

# DUMPING ON WEST WARD

History of garbage, sewerage and contaminants in Chatswood West Ward

© Terry Fogarty, 2021

For the Willoughby District Historical Society & Museum



No dumping here - in bushland along Swaines Creek

Like many parts of Sydney the Chatswood West Ward of Willoughby has an unenviable history of being used as a dumping field. In earlier times' when bushland was not as highly valued as today, it was common practice for residents to simply dispose of their waste at a convenient secluded location (usually in bushland). Even Councils, on behalf of their ratepayers, and community groups engaged in such behavior. This practice ultimately led to angst in the population as areas became more settled. Initially, most concern was with obnoxious smells and visual pollution, later with the health and well-being aspects.

The earliest identified seriously contaminated site in the West Ward was the Council garbage and night soil tip at the end of Beaconsfield Rd (operational from the early 1900's to 1935). Other known contaminated public space includes Chatswood Rifle Range, Blue Gum Creek, Chatswood between 1916 to 1937. Chatswood West Bowling Club and OH Reid Oval fill in the early 1930s. Chatswood High School Rifle Range mid-1950s to late 60s.

These historical contaminated sites were largely covered by soil as newer developments were undertaken. This was in the days when the standard response to known contaminants was to bury it. So, it is how when those sites are again disturbed that the real threat of these contaminants are exposed. Naturally, the community is concerned.

The most recent example was uncovered when the Chatswood High School Oval was reconstructed exposing embedded asbestos. In technical reports associated with the proposed redevelopment of the Chatswood Golf Club a variety of concerning contaminants have been identified in the soil and land surface.

## **The Author**

Terry studied History and Geography at Sydney University graduating with First Class Honours. This led to tutoring and lecturing roles at Macquarie University before becoming a Strategic Research Planner at the Council of the City of Sydney. After a successful international career in Information technology, Terry undertook a Masters degree at the University of New England which he completed with a Distinction average being awarded the Dean's Medal. He was invited to read for a Doctorate, completing two years of research methodologies (again with a Distinction average). Terry has been intimately engaged with Chatswood West Ward since 1971 (50 years). He was a West Ward Councillor for 17 years including a stint as Acting/Deputy Mayor. He has Chaired Council's Bushland, Heritage, and Finance and Development Committees and was Council's delegate for over 15 years on the Northern Sydney Regional Organisation of Councils where working with nearby Mayors and Town Clerks he championed a variety of environmental initiatives. Terry is/has been an Office Bearer (or equivalent) on the Willoughby District Historical Society, Chatswood West Ward Progress Association, the Save OH Reid Committee, Mowbray School Council, Chatswood High School P&C and the Chatswood West Bowling Club.

Terry lives opposite the bushland of Swaines Creek where there is a heritage Council 'No Tipping' sign.

## **With thanks**

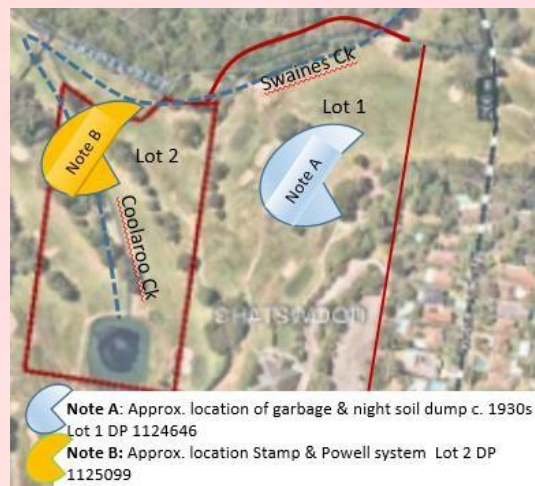
I would like to acknowledge the generous assistance of former Willoughby Council Local History Librarian – Carol Russell – for her generous provision of many Council documents from her archives. Also current Librarian Shirley Ramrakha.

# Introduction

The history of the dumping of contaminated waste on open space within the West Ward of Willoughby reflects a long and dangerous transition from primitive management of waste compared to today's highly regulated controls. Historically, contaminated waste is known to have been dumped on at least seven sites within the West Ward (it is likely there are others):

- Chatswood Golf Club at the end of Beaconsfield Road, Chatswood
- O.H Reid Oval in The Fairway, Chatswood West,
- Chatswood High School in Centennial Ave, Chatswood where there was a rifle range and Oval;
- Chatswood West Bowling & Tennis Club at 52 & 120 Fullers Rd, Chatswood West.,
- Chatswood Rifle Range in Fullers Park at the end of Blue Gum Creek.

The story of the dumping of garbage and night soil on land currently owned by Chatswood Golf Club in particular provides insight into waste management practices in the early 1900s.



Garbage & night soil dump sites 1908 - 1935

From **1865** (when Willoughby Council was established) each household in the Municipality took care of their own refuse by burying or burning. (Town Clerk, 1885). Often in surrounding bushland.

In **1900** there is mention in Council minutes of a garbage contract having been awarded to **A. Hainke & Co.** The location of the tip associated with this service is unknown. It was likely on a 5 ac. Council owned property near the confluence of Swaines and Coolaroo Creeks (**Lot 2 DP 1125099**). At this time it was decided that the arrangement for disposal of household garbage should be continued pending a decision re proper destruction by fire (Town Clerk 1900). A similar entry occurs in the Minutes of 1908. (Town Clerk). In **1908** Council's waste contracts were being provided by **Blackwood & Russell**. This was for garbage and night soil services with disposal by a Stamp & Powell system. This was a on the same 5 ac. allotment.. The dump was accessed by a service road that snaked down the hill from the end of Beaconsfield Rd just past Colwell Crescent.

Then in **1921 Willoughby Council** took over the management of the tip. By **1923** there was an iron incinerator and shed on the land. It appears that dumping on this site continued until 1931.



From 1931 to 1936, a new contract had been let by Willoughby Council for management of garbage and night soil to **Anderson & Stephens**. This dump operated on their land (**Lot 1 DP 1124646**) at the end of Beaconsfield Rd. This is where the current Golf Club clubhouse is located and also the site for a proposed Seniors Living development.

From the early **1900s**, local residents have had concerns with the health and safety of these lands used for tipping rubbish and night soil (human excrement). This led to closure of the tips. With the impending disturbance to the land to build the proposed new seniors development, these concerns have re-emerged.

## Council Waste

Prior to modern day waste management practice of individually managing of garbage, rubbish, vegetation, paint, mattresses, trade and building waste, and human waste etc. there were just two forms of waste being managed by local Councils such as Willoughby – garbage and night soil (human excrement). In some parts of Willoughby, household toilets were connected to piped sewerage systems where the waste was broken down in large septic tanks. Up until the establishment of Waste Transfer Stations, rubbish and garbage was dropped off at a local open air ‘tip’ where it was pushed into a large mound then either burnt or buried. In the early days the garbage was burnt (either in situ or sometimes using an incinerator known as a destructor). Later garbage was transported to areas such as gullies or closed mines where it was dumped as landfill. Many of these sites later were developed into local parks. Human excrement was initially collected in the ‘dunny pan’ of the then outside toilets. It was taken to a remote area and tipped onto the ground where it was often ploughed into the ground. Sometimes the ‘pee & poo’ was converted into fertiliser.

## Historical review

In the late **1800s** in urban areas across Sydney there were “*repeated outbreaks of bubonic plague, cholera, typhoid and distemper*” (McKillop p.9). This was a result largely of unsanitary conditions due to the poor management of household and human waste.



1930s covered garbage/night soil wagon <sup>1</sup>

Before the advent of (piped) sewerage systems, **night soil** (human excrement) was collected in pans by the ‘dunny man’ using a horse-drawn wagon known colloquially as a ‘dunny cart’. The household toilet was a small outhouse in the backyard, placed well away from the dwelling.

---

<sup>1</sup> Robb photo, in Booker & Bennett)

Lanes separating properties in the older areas gave access to the backyards, so that pans could be carried to and from the cart. Elsewhere the full pans were carried on the dunny man's shoulder (sloping as he went) to the front street. During the 1800s (and even as late as the late 1900s) household waste was either buried or burned or transported to a secluded spot and dumped (usually in bushland).

Willoughby Council first took action on the human waste problem in March **1896**, when it empowered its Sanitary Committee to seek information from the Government and the Water and Sewerage Board about the best way of dealing with it. By **1898** a workable scheme had been instituted. So, by **1899** certain areas had been sewered (unfortunately, not in the West Ward). The areas sewered included - a large part of Chatswood (East), a section of Middle Harbour and later Naremburn. (Russell E. p.95). Prior to that, night soil was collected by hand and deposited at a night soil depot at the end of Beaconsfield Rd, Chatswood where general waste was also dumped (into the mid-1930s).

On 19 June **1901** Council was urging the Water and Sewerage Board to extend the system to all parts of Chatswood. A 'carrier' sewer ran from Scott's Creek to Gordon Road (Pacific Highway). **Piped sewerage** was not introduced into the eastern the West Ward until 1936 and was extended to West Chatswood in 1936. In 1959 the Chatswood West Ward Progress Association asked the Water Board to extend the sewerage system to the Mowbray Road West area, i.e. west of Willandra Street. This area was eventually sewered in 1962. (Booker & Bennett pp.6364).

The question of erecting a **garbage destructor** for the whole of Sydney's northern suburbs' municipalities had full consideration in **1903** by the Northern Suburbs' Municipal Committee, but it was decided that as the amount of garbage from Willoughby was so small the share of the expenses of the project would be far beyond the benefits to its ratepayers. (SMH 1903). The first record of there being a tip at the end of Beaconsfield Rd is that *in 1908 a garbage dump and night soil repository was established by L.Blackwood and GT Russell, who subsequently traded as B & R Fertilisers at a five acre site on the northern side of Beaconsfield Road in West Chatswood*<sup>2</sup>. *Covered wagons were introduced to take refuse to the tip. A crude open-hearth incinerator was used to burn the garbage.*" (McKillop p.15). However, given the fact that there was not a formal collection service provided to the West Ward before this date, and as there were no homes at the time in the vicinity of Beaconsfield Rd, it is likely that residents would be dumping rubbish at the end of the road. Garbage removals within Willoughby by **1909** numbered about 900 weekly. This service was carried out by the council free of cost to the residents. An Amending Local Government Act at the time then made the same (garbage service charge) a compulsory charge to the householder (unless exemption is obtained). (Evening News, 1909)

"For Willoughby Council, **1912** and **1913** had been a busy two years. Many important matters being completed. Namely the ... arranging for covered-in garbage-removal wagons and securing a suitable site for disposal of night soil, and the installation of the **Stamp & Powell System** for treating same" (Leprastier p.71). So, by this time it seems to have been recognized that the existing site at the end of Beaconsfield Rd was inappropriate and a new site elsewhere was being sought. A further report in **1913** indicated that the municipal situation in Willoughby continued lively. At a public meeting of the Willoughby-Chatswood Progress Association, more pointed remarks were made concerning the local council and what was termed its policy of 'humbug and bluff.' ... of garbage carts which allowed the rubbish collected to blow back over streets and gardens. (Evening News Sydney 1913). During **1914**, *it is reported that L.Blackwood and G.T Russell, subsequently trading as B & R Fertilisers were still operating hearth incinerator and night soil repository on a 5 acre site on the northern side of Beaconsfield Rad.*

---

<sup>2</sup> It is likely the earlier services provided by A Hainke were also provided from this location,



Below is a map of Chatswood Golf Course identifying this allotment (shown in orange) as originally being owned by various contractors then Council before it was purchased or given to the Chatswood Golf Club.<sup>3</sup>



*The 5 acre allotment<sup>4</sup>*

In the **1920s**, people in the vicinity of Beaconsfield Road were being greatly inconvenienced by the garbage tip at the western end of the road with the smoke and odour drifting across to their homes. (Booker & Bennett p.64) Perhaps responding to community complaints Willoughby Council took over the (Beaconsfield) tip previously operated by Blackwood & Russell in **1921** (Russell C. no date). In **1923** there was an iron incinerator and shed on the the site (Russell 2003c). Later, in **1925**, the Council garbage and sanitary service contract was being carried out by Messers Anderson and Stephens. The tip, the property of the Contractor, was situated at the end of Beaconsfield Rd.(Health Inspector, 1925) The Council officers of the day had recommended that Council consider the construction of an incinerator (Destructor) at a more centralized location. (Engineer, 1931)



Ownership: Lot 1 - Anderson & Stephens, Lot 2 - Council

There is an apparent complexity in the historical records in relation to the location of the tip operated by Anderson & Stephens as contractors in 1925. The Health Inspector (1925) states: "At present the tip is the property of the Contractor and is situated ... near the end of

<sup>3</sup> Council records seem to be missing regarding the transfer of this land.

<sup>4</sup> Source: McLoughlin & Fogarty (colouring)

<sup>5</sup> Map courtesy EIS 2016

Beaconsfield Rd. Anderson & Stephens were the owners of Lot 1 DP 1124646 located at the end of Beaconsfield Rd from 1913 to 1946. In contrast, in what looks to be a hurriedly put together property trace report undertaken by the Local History Librarian (Russell, 2003c) in 1923 it is reported that there were no improvements on Lot 1 but by 1928 there was fencing. At the same time (1923-1928) Russell reports that there is still an iron incinerator and shed on Lot 2 DP 1125099.

After **1921** Willoughby Council undertook dumping of garbage and night soil on Lot 2. By **1923** there is a record of an iron incinerator and shed on Lot 2 (Russell 2003c), Presumably these improvements were used to provide the service. Around 1925 it appears that Council split off the garbage service to be undertaken by Anderson and Stephens on Lot 1 and did away with the Fertiliser Plant (possibly then just dumping night soil on Lot 2 to be "ploughed and covered with soil." (Health Inspector, 1925). Further, after Council sold or gave Lot 2 to Chatswood Golf Club in 1935 it appears that Anderson & Stephens also provided the night soil service from Lot 1. (The Great Northern (1931); (McLean, 1980 p.7). Given that there is no record of improvements on Lot 1 it is likely that the night soil was dumped then ploughed in to the ground. The move of the garbage dump to Lot 1 is consistent with other reports that "cheap soil cannot be procured for covering purposes" (Health Inspector, 1925). The slope of Lot 1 is quite steep, consistent with cheap soil not being available. Also at this time it was also decided to "dispense with the fertilizer plant" that had operated on Lot 2.

About this time, West Ward Alderman Read, a medical man, stated that the Lane Cove River was being polluted with effluent from the Chatswood sewerage treatment works. Effluent ran into the creeks (Swains and Coolaroo) and found its way to the Lane Cove River and was a menace to the health of the whole of the residents. The Chatswood garbage depot was also a serious menace, because it was a breeding place for rats and flies. (The Sydney Morning Herald 1926)

In **1931** the Town Clerk advised Anderson & Stepherns that their contract for Garbage and Sanitary services was extended for another 4 years (till 1935) (Town Clerk, 1931f). It also recorded that the night soil plant and buildings (on Lot 2) were owned by Council whereas the garbage service is carried out under contract. The garbage was collected and tipped by the contractor on their land (Lot 1) and partially burnt. Further, as both services had expired, the contractors (Anderson & Stephens) had agreed carry on both services.

Also In **1925** the Willoughby Council Health Inspector (1925) described that "*garbage services (are) currently carried out by Anderson and Stephens*. The report continues that "***the present tip is the property of the contractor and is situated at the extremity of the Municipality near the end of Beaconsfield Rd.***" Given that Council had taken over Blackwood & Russell 5 acre site in 1921 the Anderson & Stephens site was more likely Lot 1. The report goes on "**cheap soil cannot be procured for covering purposes**". The slope of Lot 1 is quite steep, consistent with cheap soil not being available. At this time it was also decided to "dispense with the fertilizer plant". (Health Inspector 1925). A further report also identifies Lot 1 as the later location of the dump. "Beaconsfield Road, located in the western part of West Ward was a residential street with only a few houses, it consisted of blue metal formation and at the western end of this thoroughfare Willoughby Council had its garbage dump. This occupied part of the present day Chatswood Golf Course, **the tip being where the Club House is now situated**". (McLean, 1980, p.7)

## Impact of dumping

As early as **1926** concerns were being expressed regarding the environmental impact of the effluent from the Chatswood sewerage treatment works. Willoughby Council's Alderman Read claimed that "although the sewerage was treated to some extent, the effluent ran into the creeks and found its way into the Lane Cove River and was a menace to the health of the whole of the residents". Read went on to claim "the Chatswood garbage depot was also a health menace". (SMH 1926). Read and local residents were agitating for the installation of an incinerator. At this time a site in Naremburn was being proposed as an alternative site for the sewerage works and tip. In **1928** North Sydney Council approached Willoughby Council to arrange destruction of night soil from their Municipality at the Beaconsfield site. The Council Officer of the day mused that there should be no objection to this proposal (Health Inspector 1928). By **1929** in a letter to the Electricity Department, Town Hall Sydney: Willoughby Council advised that in view of the fact that the Council is considering a proposal to construct a night-soil dump which will necessitate the removing of the Depot to some other portion of the Municipality where the sewerage is available decided not to proceed with the matter (of electricity to current site). (Town Clerk, 1929). A **1930s** report outlined that by-laws and legal obligations required that every house received at least one garbage service a week of a maximum of 2 cubic feet (0.056 cubic metres). Additional garbage would be removed for a fee. The garbage had to be left within 50 feet (15 metres) of a gate. The service provided was operated by contractors using eight two horse drawn non-tipping wagons of 121.5 cubic feet capacity weighing 1½ ton. The wagons were covered using wooden panels. As the wagon were non-tipping, the refuse had to be unloaded by hand. It was piled up and later burnt either where it lay, or using an incinerator. (Town Clerk, 1930).

## Residents revolt

By the early **1930s** the residents adjacent to the tip sites were greatly inconvenienced by the odors and the smoke from burning rubbish and decided to take action. In **1930**, a number of men in the area decided something needed to be done. The outcome of their initial meeting was a proposal to call a public meeting with the view to forming a Progress Association. The meeting was held in September 1930 in the RSL Club rooms in Victoria Ave, Chatswood. The meeting was well attended and the outcome was the formation of the Chatswood West Ward Progress Association (McLean p.7).

Then in **1931** the Metropolitan Medical Officer of Health, 1931, wrote to Council that "*a deputation of local citizens had petitioned the NSW Director General of Public Health. They were "emphatic in their protest against further deposition of garbage at the tip off Beaconsfield Road" and "even more seriously concerned about the pollution of the Lane Cove River by the drainage from the Garbage Tip and more especially from the effluent for the Sanitary Depot". It is not creditable that in 1931 Chatswood which is a residential suburb of Sydney, still tolerates these primitive conditions and the residents are perfectly justified in their protest.*"

The CWWPA in **1931** petitioned the NSW Medical Officer of Health. (1931). The response re Garbage Tip and Sanitary Dump. Site inspected on 18 May 1931 and found to be insanitary. 30 lorry loads dumped a week. Garbage is tipped over fence then burnt (MMOH, 1931). It appears that the garbage tip front was very close to the end of Beaconsfield Road on Lot 1.



It should also be recalled that particularly during the depression and even through to the 1970s in Sydney, a bush block at the end of a secluded street was commonly used by residents to dump their rubbish. Signs persist, even till today, erected by Councils advising residents that they could be fined for such action. Typically, a lot of this rubbish was not removed by Council, finding its way being covered by vegetation and detritus. Who knows what was dumped in this way? There is evidence of asbestos as well as lead in various forms (including lead paint).

## Council responds

Council had met on several occasions (in **1931**) regarding the question of disposal of garbage and night soil. "it would be advisable to combine the two services of garbage destruction and night soil disposal to be housed in one building". "The committee considered the offer submitted by Andrews and Stephens to erect on their land in Beaconsfield Rd a garbage destructor with the sewerage dump. (The Great Northern, 1931).

In early 1931 the Town Clerk responded to a petition by the Chatswood West Ward progress Association asking for an inspection be made of the Garbage Tip and Sanitary Dump located at this time on Lot 1. It was reported that there were about 30 lorry loads of garbage per week. The garbage is tipped over the fence of the existing tip then burned. There was a face of garbage about 150ft long and 10ft deep which was uncovered. The garbage was swarming with flies and maggots and was offensive smelling. The method of disposing of the garbage is crude and should not be tolerated. There is no doubt in its present condition that the tip is a danger to health. Liquid night soil overflows and is runoff onto ploughed ground with the effluent ultimately flowing into the Lane Cove River. During inclement weather house refuse and putrefying vegetable matter from business premises is allowed to remain for days. The result being flies, rats and all kinds of vermin. Dairy cows were seen at the tip. It was acknowledged that residents were being subjected to offensive odours. The Town Clerk debated the extent as to which the conditions resulted in a variety of diseases but finally admitted that the conditions favour a fly borne epidemic of diseases. (Town Clerk 1931c)



*Location of tip sites - original (Lot 2) and latter (Lot 1)*

## Better solution needed

So, by **1931** it was becoming apparent that a better solution for the destruction of garbage was needed. Anderson & Stephens offered to build a Central Garbage Destructor (presumably on its land at the end of Beaconsfield Rd). This offer was rejected. Council officers then considered various other sites for a new tip. Eventually Kent's Paddock on Flat Rock Creek was chosen as the new site for a tip and incinerator? Also, in **1931**, presumably because an alternative had not been found, a letter was sent to Sanderson & Stephens, Ryan St, Willoughby. The existing contract for removal of house garbage was renewed for a further four years (Town Clerk, 1931). Another site had to be found for garbage disposal. A site was proposed either in or adjacent to Artarmon Park but this proposal was successfully opposed by local residents. An area of land at the eastern end of Market Street, Naremburn was purchased by Willoughby Council for the siting of a garbage dump. At this time Naremburn had a very active Progress Association which obtained legal advice and prevented this area from being used, on the grounds that it was zoned residential. The next site *Willoughby incinerator( Commons)* considered by Willoughby Municipal Council was an area owned by the Water and Sewerage Board on Scott's Creek, Willoughby, on what is now



Eastern Valley Way. A site on Flat Rock Creek was then chosen, on land known as Kent's Paddock, and by **1934** the incinerator designed by Burley Griffin was constructed. All garbage is now disposed of outside the area by the Waste Disposal Authority. (Booker & Bennett p.64). Then in **1936**: NOTICE was given that the Council of the Municipality of Willoughby has, fixed and defined the whole of the Municipality as a Garbage Scavenging District. This requires that the removal of all garbage within the Scavenging District shall be by a service conducted by or on behalf of the Council. (Bailey, 1936).

## Golf course

By **1934**, the idea of using the area between Fullers Road and Mowbray Road, which included the site of the tip, for a golf course was conceived. (So it was likely that tipping at this location had ceased.. A number of people had met in 1934 to discuss the idea of forming a golf club: They came to the conclusion that a strip of under utilized wasteland between Fullers Road and Mowbray Road would be suitable (for a golf course). The then use of this council land was a 'garbage tip' and night soil depository" The club finally opened in late **1935**.( Scott p.174). The Club came into existence as a nine-hole course. In 1947 the Club negotiated a lease with Willoughby Council for additional land along the Lane Cove River. (shown in blue and red crosshatch on the map below.





*Land leased from Willoughby Council*

This allowed the expansion of the course to eighteen holes. Following the Global Financial Crisis club membership and finances declined. In 2016 the future financial viability of the club was in jeopardy so the club embarked on a bold initiative to develop a large Seniors Living apartment development on the existing carpark and surrounding land including a new clubhouse.

## Contamination concern

6

Testing for soil and other contaminants at Chatswood Golf Club was undertaken in two areas, within the development footprint, and later on the adjacent fairways. Asbestos was discovered within the development footprint along with elevated levels of lead, copper, zinc, nickel, benzo(a)pyrene and TRH F3 that were identified in fill soil. The locations with the zinc which pose a risk to ecology are considered to be contamination hot spots which will require remediation. In respect to the levels of lead that were found one sample BH114 was 250% higher than the relevant Health Investigation Level (HIL) standard. Some contamination is in close proximity to the adjacent Colwell Crescent residents.

The 3<sup>rd</sup> Environmental Site Assessment (ESA) report from January 2019 states the source of the contaminants in the fill/soil within the development footprint is considered to be associated with fill being historically imported on the site. There are concerns sampling was **not** undertaken within the existing building footprints and the steep sloped areas of the development site.

An additional Targeted Contamination Assessment (TCA) report was completed in 2021 under instruction by Willoughby Council who indicated to the applicant the potential for a former landfill with associated incinerator and shed to have operated on site between approx. 1923 to early 1930's, and to investigate accordingly. The maps below identify the areas where the contaminant test cores were taken during the initial ESA reports, and the final TCA report.

---

<sup>6</sup> Friend (2021)





Initial ESA Reports tested the development footprint

Final TSA Report tested adjacent fairways

The applicant's TCA report completed by iEnvironmental on the adjacent fairways recorded a total of 28 soil samples which were collected across the site with 21 being submitted for analysis. Based upon the results of this desktop review and soil sampling the following was concluded:

- The site likely existed as landfill with associated incineration activities.
- Elevated concentrations of benzo(a)pyrene found, however below ecological criteria.
- Elevated concentrations of metals were detected, however below screening criteria.
- Asbestos was not observed.
- No duty to report soil contamination under Section 60 of the CLM Act.

We note the following conclusion made in Willoughby Council's SNPP Report dated 24 May 2021 *"The former landfill use was not in the area where the proposed buildings are to be constructed"* will need to be validated based upon the additional **factual evidence** presented in this document.

Naturally there is concern about the possible impact of site contaminants on local and incoming residents both during and after development. As only selected samples were taken, and not all areas were tested, it is possible the extent of the contaminants identified, and possibly others have not been identified.

The local residents would be requiring at a minimum the following mitigation measures being implemented as conditions prior to the proposed development being assessed –

- An additional independent Environmental Site Assessment (ESA) be initiated by the Department of Planning, Industry & Environment and Willoughby Council to address the data gaps identified by the historical records in respect to the location of the historic garbage tip.
- Advise the Environmental Protection Authority (EPA) under Section 60 of the CLM Act, and ensure an independent EPA accredited site auditor is engaged to carry out the ESA.
- Act upon the legislation as detailed in Clause 7 of SEPP 55 – Remediation of Land. This Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment especially where there is **"incomplete knowledge"**.
- The consent authority must not consent to the carrying out of any development on land unless: (c) if the land requires remediation to be made suitable for the purpose for which

the development is proposed to be carried out it is satisfied that the land will be remediated before the land is used for that purpose.

- There are concerns in respect to how this legislation will be adhered to as Willoughby Council's Condition #4 currently states that any remediation and validation of contaminated land will only **occur after the demolition** of the structures not being retained on site.
- What will be the impact if significant site contamination issues are discovered and the cost associated with remediation is prohibitive. We cannot be left with the legacy of a disturbed contaminated site for future generations.
- To ensure an open and transparent process a community meeting is to be held following the completion of the independent assessment reports to discuss the site contamination findings and determine the suitability of the site to be disturbed.

Once the conditions above are completed to everyone's satisfaction -

- Prepare a Remediation Action Plan (RAP).
- Prepare an Asbestos Management Plan (AMP).
- Undertake a Hazardous Building Material (HAZMAT) assessment.
- Prepare an Environmental Management Plan (EMP).
- Undertake a Validation assessment documenting the remediation works.

#### **Site Excavation - Respirable Crystalline Silica Dust**

There is also a significant risk of harm associated with exposure to Respirable Crystalline Silica Dust (RCS) from the excavation of 70,000 cubic metres of sandstone on site.

- Respirable Crystalline Silica Dust (RCS) is a class 1 carcinogen.
- Freshly fractured silica particles (less than 6 hours old) are particularly harmful.
- The proposed water misting / sprays will **not** be effective at controlling fine particles. □  
The excavated material should be stored in a negative pressure acoustic shed.
- Monitoring, including cameras with real time data feed to be accessible by the community.
- Excavated spoil should be removed from site in lieu of being stockpiled on the fairways as currently proposed.

It is hoped that during the approvals process for the Seniors Living proposal that appropriate conditions of consent will be applied to address identified contamination issues.

## Other contaminated sites

There are a number of other contaminated sites within the West Ward.

### OH Reid oval



J

*Junction Swaines Creek & Lane Cover River*

A witness at a Land Board inquiry into the proposal that Willoughby Municipal Council should lease an area in Fuller Park, on the foreshores of the Lane Cove River, to the Chatswood Golf Co. Ltd. said that the area in question had been regularly used as a dumping ground for everything, from a "needle to a sheet anchor." Another witness, said that the area would be a beautiful spot for a picnic ground, if it was built up.

Each year, for three years, big lorries, apparently owned by the council's contractors, had dumped old iron, tins, and rubbish of all descriptions into a big pit on the area.

Recently, garbage was carted down and tipped into the pit.

The Willoughby Council Engineer, admitted that rubbish and garbage had been deposited in the area by the council's contractors. He added that a golf club would have to level the ground, and probably drain it before the game could be played.

There would be no restriction on reasonable use of the land by the public, if the Chatswood Golf Club leased it.

There are numerous objectors to the granting of the lease. The Chatswood West Ward Progress Association and the Naremburn Progress Association have intimated that they Will support it. (Source: SMH 1937a)



## Bowling Club



*Chatswood West Bowling Club*

The club <sup>7</sup> in Fullers Rd (120 & 52), Chatswood West was officially opened in 1958 on two and a half acres of land, predominately the head of a gully draining into Chatswood golf course. The site was also the location of an early, small dairy. The land was formerly owned by G, Bartlett. (Booker & Bennett p.77). The club purchased fill from sites in the City of Sydney to fill in the gully to make a good surface to construct its greens (McLean, n.d).

After the Bowling Club merged with a Chatswood tennis Club they also took on the lease of six tennis courts at 52 Fullers Rd. These courts had been built 'gerry' on unidentified fill which was slumping costing the club tens of thousands of dollars to rectify (Fogarty).

A pleasing aside was that before folding the bowling club (which was zoned Private Open Space) gave an Government in favour of Council who had the right the veto any proposal to change the zoning.



## CHS rifle range

For many years there was a Cadet unit at Chatswood High School. Part of cadet activities involved learning to shoot. There was a short rifle range within the school grounds. Spent cartridge shells are regularly found in the vicinity of the range. (Fogarty, 2021)

---

<sup>7</sup> Now Chatswood West Bowling & Tennis Club

## CHS oval



During a recent upgrade of the oval, asbestos was discovered in the fill that had been used to fill the depression where the oval was built. (Daily Telegraph, 2016 – asbestos concerns)

## Chatswood rifle range



*Chatswood Rifle Range*

In the 1930s there was a rifle range below Greville Street near Millwood Avenue and the Blue Gum Creek in Chatswood West. The range ran across the valley into Roseville. Both expended and unexpended ordinance has been found on the site. Subsequently, the National Acoustics Laboratory was built on part of the old range. This building is now owned by the Church of Scientology. (The Sun, 1916;p SMH,1937b).

## Sources

- Aerial Photo (1943/46) Part Chatswood Golf Club
- Aird W.V (1961) The water supply, sewerage and drainage of Sydney
- Bailey G.A (Town Clerk), (1936) MUNICIPALITY OF WILLOUGHBY - Garbage Scavenging District. Government Gazette of the State of New South Wales, 14 August:
- Booker,N & Bennett, I (1988) The West Ward, Willoughby Municipal Council
- Chatswood Golf Club (2020) SNPP & DA applications to DPIE and Willoughby Councils
- Commonwealth of Australia (193) Aerial photograph – Sydney survey run 6 March
- Daily Telegraph (2016) Chatswood High School oval multi-million dollar upgrade sparks asbestos concerns, 19 May.
- Engineer (1932) Garbage destructor – tenders Willoughby Municipal Council
- Environmental Investigation Services (EIS) - Environmental Site Assessment Reports for 126 Beaconsfield Road, Chatswood
- Fogarty, T (2003) The lighter side of Willoughby, Willoughby City Council
- Fogarty, T (2021) Chatswood Army Cadets
- Friend, D (2021) Neighbour's contamination concerns (e-mail 8 July)
- Health Inspector (1925) Garbage and sanitary services, Willoughby Municipal Council
- Health Inspector (1928) Council's application to tip nightsoil into depot, Beaconsfield Rd, Municipality of Willoughby
- Health Inspector (1938) (North Sydney) Council's application to tip [ nightsoil into depot, Beaconsfield Rd, Municipality of Willoughby
- Lepastrier C, (1915) *Willoughby's fifty years, Municipality of Willoughby*
- Metropolitan Medical Officer of Health (MMOH) (1931) Garbage tip off Beaconsfield Road, Office of the Director General of Public Health
- McKillop R.F (2012) Managing our waste, MVW International P/L for Willoughby District Historical Society from Leslie, E & Michaelides, J (1988) Willoughby Municipal Garbage, in Willoughby, Willoughby Municipal Council p,108
- McLean L (1980) The Golden Jubilee of Chatswood West Ward Progress Association
- McLean, L (undated) History of the Chatswood West Bowling Club



McLoughlin L (1985) The Middle Lane Cove River, Centre for Environmental and Urban Studies, Macquarie University

New South Wales, Department of Customer Service (2020) 1943 Historical Imagery – 1943 Aerial photograph.

News reporter (1903) BOROUGH OF WILLOUGHBY, The Sydney Morning February 9 p. 3.

News reporter (1909) 'WILLOUGHBY'S WEIL BEING – A model sanitary suburb, *Evening News Sydney, NSW* : 17 March, p. 8.

News reporter (1913) 'HAMBUG AND BLUFF,, *Evening News (Sydney)*, 19 September p. 8.

News reporter (1934) Garbage proposition – Willoughby votes for expert Sun Herald 8 August

News reporter (1926) Sewerage menace, Sydney Morning Herald, 2 November p.7

Newspaper reporter (1931) Garbage problem, The Great Northern, September 9,

News reporter (1937a) Proposed lease – land for golf course, Sydney Morning Herald, 9 April p.8

News reporter (1937b) Land for golf club, Sydney Morning Herald 7 July p.12

News reporter (1937c) DUMPING GROUND. "Witness's View of Area Sought for Links. LAND BOARD INQUIRY, 11 June 1937 p. Reid

Preiss B. (2016) Rubbish dump time bombs - and there may be one near you, The Age

Russell, C (2003a) Local history clippings, Chatswood Library

Russell C, (2003b), sections on Sewerage Water Supply, Gas street lighting & electricity garbage disposal

Russell, C (2003c) Rate book traces, Chatswood Library

Russell E (1965) Willoughby - A centenary history, Council of the Municipality of Willoughby

Scott B.A, (2017) The business of the Lane Cove River

The Sun (1916), CHATSWOOD RIFLE RANGE "Rifleman" writes: -- 11 December, page 2

The Sydney Morning Herald (1926) Sewerage menace – river polluted – Chatswood works, p.7 2 November

The Sydney Morning Herald (1937a) Proposed lease land for gold course, 9 April. Detailing local support for lease to gold club and CWWPA support. Mentions soil thieves and orchard.

The Sydney Morning Herald (1937b) Rifle range to close, 24 August, page 12

Town Clerk, (1885). Minutes, Willoughby Municipal Council, 3 October

Town Clerk (1900) Minutes, Willoughby City Council 7 May

Town Clerk (1908) Minutes, Willoughby Municipal Council 19 December

Town Clerk (1929) Re supply of electricity at sanitary depot – Beaconsfield Rd, Chatswood, Willoughby Municipal Council

Town Clerk (1930) General information to accompany answers to the questions submitted by Mr Stephenson, Municipality of Willoughby

Town Clerk (1931a) Comments re digester and night soil, Willoughby Municipal Council

Town Clerk (1931b) Garbage tip – Beaconsfield Road, Willoughby Municipal Council

Town Clerk (1931c) Garbage tip off Beaconsfield Road, Willoughby Municipal Council, 28 May

Town Clerk (1931d) Garbage contract, Municipality of Willoughby

Town Clerk (1931e) Re Garbage Contract, Municipality of Willoughby

Town Clerk (1931ff) Report pn Committee appointed to inquire into and to report upon the garbage and sanitary service of the municipality, Willoughby Municipal Council

Town Clerk (c.1979) Briefing notes sewerage; garbage disposal, Willoughby Municipal Council

Willoughby City Council (2021) SNPP Assessment Report (182 pages) dated 24 May 2021

# Sequent occupancy

	Lane Cove River block	5 acre block		
		Woodhouse 30 ac.		
Old system		Lot 2 DP 112 5099 – 5 ac		
Current DP	DP 234841	PT 139 DP 752067		
WCC Lease		N – 5 ac (Lot 2)		
Trace	Lot 3 13Ac 1R 24P	Lot 2 5 Ac.		
	Owner/use	Owner	Use	Owner
1900 - 1908	(Tip operated by A. Hainke & Co. (d) <b>location unknown</b> )			
1908 – 1921 <u>1912-1913</u>		Likely WCC	Blackwood & Russell operating dump & night soil (e) Stamp & Powell system installed (f)	
1913-1946				Anderson & Co. (a)
1921		WiCC (b)	Willoughby Council tip & night soil (d)	
1923 1925 1928	Anderson, Alexander, Stephens contractors	WCC (h) WCC (c)	Iron incinerator and shed (c) Likely night soil only (h) Iron incinerator and shed (c)	Anderson, Co. (c)
1931 – 1935		Chatswood Golf Club ©.1935)	Golf	Anderson & Co. (c)
1946				Chatswood Golf Club (a)

Source: (a) EIS Title Tree (2021) (b) McGloughlin (1985) p.111; (c) Russell (2003c); (d) Town Clerk (c.1979) Garbage Disposal; (e) McKillop (2012) p.15; Lepastrier (2015) p.71; (f) The Great Northern, 1931; (g) McLean(1980) p.7; (h) Health Inspector (1925);; (i) Town Clerk 1931.