

31 August 2023

Attention: Adam Bower
Land and Housing Corporation
Level 5
219-241 Cleveland Street
Strawberry Hills NSW 2012
adam.bower@facs.nsw.gov.au

BY EMAIL

Dear Adam

Re: Environmental Management Plan – Tolland Estate Renewal Project

1. I refer to the written request from yourself to prepare an Environmental Management Plan for the Tolland Estate Renewal Project in Wagga Wagga NSW. The intended recipient of this report is the Land and Housing Corporation, the Aboriginal Housing Office, Argyle Consortium, and Wagga Wagga City Council for a planning proposal to transform the existing Tolland housing estate in Wagga Wagga to provide a new mix of modern housing. Location maps of the site and the Tolland Estate Renewal Project staging masterplan can be seen in **Attachment A**.

2. The objective of this Environmental Management Plan is to provide more complete and definitive information on issues raised in the Preliminary Site Investigation (Report No. 9494) to manage unexpected finds, fill, and waste management during development for the Tolland Estate Renewal Project.

3. The scope of this preliminary assessment is to:

- a) Identify the nature and location of potential contamination and provide a framework for further investigation and assessment of these areas during the staged development.
- b) Document the management responsibilities, controls, and procedures to mitigate potential environmental and human health impacts associated with unexpected contamination and asbestos finds that may be encountered during development.
- c) Document the management responsibilities, controls, and procedures to manage the movement of fill and waste during construction.

4. The nature and location of potential contamination and framework for further investigation and assessment of these areas during the staged development include:

- a) Potential pesticide residue from predevelopment agricultural use - coarse scale surficial sampling is recommended targeting the public open spaces. This may also detect any

persistent pesticides from weed control in the parks. The soil assessment is recommended to be compiled in a Detailed Site Investigation in the pre-development phase.

- b) Potential pesticide residue from under slab termite management – targeted localised surficial sampling is recommended on the vacant lots where houses have been demolished. The soil assessment is recommended to be compiled in a Detailed Site Investigation in the pre-development phase.
- c) Hazardous building materials in existing houses and services – targeted localised assessment for potential asbestos and lead paint in soil is recommended to be conducted on the vacant lots where houses have been demolished. The soil assessment is recommended to be compiled in a Detailed Site Investigation in the pre-development phase. During development, asbestos on current houses is to be removed in line with standard industry practice with clearance issued by an appropriately trained and experienced person who is independent of the removal work. Occurrences of asbestos found in services or in any other situation (e.g., loose fill, floor sheets, underlay, membranes, caulking, and glue) will be managed under the Unexpected Finds Protocol.
- d) Fill material from an unknown source – fill material has been used to fill a dam and a drainage channel on site and have largely been built over. Fill material is also likely in other locations that have not been identified under the Preliminary Site Investigation. Where accessible and feasible, targeted sampling of the filled areas is recommended. The soil assessment is recommended to be compiled in a Detailed Site Investigation in the pre-development phase. It is highly likely that more fill will be encountered during development and this can be managed under the Materials Management Plan and Unexpected Finds Protocol.
- e) Dumped rubbish - classify the dumped rubbish against the NSW EPA (2014) Waste Classification Guidelines for off-site disposal. It is recommended that this be managed in the development phase.
- f) Asphalt which may contain coal tar or asbestos - coarse scale surficial sampling of the asphalt in the existing roads is recommended to classify it against the NSW EPA (2014) Waste Classification Guidelines for off-site disposal if required. It is recommended that this be conducted in the pre-development phase. There is also the possibility that old asphalt has been blended with road base during road upgrades. This can be assessed and managed during the development phase once road alignments, levels, and pavement designs have been finalised.
- g) Off-site fuel storage at adjacent service station – although this is a low-risk proposition it is recommended that groundwater bores that are part of the Council salinity monitoring network in Tolland be sampled for hydrocarbons, solvents, and heavy metals. The groundwater assessment is recommended to be compiled in a Detailed Site Investigation in the pre-development phase.

5. The procedure for managing unexpected finds can be found in associated document DMM_9495_UFP_0823.

6. The plan for materials management can be found in associated document DMM_9495_MMP_0823.

If you have any queries about the contents of the letter format report, please contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David McMahon', with a long horizontal stroke extending to the right.

David McMahon CEnvP SC

BAppSc SA

GradDip WRM

MEnvMgmt

MALGA MEIANZ MSSA

List of attachments

A. Site location and Tolland Estate Renewal Project staging masterplan



Attachment A : *Site location and Tolland Estate Renewal Project staging masterplan*

Tolland Estate Renewal Project Tolland NSW 2650

Environmental Management Plan
Report No. 9495
Google Earth image 2022

Legend
Boundary



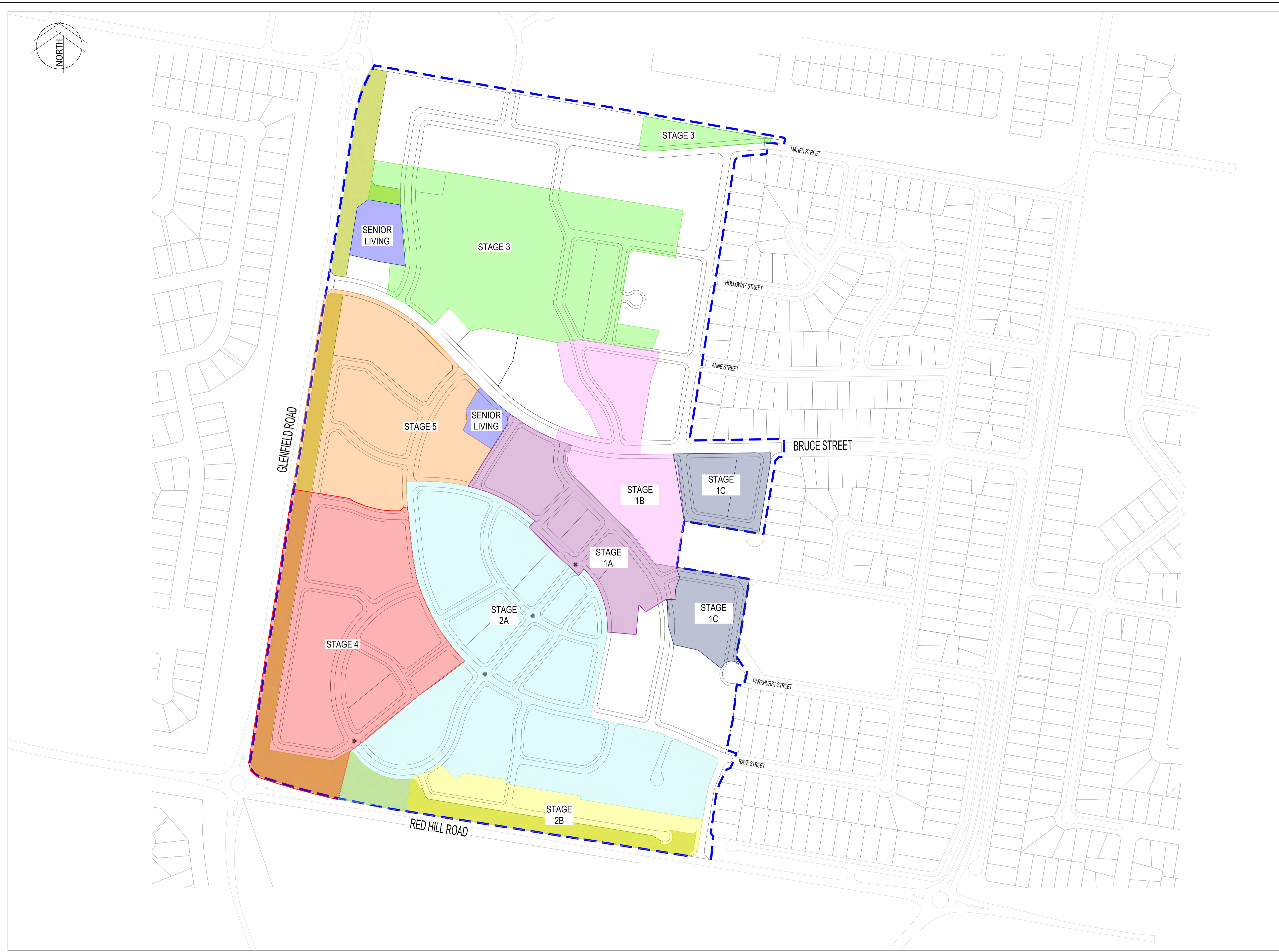
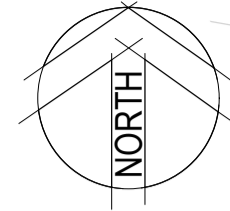
Tolland Estate Renewal Project Tolland NSW 2650

Environmental Management Plan
Report No. 9495
Google Earth image 2022

Legend

- Boundary



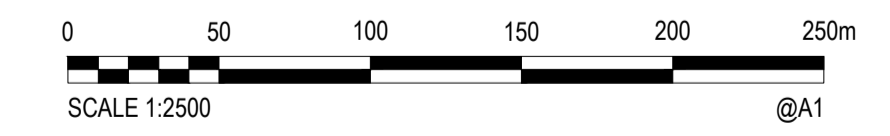


LEGEND

- LIMIT OF WORKS
- STAGE 1A
- STAGE 1B
- STAGE 1C
- STAGE 2A
- STAGE 2B
- STAGE 3
- STAGE 4
- STAGE 5
- SENIOR LIVING

INDICATIVE TIMELINE	
STAGE	EXPECTED COMPLETION DATE
1A	2024
1B	2025
1C	2025
2A	2026
2B	2027
3	2028
4	2029
5	2030
SENIOR LIVING	2025

CONFIDENTIAL



XREFs: \\ef-block\Btry_X-PROP_NBRH_LAYT_Xef-BLK_RD_Z55_X-PROP_ROAD_LAYT_X-PROP_STAG
 CAD File: C:\Project\Wise-Drive\Stantec\504-100000304-100720\Drawings\Build\Masterplans\2023\Masterplans\50521067-C1015-STMP.dwg

Rev.	Date	Description	ML/AS	JS	GZ
			Des.	Verif.	Appd.
A	16/03/2023	PRELIMINARY			



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Drawn	Date	Client
DP	16/03/2023	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Checked	Date	Project
AS	16/03/2023	TOLLAND RENEWAL PROJECT
Designed	Date	Project
TMJS	16/03/2023	TOLLAND, WAGGA WAGGA
Verified	Date	Title
JS	16/03/2023	STAGING MASTER PLAN
Approved		
GZ		SHEET 1 OF 1

Status			
FOR CONCEPT APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Mar-23	AHD	Scale	Size
		1:2500	A1
Drawing Number			Revision
50521067-C1015			A