

10-20 HALLS ROAD, Highbury Code Amendment Site Contamination Fact Sheet

Hallan Nominees Pty Ltd [the Designated Entity] is proposing to rezone land at 10-20 Halls Road, Highbury [the Affected Area] in order to facilitate development of the land for residential purposes.

The land to the south of the Code Amendment Affected Area was a former landfill. In order to determine if the Affected Area is suitable for residential development, a Site Contamination Audit is being undertaken.

This fact sheet summarises the assessment work undertaken to progress the Site Contamination Audit and provides a summary of the site investigation findings.

PREVIOUS REZONING PROPOSALS

The broader locality has a relatively long history in terms of rezoning proposals. Most notably the Highbury and Open Space Ministerial Development Plan Amendment (DPA) which was initiated in 2008. The Affected Area for the DPA included land which had extensive history of non-residential use, including waste management activities. In 2018, the Minister for Planning at that time, Stephan Knoll determined not to proceed with the DPA on the basis of unresolved matters relating to landfill gas migration.

SITE REPORTS AND MONITORING

The landfill was fully closed and capped by 1999 and site assessment and monitoring reports date back to 2007. Most recently, Land and Water Consulting have undertaken a Preliminary Site Investigation (PSI) and In-situ Ground Gas Assessment at 10-20 Halls Road, Highbury.

A Site Contamination Audit commenced during the previous DPA, however, the audit was not completed at that time. The Site Contamination Audit was re-commenced for the land at 10-20 Halls Road, Highbury for the purposes of the Code Amendment and the audit has progressed to close to Interim Audit Advice stage, noting that nature and extent of site contamination has been determined. There will now be a phase of remedial action planning around providing conservative measures to future dwellings from potential changes in the gas regime of the adjacent landfill.

SOIL

Soil sampling and analysis identified a small, localised pocket of lead (Pb) in the extreme northwest corner of the Site which may be associated with small slivers of metal from a metal shed or lead based paint used on the shed previously. Concentrations of lead exceeded the tier 1 soil screening criterion for low density residential land use though the exceedances are small in terms of magnitude, footprint and general extent and would not pose a major challenge to a future [continued] sensitive land use noting the land is currently used for residential purposes.]. The concentrations of lead do not represent actual or potential harm to soil ecology.

A grid-based walkover was completed for observation of asbestos containing material (ACM) however no ACM has ever been spotted on or beneath the surface of the Site since environmental assessments commenced.

A small area of fill is apparent in the central east of the Site which may pose some minor aesthetic limitations when contemplating a future residential development and would not pose a major challenge to a future [continued] sensitive land use noting the land is currently used for residential purposes.

GROUNDWATER

Groundwater is considered to flow southwest such that the Affected Area is largely up hydraulic gradient of the landfill. Large scale migration of chemical substances (emerging or otherwise) in groundwater from beneath the landfill (a potential source of contaminants, emerging or otherwise) is therefore considered to be of a low likelihood. Previous monitoring of groundwater in the boundary shared with the landfill did not identify any chemical substance of concern.

The Affected Area itself shows no indication as to why it may offer to be a source of chemical substances (emerging or otherwise) in groundwater noting the historical absence of potentially contaminating activities capable of or associated with groundwater contamination.

LANDFILL GAS

Available landfill perimeter monitoring shows no notable methane content but does report carbon dioxide (CO2).

Six ground gas monitoring wells were installed on the southern half of the Affected Area adjacent to the landfill and these were used to host continuous ground gas logging equipment that was deployed for a month, to capture variability in ground gas concentration diurnally and temporally. Methane was never detected on the Affected Area; however, carbon dioxide is slightly elevated although is not notably outside the range that could be expected to occur naturally from natural soil respiration.

CO2 is denser than air and so will 'sink' rather than rise. Therefore, CO2 is more of a risk for deep basements, trenches etc than ingress to indoor air through surface emanation.

A risk assessment was undertaken to determine the overall risk of gas migration. The overall risk was determined to be low to moderate.

MITIGATION

The consultant considers that a low to moderate future risk to dwellings from ground (landfill) gas associated with the landfill may be present.

Such risk is technically not able to be quantified right now due to the ongoing extraction / venting of landfill gas from the landfill.

The assessment has determined that the Affected Area can be made suitable for residential development subject to audit requirements/ review of remedial measures for dwellings. These requirements are documented in a Site Remediation Plan.

Dwelling protection is required. Dwelling protection for all future dwellings will ensure there is no ongoing risk should landfill gas movement occur in the future. A Land Management Agreement will be put in place over the entire Affected Area which stipulates that dwelling protection for all will be put in place along with other remediation measures, in accordance with the Site Remediation Plan.

FIND OUT MORE

More detailed information, including all technical reports, is available from:

- Future Urban website engagement page (<https://www.futureurban.com.au/engagement>)
- SA Planning Portal (plan.sa.gov.au/en/codeamendments)



Use your smart phone to scan this QR code

CONTACT US

If you have any questions or would like to discuss the Code Amendment, please contact:

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