

Client

Incoll Project Management

Project

Macdonaldtown Gasworks Remediation
Environmental Assessment - Consultation
Outcomes Report

Date

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Contents

1	Introduction	1
1.1	Background	1
1.2	Consultation purpose and objectives	1
1.3	Consultation overview	1
1.4	Summary of issues raised	2
2	Summary of consultation activities	3
2.1	Consultation activities	3
3	Feedback	4
3.1	One on One meetings with adjacent residents	4
3.2	1800 Phonenumber	4
3.3	Community information and feedback session	4
4	Next steps	6
5	Appendices	7

Appendices

- Appendix A – Newsletter No. 1
- Appendix B – Letter to adjacent residents
- Appendix C – Newsletter catchment area
- Appendix D – Feedback form
- Appendix E – Newsletter No. 2
- Appendix F – CIFS Storyboards

1 Introduction

This report documents the outcomes of the consultation process undertaken as part of the Environmental Assessment for the Macdonaldtown Gasworks Remediation Project. The Environmental Assessment (EA) will be assessed by the Department of Planning (DoP) under Part 3A of the EP&A Act.

The consultation process was independently facilitated by community engagement specialists Elton Consulting. Consultation activities were planned and undertaken as described in a communications and stakeholder engagement strategy, and in response to the Director General's Requirements (DGR's) issued in response to the Preliminary Environmental Assessment submitted to the DoP for this project.

This report outlines consultation activities and feedback received during consultations in the period April-September 2010.

1.1 Background

1.1.1 Project summary

RailCorp owns an area of land located off Burren Street, Macdonaldtown which formerly operated as a gasworks. Previous environmental investigations on the site identified the presence of coal by-products including tar, coke and ash throughout the central portion of the site where processing activities were performed. Contaminated fill materials, mainly comprising coke, ash and demolition waste, were also identified in other areas of the site.

On the basis of previous investigation results, the contamination requires regulation by the NSW Environment Protection Authority (EPA) under the Contaminated Land Management Act 1997 (CLM Act). It is noted that the EPA is part of the Department of Environment and Climate Change and Water (DECCW).

Elton Consulting understand that remediation of the site will be undertaken in two separate phases:

- A Planning Phase to identify potential opportunities and constraints and preferred remediation methodologies; and
- A Remediation Phase, where the works will be undertaken by a preferred contractor.

Consultations referred to in this report occurred during The Planning Phase as part of a Part 3A Project Approval under the Environmental Planning &

Assessment Act 1979 (EP&A Act). The consultation was undertaken along with technical studies such as geotechnical, heritage assessment works, acoustic and traffic studies.

The total project, involving both the Planning Phase and the Remediation Phase, is generally referred to as the 'Macdonaldtown Gasworks Remediation Project'.

1.1.2 Site identification

The site is located off Burren Street, Erskineville and covers an area of 7,732 square metres. It is identified as Part Lot 50 in DP1001467 (Appendix E4), and is zoned "Railways Zone" under the Sydney Regional Environment Plan No 26 (SREP 26).

The site is bound to the north by the Macdonaldtown Stabling Yard (owned by RailCorp), to the east and south by the Illawarra Rail Line (owned by RailCorp), and to the west by privately owned residential properties on Burren Street.

1.2 Consultation purpose and objectives

The purpose of the consultation process was to provide members of the community and stakeholders with clear and accurate information on the planning process for the Macdonaldtown Gasworks Remediation Project, and to obtain feedback on key aspects of the draft proposal. Community and stakeholder feedback was used to inform preparation of the Environmental Assessment by RailCorp and its project team, led by Incoll Management.

1.3 Consultation overview

The focus of the consultation activities was on clearly explaining the Environmental Assessment process and related implications and impacts of remediation works for the Gasworks site.

The consultation activities targeted:

- Residents adjacent to the Macdonaldtown Gasworks site.
- Residents of the wider Macdonaldtown, Newtown, and Erskineville area
- Local businesses
- Key stakeholders including key community representatives.

It is important to note that feedback contained in this report:

- Cannot be construed as being statistically representative of opinion within the local community

- Was gathered as part of a statutory consultation process required under the DGR's for the project
- Will be one of a number of inputs considered by RailCorp and Incoll Management in planning for the project.

1.4 Summary of issues raised

The most commonly identified issues raised in feedback from the community and stakeholders were:

- Traffic and access arrangements (including preference for manning of Erskineville Road access gate with a traffic controller)
- Ecological issues such as onsite flora and fauna
- The importance of retaining the heritage value of the existing southern gasholder
- Noise and other amenity impacts now and during the remediation process (eg odour and vibration)
- Health and safety impacts now and during the remediation process
- Program, timeframe and time of day for commencement and conduct of remediation works
- General queries regarding remediation of the site and the proposed future use of the site (including proposed hours of operation)
- The importance of ongoing opportunities for community input to the consultation process.

2 Summary of consultation activities

A range of consultation activities were undertaken to provide the local community and stakeholders with information on the project and to provide an opportunity for their feedback. The consultation strategy for this project was planned with direct reference to approaches and activities outlined in the *Guidelines for Major Project Community Consultation (Department of Planning 2007)*.

2.1 Consultation activities

An outline of the various consultation activities and timing is provided below.

- Hosting of an 1800 phone line from April 2010. This was provided to the community between business hours, to allow them to call and have their questions and queries addressed by a member of Elton Consulting. This activity is ongoing. See section 3.2 for more details about 1800 phone line and its use.
- Distribution of a community Newsletter in April 2010 to introduce the project and the planning process for the site, to approximately 1,500 local residents of Macdonaldtown, Newtown and Erskineville. The newsletter also provided details of the 1800 phone line. See Appendix A for a copy of the newsletter and Appendix C for a map of the newsletter distribution area.
- A letter to 36 properties directly adjacent to the site (in Burren Street) advising them of the planning process and offering individual briefings for residents and property owners. See Appendix B for a copy of the letter.
- One-on-one meetings with five residents directly adjacent to the site (in Burren Street) in response to this invitation
- Offers to local community groups and residents who expressed an interest in previous RailCorp proposals or operations in the local area. (Note: Despite contact with several groups, no requests for briefings were received during the consultation period)
- A facilitated community information and feedback session for the wider Macdonaldtown and Erskineville communities. The session was held at Brown Street Community Hall, 8-10 Brown Street

Newtown, between 6.00 and 8.00pm on Tuesday 31 August 2010

- Distribution of a second newsletter in August 2010. The newsletter provided a project update, notification of the community information and feedback session and reminder details of the 1800 phone line. This newsletter was distributed to the same catchment as newsletter one (see Appendix E for a copy of the newsletter).
- Distribution of a newsletter to residents directly adjacent to RailCorp's Chullora site informing them of the public exhibition of the EA. This was undertaken as RailCorp's Chullora site was identified during the planning process as a potential site for treatment of some material removed from Macdonaldtown.

3 Feedback

3.1 One-on-one meetings with adjacent residents

A letter inviting adjacent residents to receive a one on one project briefing was distributed via letterbox drop to approximately 36 adjacent properties in South Burren Street. In response to this letter, meetings were held with five residents.

The meeting were attended by representatives from RailCorp and Elton Consulting. Residents were presented with an overview of the planning process and remediation project and invited to ask questions and provide feedback.

3.1.1 Participant feedback

The key issues raised in feedback during these sessions were recorded by Elton Consulting using hand written notes. Feedback focused on:

- Ecological issues such as onsite flora and fauna. In particular:
 - the desire to see native plants retained or replanted where possible
 - The presence and protection of bird life and frogs on site.
- The importance of retaining the heritage of the southern gasholder.
- Traffic and access arrangements, in particular a preference for alternative access to the site as opposed to through the existing gate to the Macdonaldtown Stabling Yards on Burren Street.
- Noise and amenity impacts during the remediation process, specifically:
 - A desire to maintain screening foliage between adjoining properties and the site
 - Potential for noise impacts during earthworks.
- Health and safety impacts during the remediation process.
- Water flows and flooding during the remediation process. Key issues raised included:
 - The need to repair the drain between the site boundaries
 - The need to consult with neighbours about the replacement of fencing and vegetation along the western boundary.
- Maintaining security to adjoining properties. There was some concern that should the site become publicly accessible open space following remediation, members of the public may access the rear of properties directly adjacent to the site.
- Some queries regarding the planting of screening vegetation at the existing noise barrier on the south eastern boundary.

3.2 1800 phone line

The 1800 phonenumber was established in April 2010 and was promoted through the two project newsletters.

To date a total of five members of the community have contacted the Elton Consulting team through the 1800 phonenumber.

3.2.1 Participant feedback

The key issues raised in feedback during these sessions were recorded by Elton Consulting on a project database. Feedback focused on:

- General queries regarding remediation of the site and the proposed future use of the site.
- The need for safety, now and during the remediation process (e.g. removal of a temporary fence).
- Noise due to existing onsite rail operations and impacts on adjacent residents particularly at night.
- Traffic and access arrangements enabling transport of equipment to carry out the remediation process.
- The importance of retaining the southern gasholder due to its heritage value to the local community. This caller queried whether the site would be accessible to the public eg through a park in close proximity to the site.
- Participation in the consultation process and suggestions for information to be included in future newsletters.

3.3 Community Information and Feedback session (CIFS)

A Community Information and Feedback session was held between 6.00pm and 8.00pm on Tuesday 31 August 2010 at Brown Street Community Hall, 8-10 Brown Street, Newtown.

The session was facilitated by Elton Consulting as an informal drop-in session for members of the local

community and other stakeholders. Participants were invited to view a series of display boards providing information on the project (Attached F) and to discuss issues related to the proposal with members of the project team. Participants were also offered a Feedback Form to document written comments.

The purpose of the event was to introduce members of the community and stakeholders to the project and to explain the rationale for the proposal. Participants were invited to view the project display boards and to discuss their perspectives and ideas with members of project team in one-on-one conversations.

Members of the project team in attendance at the sessions were:

- RailCorp Environment Division
- Incoll Management
- City Plan Heritage – Heritage and Archaeology
- JBS Environmental – Environmental services
- Elton Consulting – Community consultation.

3.3.1 Notification

Members of the community were notified of the session through the distribution of Newsletter No. 2 in August 2010, to approximately 1,500 local residents of Macdonaldtown, Newtown and Erskineville.

3.3.2 Attendees

There were 13 members of the community and other stakeholders at the session, all of whom signed the participant register.

3.3.3 Participant feedback

Community feedback at the session was collected through verbal comments made to members of the project team.

To date Elton Consulting has not received any written comments made via the Feedback Form questionnaire which was provided to attendees on entry (see Appendix D). Each feedback form was accompanied by a reply paid envelope to enable its convenient return to Elton Consulting. The closing date nominated for feedback was Monday 6 September 2010. To ensure the privacy of respondents, survey forms did not ask for the residential address, contact details or names of any individuals.

The key issues raised in feedback during the session focused on:

- Queries regarding traffic and access arrangements.
- The proposed hours of operation for the gasworks remediation.
- A number of community members expressed satisfaction that the remediation works would be undertaken only during daytime hours.
- Queries regarding heritage items
- Queries regarding the proposed remediation methodologies (e.g. queries about how the 'negative pressure tent' would operate).
- Queries regarding the potential for traffic to use adjacent streets.
- The importance of manning the Erskineville Road access gate with a traffic controller.
- Queries regarding the extent of impacts for adjacent residents (e.g. noise, odour, vibration).
- Queries regarding the timeframe for commencement of works and the anticipated length of the remediation program.
- Support for the proactive engagement of the local community throughout the study.

4 Next steps

This consultation outcomes report will be used to support the Environmental Assessment for the Macdonaldtown Gasworks Remediation Project. It is anticipated that the draft Environmental Assessment and related documentation will be submitted to the NSW Department of Planning in October 2010.

The 1800 phoneline and email address will remain active throughout the exhibition period and during consideration of the proposal by the DoP.

A third community newsletter has been prepared for distribution to residents adjacent to the Chullora Railyards as it has been nominated as a potential temporary material treatment area.

5 Appendices

Appendix A – Newsletter No. 1

Macdonaldtown Gasworks Remediation



Community Newsletter
April 2010

The Gasworks Site

RailCorp wishes to inform you about the upcoming planning processes for the remediation of the former Macdonaldtown Gasworks site.

The Macdonaldtown Gasworks was built in 1892, and was located behind the southern end of Burren Street, close to Macdonaldtown Railway Station.



The site was used for processing coal in furnaces to create gas. The gas was stored in two large steel gasholders, and was piped to the nearby Eveleigh Railyards for the lighting of railway carriages and workshops.

The Gasworks was decommissioned in 1958, however one gasholder continued to store gas from other sites until the 1970's. This structure still remains in its original position today behind the dwellings in Burren Street.

Planning for Remediation

The process of creating gas was a great industrial achievement, however it produced unwanted by-products such as tar, coke and ash. When the Gasworks was decommissioned these materials were left on the site – a common practice at the time.

RailCorp has more recently performed investigations on the site, which have identified that these by-products have affected the quality of soil and groundwater.

Therefore in order to address these environmental issues, RailCorp is commencing planning for remediation of the site to remove and/or treat the industrial by-products. The remediation project will be regulated by the Department of Environment, Climate Change and Water (DECCW). The project will also require consent from the Department of Planning (DoP) under Part 3A of the Environmental Planning and Assessment Act (EP&A Act).

The planning process for the remediation comprises the following key steps:

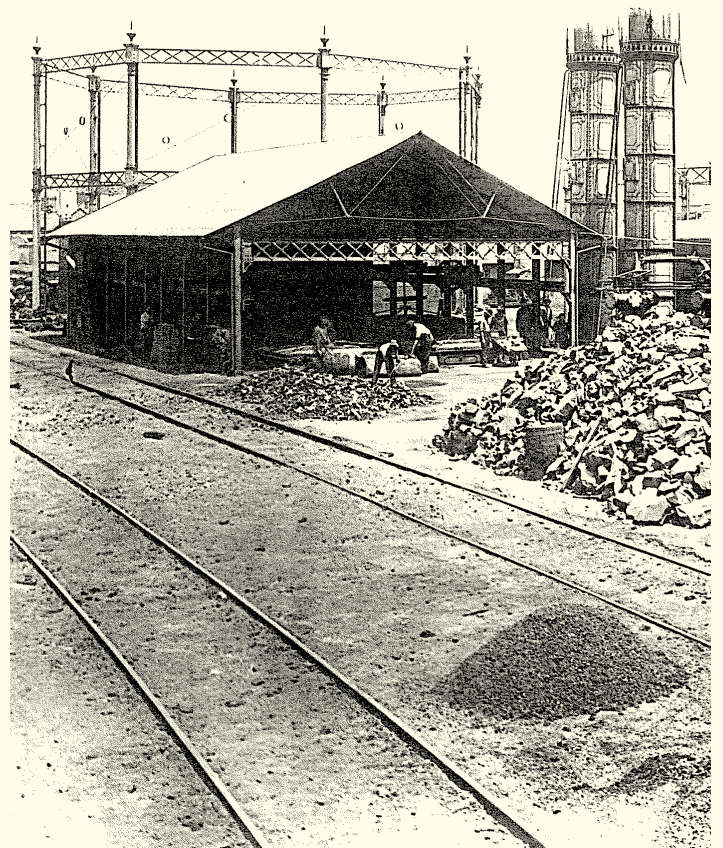
- » Preparation of a Preliminary Environmental Assessment to identify the key issues requiring consideration in the remediation works;
- » Specialist studies on the site to better understand these key issues, and to identify the best way to perform the remediation works;
- » Preparation of an Environmental Assessment (EA) document to detail the outcomes of the above studies;
- » Lodgement of the EA with the Department of Planning;

- » Public exhibition and feedback on the EA document; and
- » Review and approval by the Minister for Planning

The first two steps in the process are about to commence, and the entire planning process is expected to take approximately 12 to 18 months. This will be followed by processes to engage specialist contractors to perform the physical site remediation works in accordance with the Minister's approval.

The overall planning process and specialist studies will identify the best approach to remediating the site, taking into account:

- » Community safety and amenity;
- » Environmental remediation requirements;
- » Heritage considerations;
- » Cost and timeliness; and
- » Stakeholder feedback



The Project Team

RailCorp have engaged a team of experts lead by **Incoll Management** to prepare the EA and the specialist studies. The project team comprises:

- » **JBS Environmental** – Remediation strategy and specialist environmental studies
- » **Pells Sullivan Meynink** – Geotechnical studies
- » **City Plan Services** – Heritage and Archaeology studies
- » **Ecological** – Planning processes and specialist environmental studies
- » **Elton Consulting** – Stakeholder engagement

Working with the Community

The Project Team is committed to keeping the local community involved in the planning processes and the eventual remediation project.

The Project Team will provide regular newsletters, and has established a project Information Line. We encourage members of the community to contact the Information Line to discuss any particular issues of importance to them.

Community members will also have the opportunity to provide further input into the planning process by providing comments on the Environment Assessment (EA) documents during the public exhibition period. Details of the exhibition will be provided in the next newsletter, which be distributed during preparation of the EA.

Further Information

For more information about the planning process for this project, or to contribute your comments, please contact the project Information Line on 1800 013 342.

Appendix B – Letter to adjacent residents

May 2010

[Address]

Dear Resident

Re: Planning for Remediation of the Former Macdonaldtown Gasworks

RailCorp is in the early stages of planning for remediation of the former Macdonaldtown Gasworks site. As part of this process, our Project Team is starting to talk to the local community.

We understand that as adjacent landowners, you may have questions about the planning process, the remediation works and what the project means for you.

That's why we are inviting residents of Burren Street, who live adjacent to the site to discuss the remediation project one-on-one with members of the Project Team. This is an opportunity for you to ask questions and provide feedback to the Project Team.

We are offering a range of times for one-on-one meetings with the members of the Project Team in the week commencing 31 May 2010. To arrange a suitable time, please contact Mark Tirpak or Nicole Eastaway on the dedicated project information line, 1800 013 342.

Yours sincerely

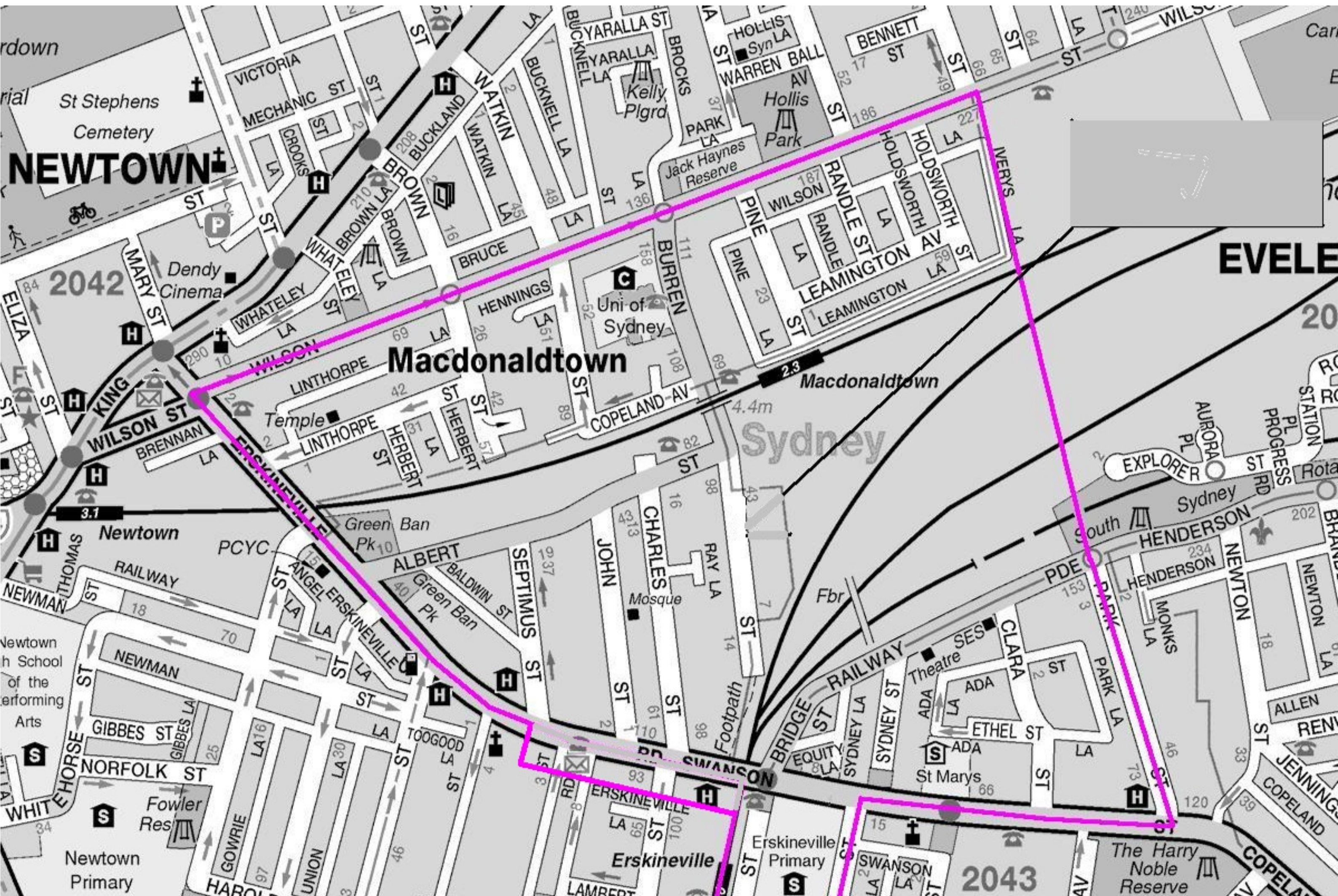


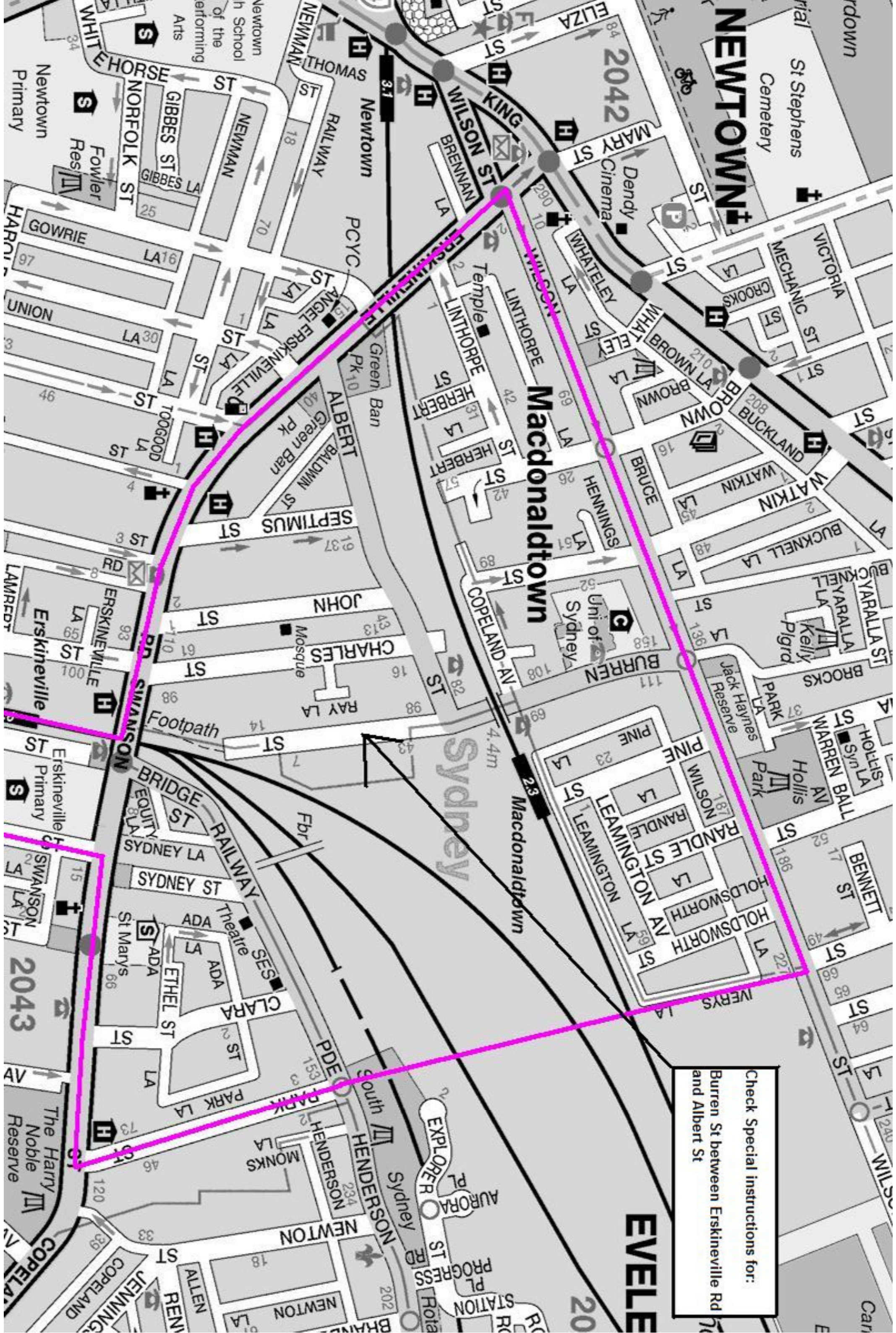
Oliver Young
Project Manager

Oliver@elton.com.au



Appendix C – Newsletter Catchment Area





Check Special instructions for:
Burren St between Erskineville Rd
and Albert St

Appendix D – Feedback form

Macdonaldtown Remediation Planning Process Community Information Session: Feedback Form

Thank you for participating in the community information session for the proposed remediation of the former Macdonaldtown Gas Works. We welcome your feedback on the material you have seen today, and any other issues you feel are relevant. If you wish to provide further feedback, please feel free to attach it to this form. Your feedback will assist the project team in the process of finalising the Environmental Assessment Application to the Department of Planning.

1. Based on the material you have viewed, what are the three most important issues to be considered when finalising the plans for remediating the site?

i.

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ii.

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iii.

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2. Do you have any suggestions for how Railcorp could best work with adjacent residents as the remediation work is being undertaken?

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3. Do you have any additional comments you would like to make regarding this project?

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4. Which best describes you? (Please tick one or more)

- ☐ An immediately adjacent resident in Burren St
- ☐ A nearby resident _____(Street)_____(Suburb)
- ☐ A property owner in the area _____(Street)_____(Suburb)
- ☐ A business operator in the area _____(Street)_____(Suburb)
- ☐ Other stakeholder (*Please specify*) _____

Optional - If you would like to be added to the project database to receive future information please provide us with your contact details?

Name

Street Address

Suburb

Email

Thank you for taking the time to complete the feedback form. Please place it in the box provided at the exit. If you would like more time to consider your response, please return the completed form to us by **Monday 6 September 2010** via:

- **Post:** Using the reply paid envelope to: PO Box 1488 Bondi Junction NSW 1355'
- **Email:** consulting@elton.com.au
- **Fax:** (02) 9387 2557 (Please fax both sides of the form).

All information you provide will be treated as confidential. No individual will be identified in the report of this consultation.

Thank you for taking the time to share your ideas.

Appendix E – Newsletter No. 2

Macdonaldtown Gasworks Remediation



Community Newsletter
August 2010

Welcome to the second community newsletter relating to RailCorp's plans for remediation of the former Macdonaldtown Gasworks site. Remediation of the site is required to clean up unwanted by-products of gas production such as ash, tar and coke which remain on the site following decommissioning of the Gasworks. The site location is shown below.

Before the site can be remediated, RailCorp requires consent from the Department of Planning under Part 3A of the Environmental Planning and Assessment Act.

As such, the planning process for the remediation comprises the following key steps:

- » Preparation of a Preliminary Environmental Assessment (PEA) to identify the key issues requiring consideration in the remediation works;
- » Specialist studies on the site to better understand these key issues, and to identify the best way to perform the remediation works;
- » Preparation of an Environmental Assessment (EA) document to detail the outcomes of the above studies;
- » Lodgment of the EA with the Department of Planning;
- » Public exhibition and feedback on the EA document; and
- » Review and approval by the Minister for Planning.

The first two steps are now nearing completion. The Department of Planning are currently reviewing the PEA and will shortly issue the "Director General's Requirements (DGR's)" for the preparation of the full EA for the remediation project.



Project Update

The specialist studies nearing completion include a heritage investigation which involved a review of historical site information, and excavation works on site to locate and record the presence of any items which may have heritage significance.

A geotechnical assessment of the site has also been undertaken to help ensure that the remediation will be undertaken safely and that the existing Gasholder structure can be protected.

The Project Team has also assessed the flora and fauna on the site. Disturbance of the existing vegetation is likely to be required in order to successfully remediate the site. The flora and fauna assessment has found however, that removal of vegetation is unlikely to have significant impacts on biodiversity due to the historical uses of the property. The Project Team recognises the importance of these vegetation issues to adjacent residents on Burren Street and is committed to working with our neighbours to decide how this boundary will be replanted.

The findings of all the specialist studies will be documented within the EA, and will assist in determining the best way to perform the remediation works.

The community will be able to view the completed studies during the public exhibition of the EA.

Feedback to date

The Project Team is continuing to engage with the local community as plans are developed for remediation of the site. We have already received a number of queries from the community and have met with a number of residents. Issues we have heard about include:

- » Access arrangements for vehicles
- » The sources of contamination
- » The timeframe for commencing remediation
- » The significance of the Gasholder
- » Impacts upon amenity during remediation
- » Future uses for the remediated area
- » Security of the site for neighbouring residents

The Project Team will be working to address each of these issues in the EA for the remediation works.

The community will also have further opportunities to provide input to the planning process, via the Information Line, the upcoming Community Information Session, and during the exhibition of the EA documents by the Department of Planning.

Heritage

The gas works were active from 1892 through to 1958. As part of the archaeological investigation a series of trenches were excavated across the site. The dig has revealed items such as pathways, floors, rail sleepers and building foundations. This has been very useful in helping us to confirm the location of structures we were aware of from old photos and plans. The study has also confirmed that the existing Gasholder is of particular heritage significance, and will remain during and after the remediation works.

*An excavation trench
Franz Reidel, City Plan Heritage,
June 2010*



Community Information Session

We welcome members of the community to take part in a Community Information Session on planning for remediation of the Gasworks site.

The casual, drop-in session will provide an opportunity for you to find out more about how the remediation could be undertaken and to discuss any issues of importance directly with the Project Team.

The session will be held on:

Date: 31 August 2010
Time: Anytime between 6.00pm and 8.00pm
Venue: Brown Street Community Hall,
8-10 Brown Street
Newtown NSW 2042

Feedback received at the session will form the basis of a Consultation Outcomes Report to be included in the application to the Department of Planning.

Your input is important to us and we look forward to meeting with you at the session.

Further Information

For more information about the planning process for this project, or to contribute your comments, please contact the Project Information Line on 1800 013 342.

Appendix F – CIFS storyboards



Introduction

Welcome to the Macdonaldtown Gasworks Remediation project community information session.

The session is designed to inform you about the planning process for the remediation of the former Gasworks site located behind the southern end of Burren Street, close to Macdonaldtown Railway Station.

At tonight’s session you will have the opportunity to:

- » Meet some members of the project team
- » Learn more about how the remediation will be undertaken
- » Discuss issues that you feel are important with the project team before the Project Application is finalised.

To prepare the Project Application for submission to the NSW Department of Planning, RailCorp has assembled a multidisciplinary project team led by Incoll Management. The team members include:

- » **Incoll Management** – Project Manager
- » **Eco Logical Australia** – Planning and Ecological studies;
- » **City Plan Heritage** – Heritage and Archaeological studies;
- » **JBS Environmental** – Remediation strategy and specialist environmental studies;
- » **Pells Sullivan Meynink** – Geotechnical studies;
- » **Acoustic Logic** – Acoustic and Vibration studies;
- » **Traffic, Transport and Planning Associates**– Traffic planning; and
- » **Elton Consulting** – Stakeholder consultation.

Please view our display boards and talk with the project team who are available to answer any questions you may have. Outcomes of consultation with you and other members of the community will be documented and included in the Project Application.

Thank you for your interest in the project.





Site History

From 1892 the Gasworks site was used for processing coal in furnaces to create gas. The gas was stored in two large steel gasholders, and piped to the nearby Eveleigh rail yards for lighting railway carriages and workshops.

The process involved heating crushed coal in a sealed chamber (the retort) to generate gas, coke, tar and ammonia as shown in the figure below:

- » Coal was crushed and fed to the retort, where high temperatures carbonised the coal to produce gas and coke.
- » The raw gas (containing tars and other by-products) was purified by a complex process of scrubbing and condensation.
- » The purified gas was then either stored or distributed to where it was needed.
- » Tars collected during gas production were combined and fed to a tar-liquid separator.
- » The tar was either processed further, recycled as an alternative fuel, sold as raw coal tar or disposed.

The Macdonaldtown Gasworks was decommissioned in 1958, however one gasholder continued to store gas from other sites until the 1970s. Today only the southern gasholder structure remains intact behind the houses in Burren Street. When the Gasworks was decommissioned waste, tars and coke were left on the site – a common practice at the time.

Recent investigations of the site have identified that these by-products have affected the quality of soil and groundwater. In order to address these environmental issues, RailCorp is commencing planning for remediation of the site to remove and/or treat the industrial by-products.

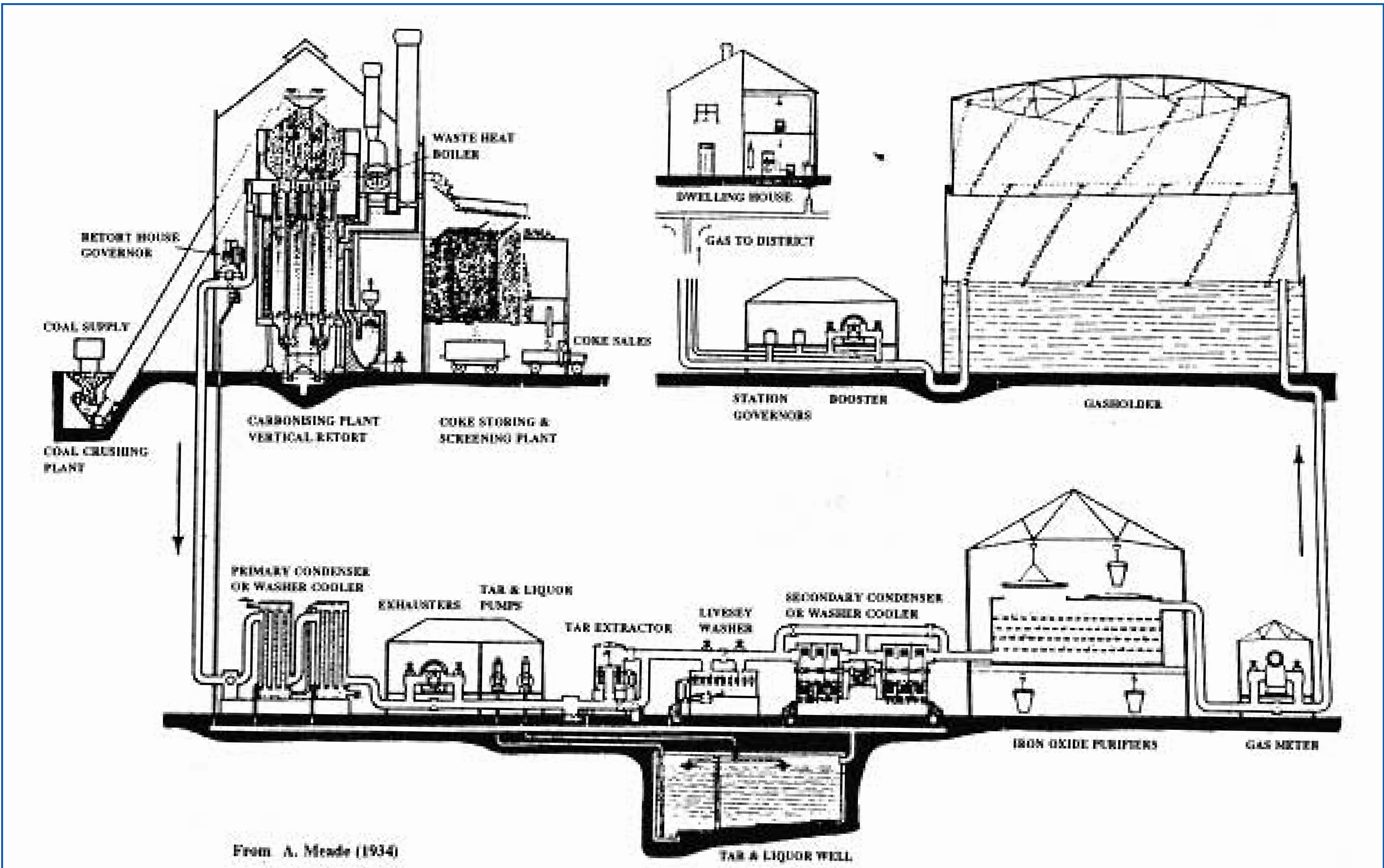


Figure 1: Schematic diagram of coal carbonisation process



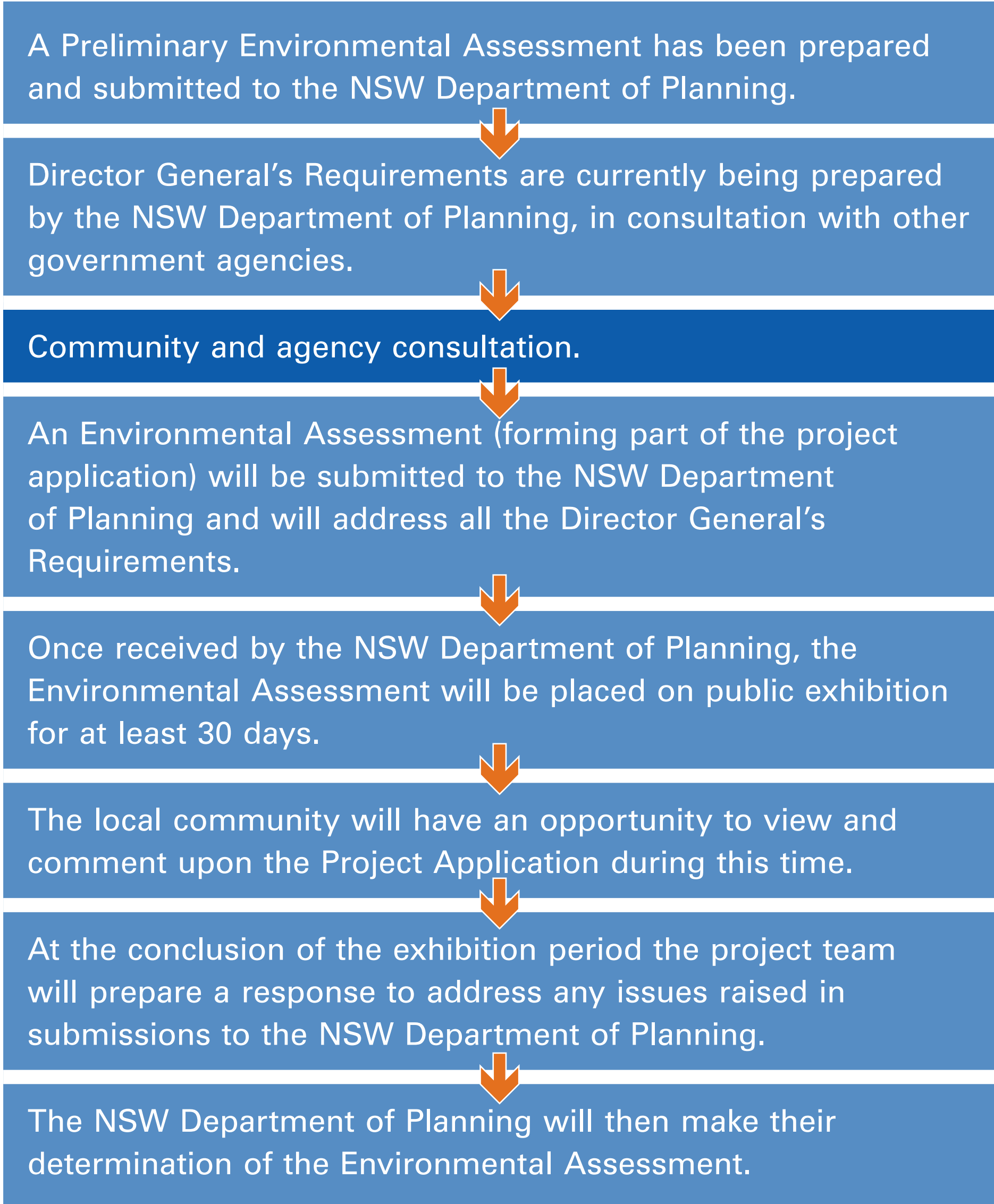
Planning for Remediation

Remediation of the gas works is a legislative requirement and is regulated by the Department of Environment, Climate Change and Water (DECCW). DECCW incorporates the Environmental Protection Agency (EPA).

The proposed remediation has been declared as a Major Project under Part 3A of the NSW Environmental Planning and Assessment Act 1979 and therefore will be assessed by the NSW Department of Planning. The NSW Department of Planning will consult with various other government agencies, including DECCW during their assessment of the Project Application.

The Environmental Assessment will identify the remediation options, describe the preferred process and assess the environmental impacts. The matters to be addressed within the Environmental Assessment will include:

- » Soil Contamination
- » Heritage
- » Waste
- » Air Quality
- » Transport and Traffic
- » Surface Water and Groundwater
- » Noise and Vibration
- » Geotechnical Information
- » Visual Amenity
- » Flora and Fauna
- » Stakeholder and Agency Consultation



This Environmental Assessment for the remediation of the site does not cover future uses. Following remediation it is proposed that the land will continue to be used for railway purposes consistent with the present zoning.





Site Features – Ecology

It is expected that during remediation the majority, if not all vegetation will need to be disturbed to allow contaminated material to be treated. A Flora and Fauna Report has therefore been prepared based on the removal of all vegetation from the site.

The report assesses the impact of the proposed works on the ecological values of the site as per the requirements of the NSW Environmental Planning and Assessment Act 1979 (EP&A) and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC). Existing documentation including vegetation mapping, threatened species records and the results of previous surveys were reviewed. To complement the existing studies, a field survey was performed by a Flora and Fauna specialist.

The Flora investigation found:

- » The site has non-local native and exotic trees around the margin of the site. The ground layer is covered by exotic species or is bare ground. A total of 53 flora species are present; including two local native species, seven planted non-local native species and 44 exotic species.
- » One threatened species (a single tree) was recorded; *Syzygium paniculatum* (Brush Cherry). This species typically occurs within littoral and riparian rainforests. The Brush Cherry was considered to have been introduced and manually planted, and is therefore not considered to be of significance in the site setting.

The Fauna investigation found:

- » Six fauna species were observed, (common mynah, grey butcherbird, Australian Magpie-lark, welcome swallow, masked lapwing and garden skink) and are considered to be tolerant of changes to their environment and are commonly found in urban and highly modified landscapes.
- » One threatened animal species, the Grey Headed Flying Fox (*Pteropus poliocephalus*), was considered to have the potential to forage within the Macdonaldtown site but there was no evidence found on site of any activity.

The impacts on flora and fauna were assessed by the standard assessment process set out by the EP&A and EPBC acts, and concluded that the proposed works are unlikely to significantly impact on regional biodiversity.



Disturbance of the existing vegetation is an unavoidable consequence of remediating the site. However, the Project Team recognises the importance of these vegetation issues to adjacent residents on Burren Street and is committed to working with our neighbours to decide how this boundary will be replanted.

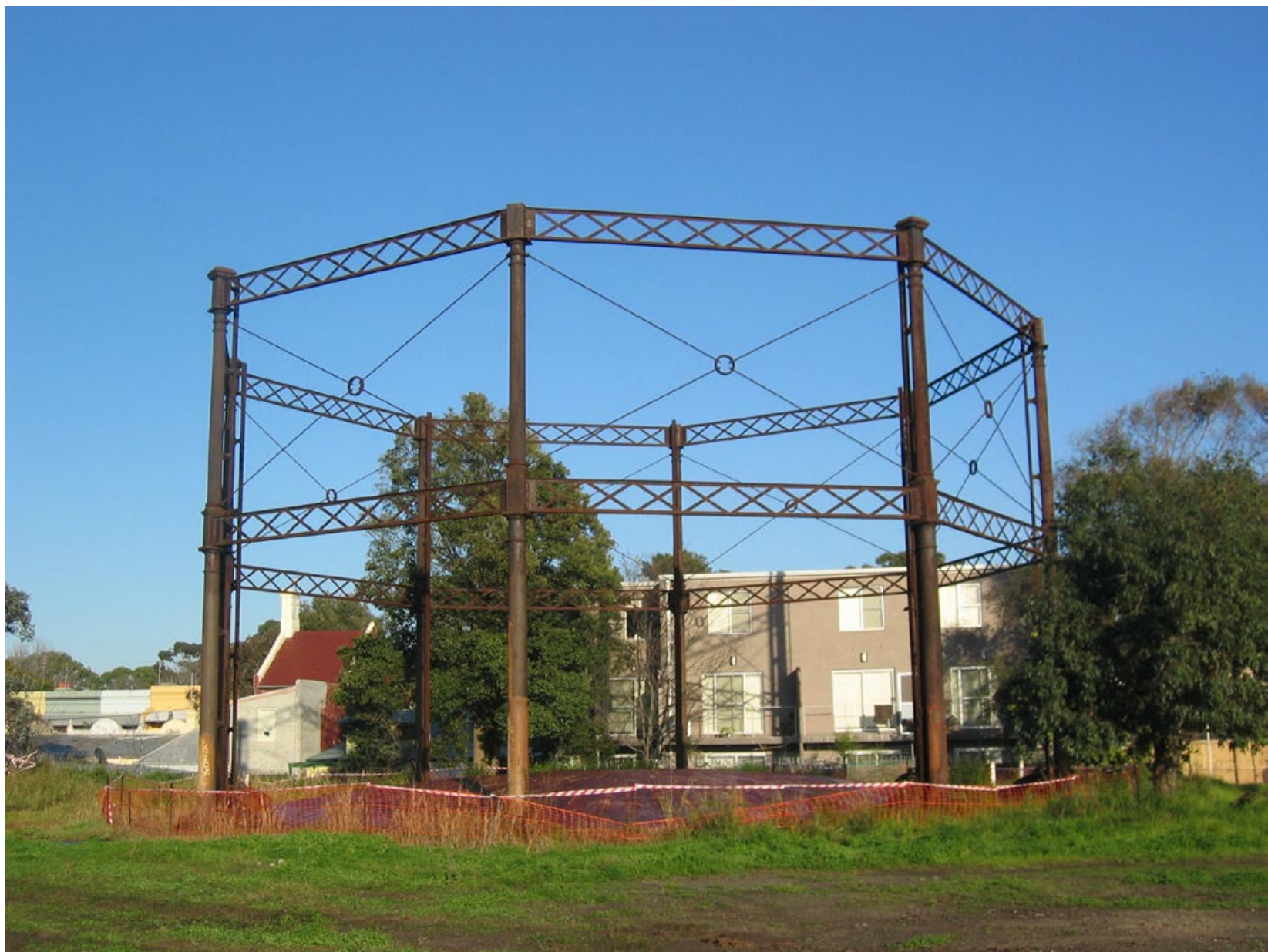
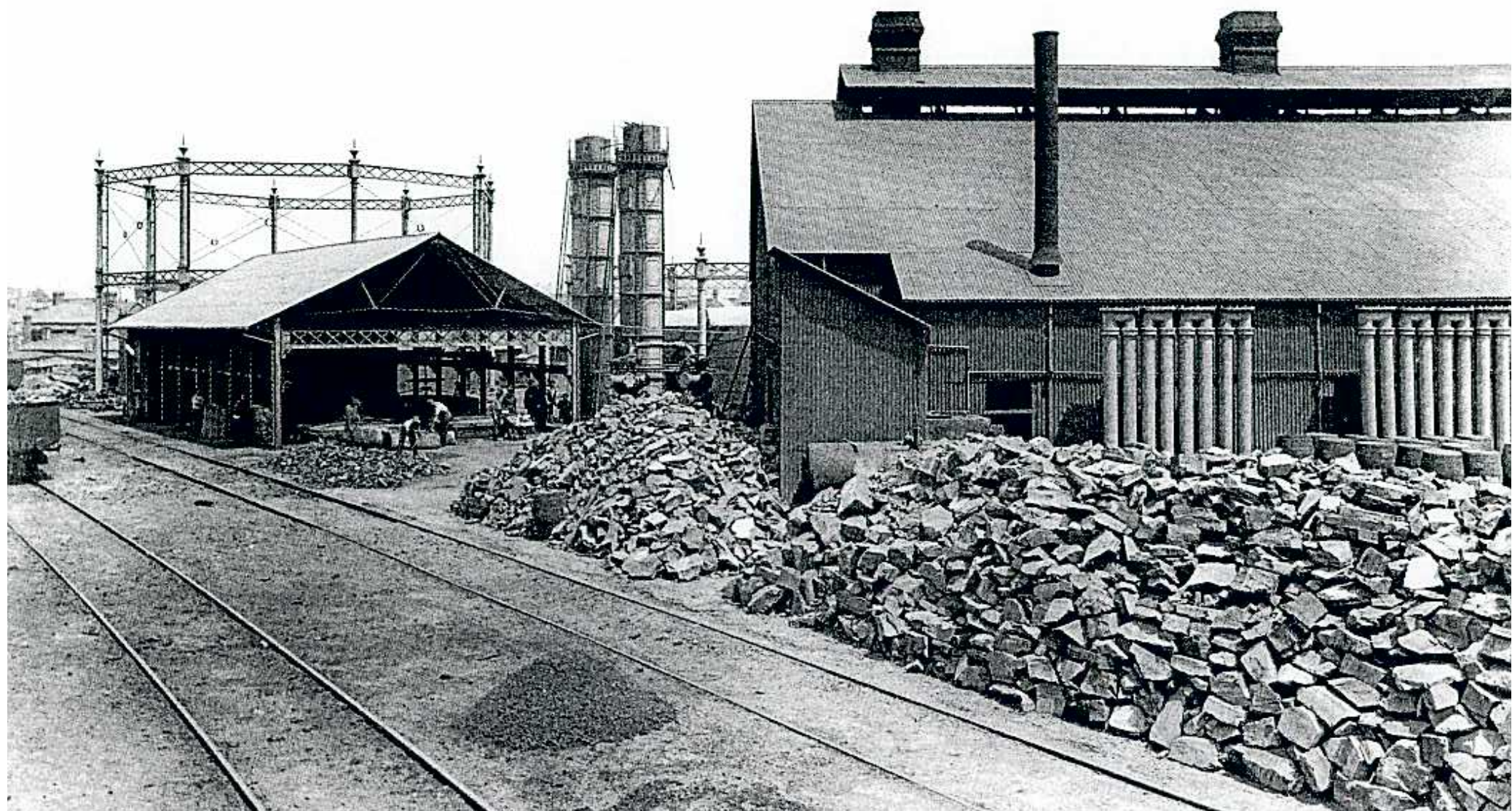
With appropriate revegetation there is an opportunity to improve both the biodiversity and appearance of the site.





Site Features – Heritage

The RailCorp Gasworks were constructed in 1892 and operated as a production and storage facility (as part of the Eveleigh Railway Workshops) until 1958.



The triangular site contained a number of buildings similar to the sheds seen at Eveleigh, as well as offices, machinery, roads and railway tracks.

There were two gasholders containing gas which provided light for trains and station buildings. The southern gasholder still stands and is the steel structure you can see.

The southern gasholder will be protected during the proposed remediation works and retained on the site after remediation.

Gasholders were once common across Sydney, but are now extremely rare. The Southern gasholder may be the last standing in NSW.

The other gasholder was demolished when the Gasworks was decommissioned leaving only a brick ring (annulus) at ground level just north of the standing gasholder.

An archaeological testing program was recently completed. The aim was to determine the condition of the expected archaeological remains from previous buildings. Five trenches were excavated in areas where remains of the former buildings were expected. Archaeologists cleared, cleaned, photographed and recorded the contents of the trenches.

Based on the findings of the test program the only historical remains of the site, apart from the gasholders consist of the floors, paths, roadways and railway tracks from the former Gasworks.

The buildings used to house the retorts and the purifiers do not appear to be substantial, and this was confirmed by the results of the test excavation. They were shed like structures and would not have represented innovative design in their own right. It is likely that the

Eveleigh Railway Workshops had or still has similar structures.

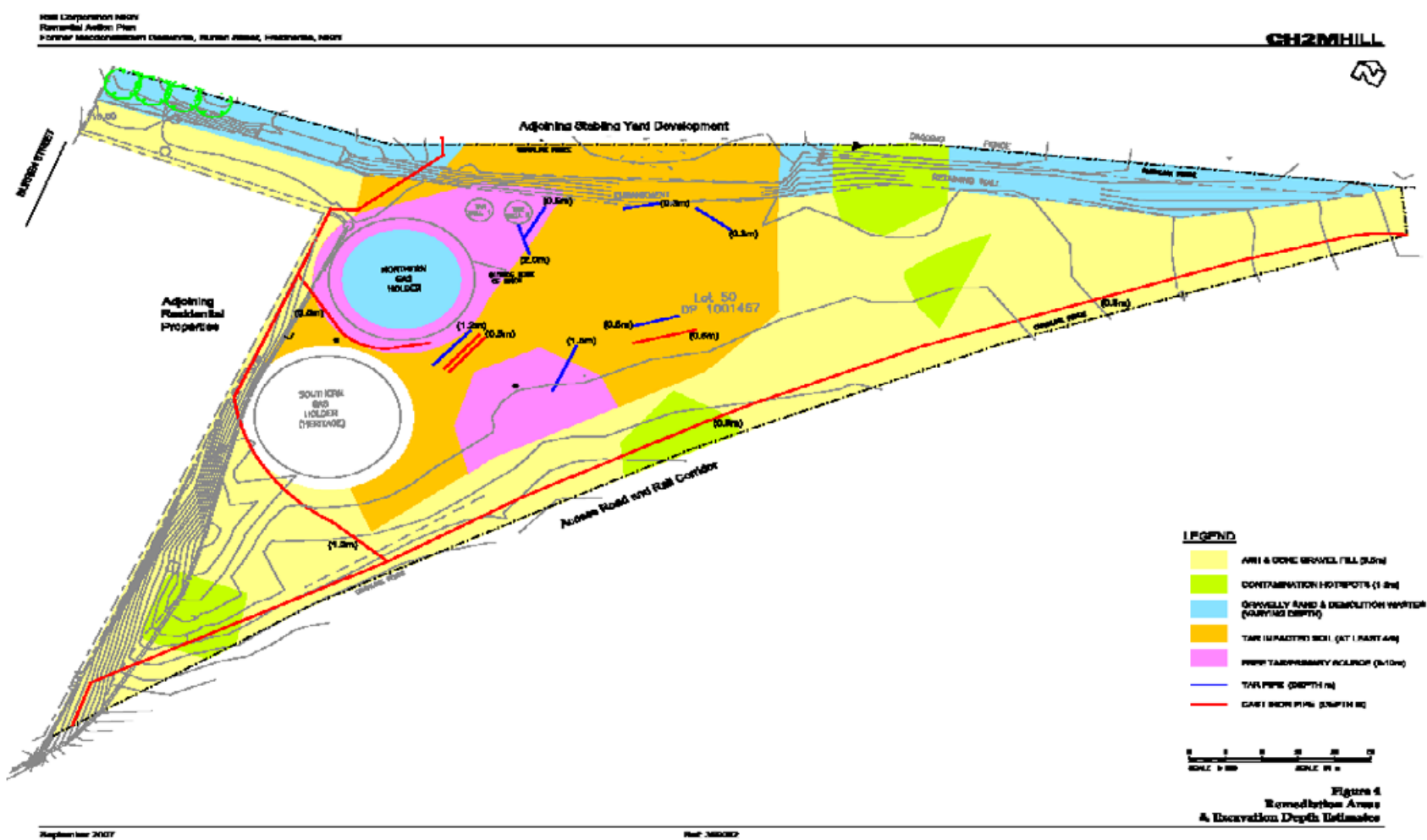
The annulus for the northern Gasholder appears to be almost completely preserved; however, there was no evidence of any specific equipment relating to the gas manufacturing process on the site.

These remains will need to be removed during the excavation of the site as these items are either contaminated or are located above material that is contaminated.

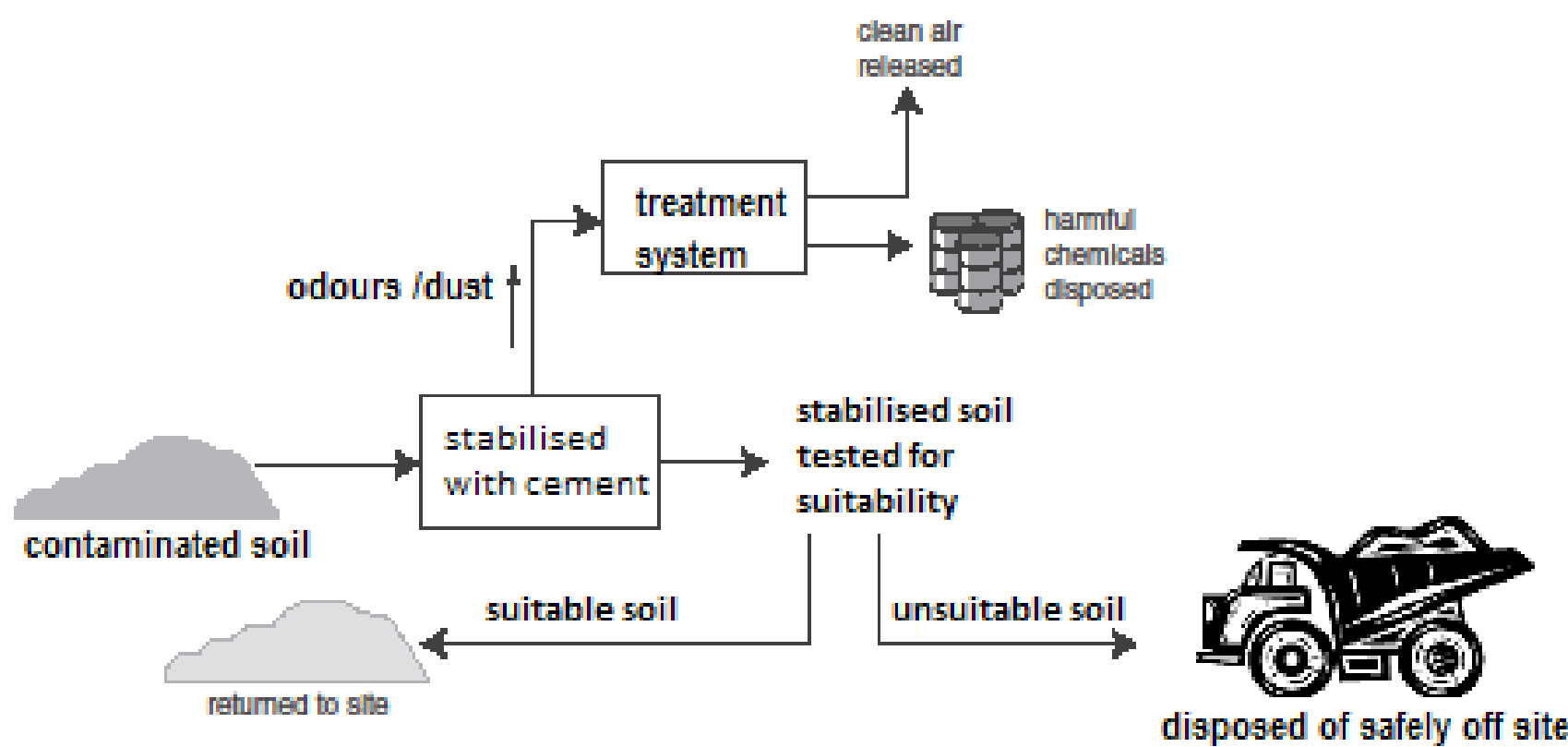
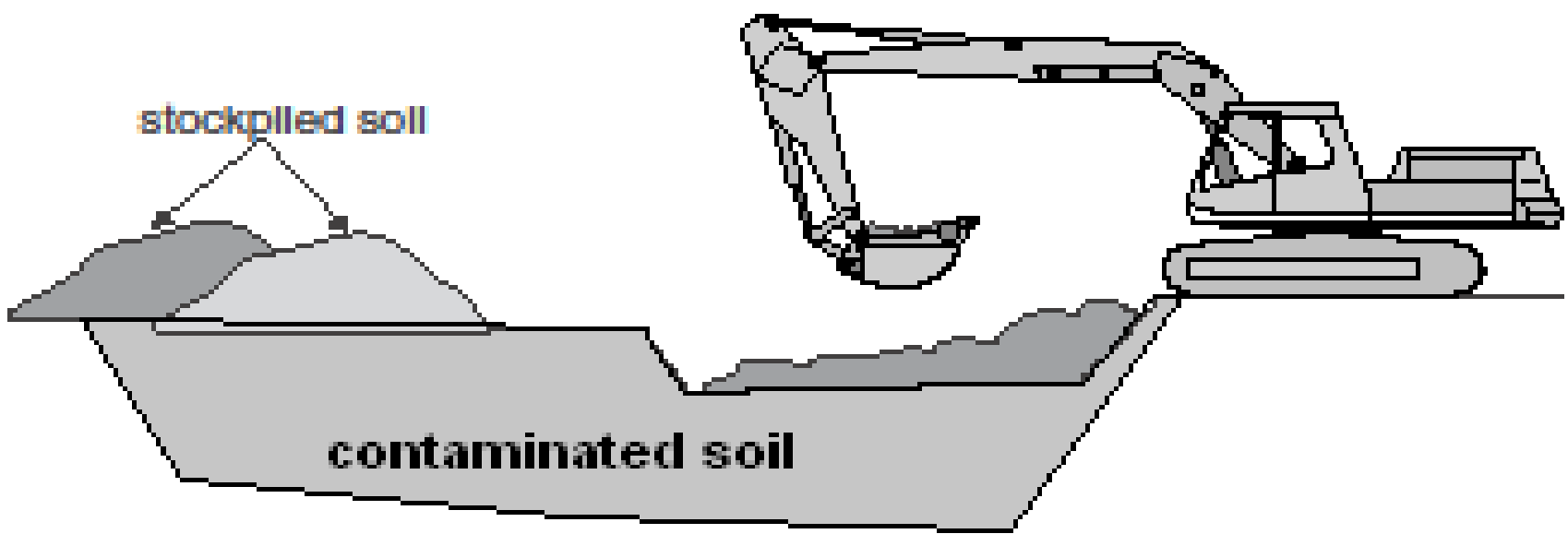
During the remediation, the historical remains across the site will be recorded in the same way as the five test trenches, so that a photographic and written history of the site may be kept by RailCorp and the library at the Heritage Branch of the NSW Department of Planning. The material in the Heritage Branch Library will be available to the public.



Remediation Process



Site Plan Showing Locations of Contaminated Soil



The process likely to be followed once soil has been excavated is illustrated in the figure above.

The remediation works are required to remove hydrocarbons, trace metals and asbestos from fill materials and soils in parts of the site.

Remediation works will restore the site to a condition suitable for continued railway use in accordance with the current zoning.

Specialist trials and studies are currently being completed to enable the remediation methods to be tailored to the specific site conditions, including the proximity of neighbouring residents.

The remediation method most likely to be adopted will involve the excavation of contaminated soil, which will then either be disposed off-site or subject to stabilisation. Soils may be treated by stabilisation on site, or at a licensed off-site location. Following this treatment, some soils may be suitable for reuse on the site, while others may be disposed to licenced landfills.

“Excavation” is digging up the contaminated soil using earthmoving equipment such as backhoes and excavators. The excavated soil is then managed to prevent exposure to weather conditions and to prevent the site and surrounding land users from coming into contact with this material.

“Stabilisation” involves mixing the excavated soil with a harmless substance like cement that causes it to harden. The mixture dries to a solid form that prevents contamination being released into the environment. Stabilisation essentially ‘traps’ the contamination in place.

Soils that have been stabilised will be tested, and only the material that has been demonstrated to have been remediated successfully will remain on site. Any stabilised material that is not suitable for reuse on site will be disposed to a licensed landfill.

Once remediation is complete, the site will be resurfaced with clean soil (known as virgin excavated natural material VENM) and then revegetated.

The remediation process will be overseen by an independent site auditor who is accredited by DECCW.



Construction Management

It is anticipated that remediation works will be performed between the hours of 7.30am and 5.30pm on weekdays and 7.30am and 3.30pm on Saturdays. All work will be undertaken in accordance with NSW Department of Planning approval and requirements of other Government agencies.

The following measures are being investigated to minimise the impacts on nearby residents:

AIR QUALITY – Likely Impacts and Proposed Mitigations

During the remediation works dust and odours could potentially be generated by the following activities:

- » Stockpiling and handling (loading / unloading) of soils
- » Haulage of soils across site roads
- » Fugitive dust emissions from exposed surfaces

As such, dust particulates will be minimised by:

- » Use of a negative air pressure tent to cover areas where tar requires remediation
- » Wetting exposed soil and roads in the site
- » Covering all stockpiles except those actively being processed

Odours will also be mitigated by:

- » Use of a negative air pressure tent
- » Using an odour suppression system on the site boundary

Even with these measures in place, at times there may be odours experienced beyond the site boundary. A monitoring program for odours, particulate and dust levels will be undertaken throughout the remediation works to ensure that they remain within limits set as part of the project approval.

VISUAL – Likely Impacts and Proposed Mitigations

The visual impacts of works to surrounding areas will be minimised by:

- » Use of a tent to screen excavation works in areas where tar requires remediation
- » Use of site fencing with dust screens
- » Stockpiles to be no greater than 5m in height
- » Contain all required works to within the boundaries of the site

NOISE – Likely Impacts and Proposed Mitigations

Noise will be generated during the operation of:

- » excavation equipment
- » trucks accessing the site
- » as well as the operations of ventilation equipment associated with the negative pressure tent.

RailCorp are committed to minimizing possible impacts upon neighbours and note that some processes may require specific noise controls. This could include measures such as:

- » acoustic controls at source eg dampeners and barriers around fans and ventilation equipment
- » Screens and barriers around the boundary of the site

Dilapidation surveys of adjacent structures may also need to be undertaken prior to works commencing. The contractor will liaise directly with owners of potentially impacted properties to arrange access to document the existing condition of these structures.





Managing Traffic

Contaminated and treated material will be removed from site during remediation. Because of the limited size of the site and the type of contamination, it is not possible to remediate the entire volume of contaminated material on-site.

A proportion of the material will need to be transported to other locations. It is estimated that as much as 22,500m³ of material/soil may need to be removed from the site.

Various options for the transport of the material/soil have been examined. Rail has been discounted due to the adverse impact the activity would have on existing day to day commuter and freight services. Road transport has therefore been determined as the most appropriate means of removing the material from the site.

Based on the amount of material to be removed from site, it is estimated that there may be up to 1,400 truck movements during the entire remediation process. During peak periods we estimate that there will be approximately 6-7 truck movements per hour.

Access to/from the site will be via the road which runs adjacent to the Bankstown / Illawarra railway corridor connecting the site with Erskineville Road. RTA Accredited Traffic Controllers will be deployed at this point to ensure that the movement of vehicles is safe and non-disruptive for normal traffic and pedestrians.

Access to the site via the security controlled gate on Burren Street will be limited to exceptional circumstances.

The material to be transported from site will either be moved to a licensed off site treatment location or a licensed waste disposal facility. All truck routes between the Macdonaldtown site and the eventual destination will be restricted to the arterial road network.



Access route to site showing left and left out turns at Erskineville Road



Working with the community

The Project Team is committed to keeping the local community involved in the planning processes and the eventual remediation project. In addition to using this session and the project information line (1800 013 342) to discuss issues of importance and provide us with your feedback, community members will also be able to comment on the Environment Assessment documents during the public exhibition period.

Details of the exhibition will be provided in the next newsletter, which will be distributed following lodgment of the Environmental Assessment.

This work is a legislative requirement and for the long term protection of the environment, however it is important that it is undertaken in a manner that considers the needs of our neighbours.

Thank you for your ongoing interest in the remediation project.

