

10 April 2013

Senior Environmental Planning Officer  
Major Projects Assessment  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

Attention: Ashley Cheong  
(Sent by email to [ashley.cheong@planning.nsw.gov.au](mailto:ashley.cheong@planning.nsw.gov.au) as PDF)

Dear Ashley

**ICL Cement Terminal Project, Mayfield North (08\_0198)  
Exhibition of Environmental Assessment (the "*proposal*")**

In reference to your department's letter dated 26 February 2013 seeking written submissions on the *proposal*, please be advised of the following.

The Hunter Development Corporation (HDC) is supportive of new developments which help to reactivate industrial lands and contribute to the sustainable economic development of the region. HDC officers have briefly reviewed the *proposal* and raise the following issues for Planning's consideration.

- In relation to access the proposal indicates under clauses 2.4, 2.6 and 5.4.2 it will temporarily use Selwyn Street but does not appear to indicate what the longer term or permanent access point(s) will be.
- In relation to Soil & Water, clause 5.6.3 Management & Mitigation Measures – Construction, it is noted that the "Blue Book" is referenced but there does not appear to be any retention basins or similar usual methods to manage possible turbid runoff listed in the proposed measures necessary for sedimentation and erosion control. In terms of best managing the risks arising from working with the existing capping materials, it would be recommended that retention basins or similar should not be interpreted as being excluded from consideration of sedimentation and erosion control measures.
- In relation to Contamination, clause 5.7.1 Management & Mitigation Measures – Construction, the commitment that the site auditor's confirmation will be "sought" should preferably be amended to "obtained" or similar to avoid any doubt that the site auditor's endorsement should be a condition precedent to proceeding. (Clause 6.7.1 is similar)
- The proposal refers to various "Key Environmental Issues" as being within relevant criteria established under the Concept Plan Approval. It is anticipated the cumulative impacts will be managed under the relevant Concept Plan 09\_0096 approval requirements pertaining to transport, air quality, noise, stormwater, infrastructure and utility planning, and other relevant requirements.

## Remediation

A Contaminated Site Management Plan (CSMP) has been prepared by the State, intended to provide a framework for the management of risks associated with contaminated soil and groundwater during redevelopment and future occupation. It is also provided to ensure the remediation is protected and maintained into perpetuity. The CSMP is acknowledged by the EA, and HDC understands that the application of the CSMP would be a condition of the lease with the landowner (NPC). To best ensure compliance, it is anticipated Planning would also call up compliance with the VRA and CSMP in approval conditions.

Should you require any clarification or further input on the above issues please contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Geoff Wade', is positioned above the printed name and title.

**Geoff Wade**  
SENIOR DEVELOPMENT MANAGER

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