

List of Abbreviations

A list of the common abbreviations used throughout this report is provided below.

- DECC NSW Department of Environment and Climate Change
- DoP NSW Department of Planning
- DWE NSW Department of Water and Energy
- EPA NSW Environment Protection Authority

Executive Summary

JBS Environmental Pty Ltd (JBS) was engaged by the Incoll Management Pty Ltd (Incoll) on behalf of the Rail Corporation NSW Environmental Projects Unit (RailCorp) to prepare an assessment of the visual impacts of remediation works at the former Macdonaldtown gasworks. A range of activities that may be undertaken with the gasworks remediation has been considered including:

- Excavation, handling and stockpiling of soils;
- Treatment of soils on-site by stabilisation / immobilisation; and
- Reinstatement of the site to the current level.

Based on the assessment, the Visual Impact rating of the site following remediation is 'Moderate'. In the context of the proposed redevelopment this means that while the site does contain items of heritage significance, the final landscape will neither completely conceal nor devalue the visual impact of these items.

Based on the assessment, the Visual Impact rating of the site during remediation from 3 of 4 affected external viewing positions is 'Low'. In the context of the proposed remediation works, this means that the scenic value of the site, and/or views afforded of items of heritage significance present within, will not be devalued from these external viewing locations for the duration.

Based on the assessment, the Visual Impact rating of the site during remediation from 1 of 4 affected external viewing positions is 'High', with this location being the residences adjacent to the western site boundary. In the context of the proposed remediation works, this means that the scenic value of the site, and/or views afforded of items of heritage significance present within, will be devalued from this external viewing location for the duration. However, it is noted this impact will be temporary only, and is considered unavoidable to achieve the required project objectives

A number of mitigation measures have been recommended to limit the magnitude of this impact to users of property adjacent to the western site boundary. These include:

- Community consultation with the potentially affected parties to inform them of the proposed staging of works and likely impacts. The consultation process should benefit from emphasising the temporary nature of the proposed works, and enhancement of the neighbourhood on completion;
- Use of mesh screening in neutral colours around the perimeter of remediation areas to act as a partial visual screen at ground level to the remediation works.
- Maintenance of dust mitigation measures, surface runoff controls and general site housekeeping at all times to enhance the visual quality of the area;
- Completion of all earthworks within the enclosures, or screened off areas wherever possible to enhance the visual quality of the area;
- Vehicle entry gates and truck loading areas to be located away from the adjacent western properties if possible; and
- Where possible, the western boundary of the site should be revegetated post remediation.

1 Introduction

1.1 Introduction and Background

JBS Environmental Pty Ltd (JBS) was engaged by the Incoll Management Pty Ltd (Incoll) on behalf of the Rail Corporation NSW Environmental Projects Unit (RailCorp) to prepare a Visual Impact Assessment (VIA) for the proposed remediation of the former Macdonaldtown Gasworks located at Burren St, Erskineville NSW, herein referred to as 'the site'. The VIA is to accompany an Environmental Impact Statement (EIS) for the project. Based on the findings of the VIA, mitigation measures are identified to control or minimise any potential visual impacts that may result from the remediation works proposed for the site.

In August 2000 the site was declared by the NSW Environment Protection Authority (EPA) to pose a Significant Risk of Harm (SRoH) to human health and the environment. The declaration was made in consideration of the concentrations of contaminants in the soil and groundwater reported in previous site investigations.

It is understood that RailCorp wish to remediate the site to a condition that:

- Reduces health risks to future commercial / industrial site users to an acceptable level;
- Reduces the potential risks to the surrounding environment to an acceptable level;
- Facilitates the beneficial use of the site for a future commercial / industrial use as consistent with rail activities; and
- Results in the removal of the SRoH declaration.

1.2 Objectives

The objectives of this VIA are to:

- Identify the existing environment and establish what modifications are proposed as part of the remediation program;
- Establish the visibility of the site, and in particular the visibility of those modifications proposed for the duration of the remediation works; and
- Evaluate the visual impact of the proposed works as viewed from various off-site locations.

The objectives have been completed by inspection of the site from within the boundaries and from various off site locations. Photographs and montages have been used to document the current landscapes and simulated profiles.

1.3 Reports Referenced

The following reports, not prepared by JBS, have been referenced in completing the VIA for the Madonaldtown site:

- Banksia Heritage & Archaeology (April 2004) '*Macdonaldtown Station Works – Archaeological Assessment*';
- CH2M Hill Australia Pty Ltd (December 2007b) '*Remedial Action Plan, Former Macdonaldtown Gasworks – Burren Street, Erskineville, NSW*', Reference 359092

- Dickson Rothschild (July 2007) '*Macdonaldtown Gas works Site, Concept Design Landscape Report*'; and
- Heritage Concepts (November 2006) '*Archaeological Assessment and Remediation Management Strategy*'.