

Sydney Olympic Park Authority Policy

Policy Name	Environmental Management: Remediated Lands Management Policy
Policy No.	POL10/09
Department File No.	F08/1280
Business Unit	Operations and Sustainability
Officer Responsible	Senior Manager, Environmental Infrastructure
Approving Officer	General Manager Operations & Sustainability
Date of Approval	

Version	Review	Date	Approved by
1		2010	CEO
2	Minor Update	October 2010	CEO
3		1 November 2010	
	Reviewed	November 2012	GMOS
3.1	Reviewed by SM, Environmental Infrastructure	February 2014	GMOS

REMEDIATED LANDS MANAGEMENT POLICY

Policy

The Sydney Olympic Park Authority (the Authority) Remediated Lands Management Plan should be referenced by persons planning works or development on remediated landfills.

Purpose

The Remediated Lands Management Plan describes how the Authority will manage the remediated landfills and their associated infrastructure. It establishes the use, management and monitoring of the landfills based on landfill design, legislation, risks, community needs, and corporate requirements.

Scope

Sydney Olympic Park Authority has responsibility for the day-to-day and long-term management of 10 engineered remediated landfills, constructed between 1983 and 2001, and covering 105 hectares of land. Landfill locations are shown in the attached map.

The Plan is based on the Authority's environmental guidelines and is a component of the Authority's environmental management system. It will guide Sydney Olympic Park Authority in exercising stewardship over the lands in its care, and in complying with environmental legislation.

The Plan was been prepared by the Sydney Olympic Park Authority and reviewed by an auditor accredited under the *Contaminated Lands Management Act 1997*. The auditor confirmed that implementation of the Plan will ensure appropriate ongoing management of the waste containment systems, and that the proposed environmental monitoring and reporting program will allow ongoing assessment of the effectiveness of the waste containment systems.

The Plan is the basis for a '*maintenance of remediation notice*' (no. 28040) issued under the *Contaminated Lands Management Act 1997* applicable to seven of the landfills, and as such is a regulatory instrument, with penalties applying for non-compliance as detailed in the Act. This Notice replaces various former Notices and Declarations that applied to the various landfills under the *Contaminated Lands Management Act 1997*, *Environmentally Hazardous Chemicals Act 1985*, and *Unhealthy Building Land Act 1990*. Relevant conditions of this Notice have been incorporated into this Plan.

Key elements of the Plan are:

- A strategy for management of the remediated lands of Sydney Olympic Park. The commitments contained in this strategy form the basis for regulatory approval of this Plan;

- Management objectives and system components of individual landfills;
- Management guidelines and procedures to be applied in implementing the various elements of the strategy. These include current technical specifications for remediated lands management and monitoring contracts.

The attached extract contains the remediated lands management strategy set out in the Plan, and a map identifying the landfills to which it applies.

An electronic copy of the full Plan may be accessed at S:\environment.

REMEDiated LANDS MANAGEMENT STRATEGY
(extract of the Authority Remediated Lands Management Plan)

The Authority will manage the remediated lands of Sydney Olympic Park in accordance with the following requirements:

Assessment and Approval Processes

1. Ensure that approvals issued under the *Environmental Planning & Assessment Act 1979*, the Authority's Parklands Plan of Management and the Authority's Work Permit System require compliance with relevant provisions of the Authority's Remediated Lands Management Plan.
2. Development Applications associated with development of remediated land or contaminated sites at Sydney Olympic Park must take into consideration the requirements of State Environmental Planning Policy No 55 – (Managing Land Contamination).

Landfill System Operation and Management

3. Implement an ongoing management and maintenance program that maintains the integrity of the waste containment systems [sections 4,5,6];
4. Manage the individual landfills to achieve site-specific management objectives [Section 3].
5. Maintain contingency plans for identified potential risks [section 7].
6. Ensure leachate transfer and treatment is conducted by appropriately licensed operators;
7. Comply with the reporting and notification requirements of the *Protection of the Environment Operations Act 1997* in responding to environmental incidents and in managing discharges to the Parramatta River from the Wilson Park Bioremediation treatment ponds.

Land Use, Visitor Activities and Programs

8. Use remediated landfills only for the purposes for which they have been deemed suitable by site audit or site validation processes (Table 1), and in accordance with uses permitted by the Sydney Olympic Park Parklands Plan of Management and relevant development consents issued under the *Environmental Planning and Assessment Act 1979*.

(In general, the remediated landfills are suitable for use as park, open space, playing fields, and carparks. Site audit Statements for the Wilson Park Bioremediation Area and Wilson Park Wetland require exclusion of public access).

9. Ensure activities on remediated landfills avoid damage to infrastructure including pumps, piezometers, underground components, and to landfill surface integrity, contours and surface drainage lines

10. Obtain regulatory approvals for proposed land uses not consistent with site auditor certification. A risk review must also be conducted for proposed changes to specified uses.

Works and Development [Section 8]

11. Integrate regulation of works on remediated lands with the Authority's Work Permit system such that proposed works are assessed for consistency with this Plan, and appropriate conditions are applied to approved works;
12. Protect landfill and leachate infrastructure (including membranes, pipes, cut-off walls, piezometers, pump stations, capping, gradients, swales, and ponds);
13. Not disturb remediated lands below a depth of 0.5 metres, without prior approval of Department of Environment and Climate Change;
14. For the categories of works on remediated lands where Department of Environment and Climate Change has given prior approval for excavations below a depth of 0.5 metres, apply the approved work method statement for minor excavation works.

Site Redevelopment

Note: works of this nature are beyond the scope of this Plan; appropriate regulatory approvals are required. Reference: The Authority Board Meeting No 36 on 27th April 2006; Item 6.1.9

15. Land remediation works should, as far as physically and technologically possible, result in NO off-site disposal of any contaminated or treated landfill waste material;
16. Land-use options and/or building technologies that would allow existing contaminated material to be contained and consolidated in-situ are always preferred;
17. Where on-site retention of contaminated or treated landfill waste material is not practically, technologically, environmentally or economically feasible, site remediation works should be conducted in a manner that minimises off-site disposal of contaminated or treated landfill waste material.;
18. Where proposed remediation works would involve extensive off-site disposal of contaminated or treated landfill waste material of total site waste material; such works are only permitted after detailed investigations have been undertaken that demonstrate retention in-situ or relocation within Sydney Olympic Park is not practically or technologically feasible and it is contrary to the interests of public health, the environment and/ or the viability of Sydney Olympic Park.

Occupational Health and Safety

19. Provide site information that enables contractors to conduct a risk assessment and develop Safe Work Method Statements and Standard Operating Procedures specific to their works [section 10].

New Owner or Occupier

20. Provide at least 30 days written notification to Department of Environment and Climate Change should Sydney Olympic Park Authority plan to sell, transfer, lease or otherwise relinquish responsibility for remediated lands, confirming the name and address of the prospective owner or occupier;

21. Provide a prospective owner or occupier with written advice of applicable Notices issued under the *Contaminated Lands Management Act 1997*.

Land Management across Sydney Olympic Park

22. Ensure activities avoid damage to remediated lands containment systems and infrastructure including pumps, piezometers, underground components, and to landfill surface integrity, contours and surface drainage lines;

23. Appropriately manage previously-unknown waste that may be found during development or management activities [section9];

24. Validate that imported soil and fill is free of contamination [see The Authority's Policy & Procedures].

Monitoring, Performance Assessment and Reporting [section 11]

25. Implement a monitoring program designed to:

- inform routine and long-term management of the remediated landfill systems;
- enable assessment and reporting of landfill integrity and emerging management issues;
- ensure discharges from the Wilson Park bioremediation system to the Parramatta River comply with Licence conditions;

26. Conduct internal reviews of landfill system performance as required..

27. Report landfill system performance to the community through the Authority's State of Environment report and the Authority's website.

28. Report landfill system performance to DECC:

- every two years. This report will be reviewed by a site auditor accredited under the *Contaminated Lands Management Act 1997*. The report will include a summary of minor excavation works conducted on landfills over the preceding two years. The reporting period will be

aligned with the reporting period of the Authority's State of Environment reports;

- annually with respect to compliance with licences issued under the *Protection of the Environment Operations Act 1997* for discharges to the Parramatta River.

Activities and Works Beyond the Scope of this Plan

29. Seek appropriate regulatory approvals for activities and works on remediated lands beyond the scope of this Plan, including:

- changes to landfill slopes, gradients, swales and contours;
- excavations not within approved criteria;
- construction of buildings;
- changes in land use;
- changes to the environmental monitoring program;
- major changes to landfill management, including changes to leachate collection, transfer or treatment methods.

Contact Officer

Any enquiries relating to this Policy should be addressed to:

Julie Currey
Senior Manager Environmental Infrastructure
Sydney Olympic Park Authority
8 Australia Avenue
SYDNEY OLYMPIC PARK NSW 2127

Phone: 9714 7300

Email: enquiries@sopa.nsw.gov.au

