

**WOOLF**  
**ASSOCIATES**  
**SOLICITORS**

Our ref: BSW:5596/12  
Your ref: CLH:100328

16 January 2014

Ms Clarissa Huegill  
CH Law  
Solicitors  
DX 27652 BALLINA

17 JAN 2014

Dear Madam

VERNA WALL and BALLINA SHIRE COUNCIL

We refer to the site meeting on 10 December 2013. We enclose the proposal for Remediation Management Plan discussed at the meeting.

Yours faithfully



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## REMEDIATION MANAGEMENT PLAN 883-891 PIMLICO ROAD, WARDELL

Submission to Ballina Shire Council

For:  
Mrs Verna Wall

January 2014

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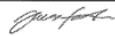





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1 Introduction

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On 10<sup>th</sup> December 2013 Council officers Rod Willis, Wes Johnson, Steve Randall and Clarissa Huegill met on site with Verna Wall, Bruce Woolf and Chris Mulder to discuss the long running issue of building material imported onto the subject property known as Lot 2 DP 578543, 883-891 Pimlico road Wardell.

At this meeting it was decided Mrs Wall would have prepared and submit to Council a Remediation Management Plan (RMP) to put in place as soon as possible.

To confirm, within the shortest possible timeframe, what an RMP acceptable to Council must contain, it was decided that a pre-plan submission be made to Council. The submission (RMP Proposal) must detail the issues to be addressed, the timeframe, and the implementation and verification procedures to be contained in the plan. Once an acceptable structure for the RMP is agreed with Council, then it will be prepared and the completed RMP is submitted to Council.

The purpose of this report is to detail the proposed Rehabilitation Management Plan.

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2 Objectives

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**The objectives of the project are to:**

1. Rehabilitate the area containing the waste material as quickly as possible;
2. Maximise beneficial reuse of the material and minimise the volume of material going to landfill;
3. Stabilise the bank that is being eroded by stormwater runoff from Pimlico Road; and,
4. Reduce the velocity of run-off from Pimlico Road drainage onto the flood plain.

These objectives must be achieved to the satisfaction of Council and other stakeholders (if any).

**The objective of this submission is to:**

Document the matters to be addressed and the investigations and approvals required for inclusion a Rehabilitation Management Plan that will satisfy Council requirements.

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### 3 Specific Project Requirements

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The matters to be documented for investigation which may require controls to be identified within the RMP include:

#### 3.1 Nature of Material

Prior to any decisions being made in regard to the use or disposal of the material to be relocated it will be necessary to assess and classify the material. The material will be inspected by a licensed asbestos assessor / Environmental Engineer, and an assessment prepared complying with the Protection of the Environment Operations (Waste) Regulation 2005 – General Exemption Under Part 6, Clause 51 and 51A (Recovered Aggregate Exemption 2010).

The Recovered Aggregate Exemption 2010 will be applied to material that meets its requirements for reuse for the purpose of scour protection and fill.

Material to be disposed of off site will be provided with waste classification certificates as required.

Where possible all waste materials will be beneficially recycled.

#### 3.2 Proposed Works

The works will involve;

- RMP approval and order issued to undertake works.
- Erosion and sediment controls shall be installed on site.
- Tested and approved material shall be used to armor the exposed faces of the erosion escarpment. This armoring will be dry stone wall type placement of large pieces of founding material. Details to be provided in RMP.
- Using approved material to armour and provide energy dissipation in the channel between the proposed armoring and where it fans onto the flood plain. This will be rip-rap type armoring. Details to be provided in RMP.
- Using approved material to reduce the channel depth and provide energy dissipation in the existing drainage channel upstream of the proposed armoring. This will be rip-rap type armoring. Hydraulic equivalence with Pimlico Rd culverts shall be maintained. Details to be provided in RMP.
- All approved waste material shall be beneficially utilised for filling or armoring.
- The drainage line shall and crossing shall be rebuilt to the required hydraulic capacity.

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- Waste material not meeting beneficial reuse requirements shall be removed from site and recycled or if not possible disposed of to landfill.
- All areas disturbed during remediation shall be top-dressed with locally sourced sandy material and seeded with rapidly establishing grass to prevent erosion.
- The RMP will document the amounts of material able to be beneficially re-used on site and/or disposal requirements.

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**4 Management of Works**

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The RMP will include a construction environmental management plan (CEMP) for the project. Inspection and test plans (ITPs) will be developed and to ensure adequate supervision and compliance with the objectives for the works.

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**5 Timeframes**

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During the meeting of 10<sup>th</sup> December 2013, Council staff indicated that RMP Proposal (this document) should be submitted to Council staff no later than 10<sup>th</sup> January 2014 for determination by Council at the January meeting. The following timetable is based on this.

<b>Activity</b>	<b>Timing</b>
<b>Submission of RMP Proposal to Council staff</b>	10 January 2014
<b>RMP Proposal submitted to Council meeting</b>	January 2014
Council accepts, or amends and accepts the proposal	late January 2014
<b>Preparation of RMP</b> On acceptance of proposal by Council preparation of the RMP commences. Within 7 weeks of acceptance the RMP will be submitted to relevant regulatory authorities (if any) for their approvals.	1 March 2014
<b>Approval by external authorities (If any)</b> Should they be required approvals will be obtained from other authorities Timing beyond this point is based on an assumed approval time by regulatory authorities other than Council of three weeks*.	11 April 2014*
<b>RMP submitted to Council</b> The completed RMP, with regulatory approvals (if any), issued to Council.	18 April 2014*
<b>RMP submitted to Council meeting</b>	late April 2014*
Council issue an order for the works to proceed as detailed in the RMP	9 May 2014*
<b>Rehabilitation Complete 6 weeks from order</b>	<b>20 June 2014*</b>



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6 Conclusion

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The adoption of the proposed remediation management plan (RMP) will ensure that a cost effective and regulatory compliant solution is applied to the remediation of waste material which has been historically disposed of at 883-891 Pimlico Road, Wardell.

The objectives of this plan are to:

1. Rehabilitate the area containing the waste material as quickly as possible;
2. Maximise beneficial reuse of the material and minimise the volume of material going to landfill;
3. Stabilise the bank that is being eroded by stormwater runoff from Pimlico Road; and,
4. Reduce the velocity of run-off from the Pimlico Road drainage onto the flood plain.

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**7 Scope of Engagement**

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This report has been prepared by Ardill Payne & Partners (APP) at the request of Mrs Verna Wall for the purpose of preparing a Remediation Management Plan and is not to be used for any other purpose or by any other person or corporation.

This report has been prepared from the information provided to us and from other information obtained as a result of enquiries made by us. APP accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

No part of this report may be reproduced, stored or transmitted in any form without the prior consent of APP.

APP declares that it does not have, nor expects to have, a beneficial interest in the subject project.

To avoid this advice being used inappropriately it is recommended that you consult with APP before conveying the information to another who may not fully understand the objectives of the report. This report is meant only for the subject site/project and should not be applied to any other.

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8 **Attachments**

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Attachment 1 Aerial Photo of Subject Site and Adjoining Land

Attachment 2 Copy of Lot 2 DP578543

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ATTACHMENT 1

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**Attachment 1:** Aerial Photo of Subject Site and Adjoining Land



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ATTACHMENT 2

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**Attachment 2:** Extent of Lot 2 DP 578543

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