

Camden Central  
LIFESTYLE ESTATE



# Camden Central – Remediation Phase Overview

## Camden Central Lifestyle Estate – Site Remediation

AEH Group (AEH) purchased the Camden Central Lifestyle Estate site (the site) in 2007 and has secured approval from Camden Council to develop the site into a mixed-use facility focused on seniors living. Camden Central Lifestyle Estate (Camden Central) will be located right in the heart of historic Camden and will revitalise a site that has been unused for more than 15 years.

The development of Camden Central will occur in stages, with the next stage focusing on site remediation. As a result of historical impacts at the site due to former use, remediation is required under the *Environmental Planning and Assessment Act 1979* and Conditions specified in the Camden Central Notice of Determination.

### What are the historic impacts present at the site?

The site was formerly used as a gasworks. In NSW over 60 former gasworks sites have been identified and remediation of these sites is common. The former land use activities at the site have resulted in impacts to soils. The impacts that have been identified include soil mixed with old / weathered tar like materials from former gasworks waste and soil mixed with asbestos containing materials (ACM). Localised shallow surface soil impacts from lead based paint used on former buildings at the site have also been identified.

The RAP outlines what remediation must be undertaken and what management controls are required during remediation activities.

As required under the regulations, the RAP has been approved by an EPA Accredited Site Auditor prior to remediation commencing on site.

The EPA Accredited Site Auditor is involved with the review of remediation activities and eventual approval that the site is suitable for its intended uses.

### How will historic impacts be addressed?

A Remediation Action Plan (RAP) has been developed that outlines how contamination must be managed. The requirement for the RAP is specified under the Notice of Determination provided for Camden Central. The RAP specifies the remedial approach that must be undertaken and has been accepted by a NSW EPA Accredited Site Auditor and Camden Council. This means the approach specified in the RAP is deemed appropriate under the *Contaminated Land Management Act 1997* and is consistent with national guidelines, including the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013.

### What does the RAP state with regards to remediation?

- All soils containing unacceptable levels of contamination will be removed from the site.
- The recommended remediation method is to excavate and remove materials containing impacted soils from site to appropriately licensed waste facilities.
- The RAP requires extensive and detailed validation steps to ensure the site is appropriately cleaned up.
- Strict management and monitoring protocols will be in place during remediation works.

## What will occur during remediation works?

The remediation works will focus on excavating and removing impacted soils and then disposing of these at an appropriately licensed waste disposal facility. Remediation works will be undertaken in accordance with strict regulatory guidelines. This includes using appropriately licensed ACM contractors and assessors; having an independent third-party present on site to monitor the remediation contractor activities; and oversight by the EPA Accredited Site Auditor. Environmental management plans (including for air monitoring, odour management, health and safety) have been developed prior to commencing remediation works.

### Dust and Emissions Management

- Onsite staff will undertake environmental testing and compliance monitoring during all remediation works.
- Five different types of emissions and air monitoring will be undertaken using Asbestos pumps; DustTrak monitors; PIDs; Nasal Rangers; and noise monitors.
- An occupational hygienist will patrol the site and site boundaries during remediation works undertaking real-time emissions and air monitoring.
- Dust minimization measures will be used including water sprays, water hoses, water carts and specialised dust suppression products.

Following consultation with the community and consistent with regulatory requirements and what has occurred at other sites in NSW a containment tent will be erected during the remediation of tar materials. The containment tent has a sophisticated emissions control system to ensure no harmful emissions are released.

### Odour Management

In small pockets, the residual impacts include odorous materials. Remediation works will be undertaken when weather conditions are appropriate and within strict controls which include the use of enclosures, odour suppressants and covering materials.

### Water Management

During remediation protocols will be implemented to prevent sediment migration offsite.

### Transport

The route used to transport impacted soils that have been excavated from site will be defined through the development of two formal traffic plans (one for internal movements and one for external movements). Vehicles carrying impacted soils will not travel past St Paul's Camden or Camden Public School.



## What might you notice during remediation works?

During remediation you might notice:

- At times workers may be wearing masks and suits
- Site workers spraying the site with water to minimise dust
- An occupational hygienist present to monitor air quality and ensure dust is appropriately managed
- The erection of a tent where tar materials require remediation
- Changes to the location of air monitors to align with where remediation activities are occurring
- Excavation and truck movements to remove and transport the material containing impacted soils
- At times material may be covered and enclosed

AEH takes the health and safety of the local community, residents, school students, staff and contractors extremely seriously and has implemented significant measures to ensure protection at all times.

## How will AEH communicate with the community?

AEH will continue to provide information (such as monitoring data test results, activity updates, regulatory information and decisions) to community members, including neighbours surrounding the site and the Principals and parents of schools adjacent to the site.

*To register for updates and monitoring results or to provide feedback / make a complaint:*

AEH Group  
Phone : 02 8859 8384  
Email: [feedback@aehgroup.com.au](mailto:feedback@aehgroup.com.au)

*For questions relating to the remediation works:*

Liberty Industrial  
Wade Selman – Site Manager  
Phone : 1300 100 180  
Mobile : 0467 641 767

*For general enquiries and concerns:*

Camden Council's Compliance Team Leader  
Phone: (02) 4645 5187  
Camden Council's Environment & Health Team Leader  
Phone: (02) 4654 7754  
Email: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

*For asbestos removal concerns:*

SafeWork NSW  
Phone: 13 10 50  
[www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)

