

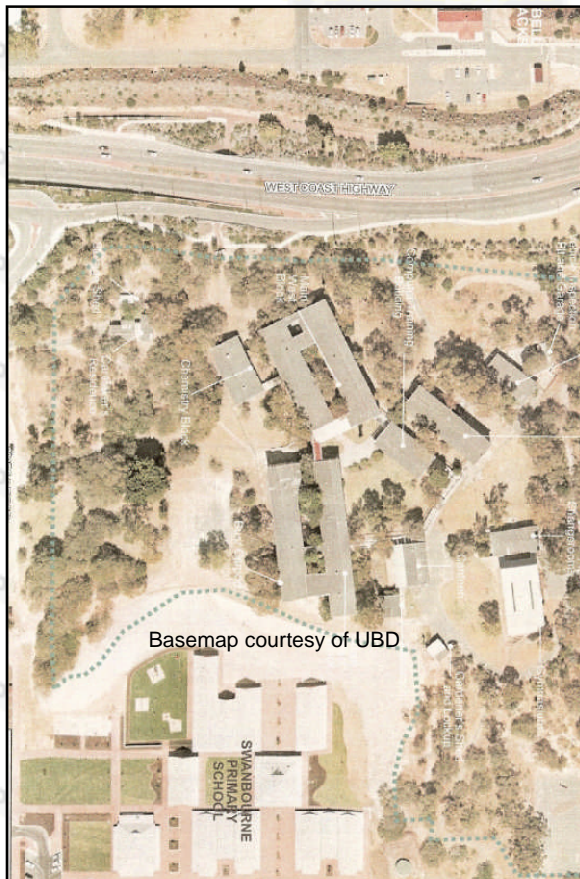


## PROJECTS

### ENVIRONMENTAL AUDIT

Audit 11

#### Residential Redevelopment of a Former Senior High School Site, Swanbourne



A voluntary audit to obtain a site classification was undertaken on the redevelopment for residential purposes of a former Senior High School site. Documents reviewed included a stage 1 PSI and a Stage 2-4 DSI/SMP/RVoM and air quality management plan report prepared by separate consultants. The main Site conditions were summarised as:

- The Site is located within a residential area, including an adjacent Primary School.
- The Site is underlain by the Safety Bay Sand and Tamala limestone, with unconfined fresh groundwater at depth
- Organo-chlorine pesticides (OCP) in soils exceeded the Ecological Investigation Level (EIL):
- Asbestos was detected in surface & sub-surface soils within the former building footprints, in demolition wastes, and in fill.
- Metals in surface soils included cadmium, copper and zinc above EIL sat a former mechanical storeroom/ refuse area.

The remedial strategy included excavation and validation of impacted soils, with an air quality monitoring program. The adopted clean-up levels were below EIL for OCPs and metals in soils, and non-detect (or a proposed guideline of less than 0.001% w/w in soil) for asbestos.

Further The audit findings may be summarised as:

- Recommended classification as Remediated - restricted use, on the basis of residual asbestos above proposed guideline levels at depth
- A memorial on land title will be required, to inform future occupants of the risk of exposing asbestos during on-site excavations
- Fill at surface which may contain asbestos within proposed Public Open Space requires a long-term management plan to minimise potential exposure.

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