Windsor Bridge, Windsor NSW

Area B - PCLCA



LEGEND:

	Area B location
	Former location of temporary stockpiles onsite
	Approximate site location

Image courtesy of www.nearmaps.com/ 2021

DETAILS:

Figure Name:	Site Plan
Client Name:	Georgiou Group
EDP Reference:	S-03139.PCLCA.AreaB.001
Inspection Date:	Thursday, 5 August 2021