



SUBMISSIONS REPORT - Remediation of Macdonaldtown Gasworks - Environmental Assessment

MP 09-0145

Prepared for
Savills Project Management Pty Ltd c/o RailCorp

October 2012



CERTIFICATION

I hereby certify that the information contained in this Response to Submissions is neither false nor misleading.



Mark Adams
Director
Eco Logical Australia Pty Ltd

DOCUMENT TRACKING

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List of Attachments

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1	Savills Project Management – Letter to Strathfield Council dated 6/8/2012
2	Acoustic Logic – Letter to Savills Project Management dated 17/7/2012
3	JBS Environmental – Letter to Savills Project Management with technical responses to key issues raised dated 10/8/2012
4	JBS Environmental – Updated Environmental Management Plan (EMP), dated September 2012, revision 5
5	Transport and Traffic Planning Associates 2010 - Updated Transport and Pedestrian Management Plan, dated September 2012
6	Elton Consulting - Macdonaldtown Remediation Works Community Relations Program, October 2012

1 Introduction

This document provides a response to submissions received on the proposed Macdonaldtown Gasworks Remediation Environmental Assessment (NSW EP&A Act Major Project # 09_0145). The purpose of this report is to list and respond to comments on the Environmental Assessment and amend aspects of the proposal where relevant to address issues raised.

1.1 SUMMARY OF COMMENTS

Section 2 of this document provides a table with a listing of all submissions and which responds to the matters raised. Some additional material is provided as attachments to this Report to provide further detail. Whilst many disparate issues have been raised (12 submissions in total) the issues focus on the technical operation of the remediation and relationships to adjacent land uses. In summary the key matters raised in submissions are:

- Health concerns associated with the remediation works to both Macdonaldtown and Chullora residences;
- Concern over the use of Chullora as a treatment site option;
- Concerns over emissions including management of:
 - Odour and dust
 - Potential emission limits for Benzo(a)pyrene
 - Asbestos control measures
 - Noise impacts (particularly at the Macdonaldtown site)
 - Sediment control for stockpiles
 - Treatment of water used for truck and equipment washdown;
- Request(s) for clarification of:
 - hours of operation for works;
 - the timeframe over which works will be performed;
 - Impact associated with truck movements, including disturbance to residents and local roads, and potential wear on local roads and footpaths;
- Management of heritage values present at the Macdonaldtown site;
- Processes for community engagement / consultation;
- Impacts on flora and fauna at both sites, and tree planting proposed at Macdonaldtown site;
- Use of groundwater and potential licencing requirements;
- Licencing under the *Protection of the Environment Operations Act 1997* (POEO Act), and whether Environment Protection Licence (EPL) may be required.

1.2 AMENDED STATEMENT OF COMMITMENTS

Due to the technical nature of the submissions, this report amends the Statement of Commitments made in the EA rather than repeating this detail in a Preferred Project Report.

In response to the submissions received, the Statement of Commitments for the project have been revised and updated, and are provided in **Section 3**. Additional commitments are highlighted (in red) for clarity.

1.3 ADDITIONAL DOCUMENTATION

In addition to responding to each submission, further technical responses and updates to relevant documents in the Environmental Assessment (EA) are provided as attachments. Additional consultation was also undertaken with Strathfield Council and a copy of written correspondence to Council is provided but also included in the submission table in **Section 2**.

The separate documents provided and their referencing within this document is:

- Attachment 1 - Savills Project Management – Letter to Strathfield Council dated 6/8/2012
- Attachment 2 - Acoustic Logic – Letter to Savills Project Management dated 17/7/2012.
- Attachment 3 - JBS Environmental – Letter to Savills Project Management with technical responses to key issues raised dated 10/8/2012
- Attachment 4 - JBS Environmental – Updated Environmental Management Plan (EMP), dated September 2012, revision 5.
- Attachment 5 - Transport and Traffic Planning Associates 2010 - Updated Transport and Pedestrian Management Plan, dated September 2012.
- Attachment 6 - Elton Consulting - Macdonaldtown Remediation Works Community Relations Program, October 2012

With regards to the two updated plans provided in attachments 4 and 5 it is noted that there have not been substantial changes to these documents. The updates relate to changes requested in the submissions received and as discussed in section 2 of this document.

1.4 SUMMARY OF MINOR AMENDMENTS

For clarity, the minor amendments to documents submitted with the EA are summarised below:

- The indicative treatment program has been revised to add time to the tasks for validation of excavations and treatment of soils by stabilisation (refer to Table 1 and Attachment 3). It is noted that the total length of time estimated for the works remains unchanged from the EA.
- Minor amendments to some procedures within the EMP (see Attachment 4), namely:
 - Procedure EMP 09 updated to note that water used at heavy vehicle wash down points

will be treated as contaminated water and decontaminated in the same manner as other contaminated water generated at site prior to discharge.

- Procedures EMP 10 and EMP 24 have been updated to note requirements for the tented enclosures to be designed by appropriately trained professionals, and for the structure to be compliant with relevant building and safety codes and regulations for such structures.
- Procedures EMP25 and EMP35 have been updated to note requirement for immediate notification of environmental incidents by the Contractor to RailCorp, for formal notification to the relevant regulatory authority.

Table 1: Revised indicative Program of Remedial Works. Additional time added to tasks for rows 4 and 6 are indicated by red boxes.

Stage	Month Number																									
	1	2	3	4	5	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
Pre-Remedial works ¹																										
Planning and site Establishment																										
Excavation of Contaminated soil (up to 23 000 m ³)																										
Validation of excavations, review of interim results by RailCorp + Site Auditor																										
Disposal to landfill of untreated material (estimate up to 5300 m ³)																										
Treatment of soils by stabilization (assume up to 9800 m ³)																										
Treatment of soils by bioremediation (assume 50% of up to 5300 m ³)																										
Reinstatement to pre remediation levels ³																										
Post remediation studies and monitoring ³																										

Notes: 1 includes time for site preparation of project site specific management plans including occupation health and safety

2 includes all heritage surveys, vegetations management plans and structural surveys required

3 includes landscaping and revegetation, completion of validation reports and post remediation EMP for the site

4 duration of groundwater monitoring to be determined in the post remediation EMP for the site

2 Summary of Submissions

A total of nine submissions were received from government organisations, and three private submissions. A letter updating Strathfield Council's position was also received following additional discussions with Council and clarification of key concerns raised by Council.

All submissions are included in Table 2, as well as responses to the matters raised.

Table 2: Submissions received and responses to key matters raised.

FROM	SUBMISSION	COMMENTS IN RESPONSE
Bankstown City Council	Air Quality - i.e. odour and dust - An Air Quality Impact Assessment has been completed and an Air Quality Management Plan will be implemented during works. This must be conditioned within any consent for works, should the proposal proceed at the Chullora site.	Agreed. Statement of Commitment A1 will require implementation of Air Quality Management Plan(s).
	Water Management - A Stormwater and Sediment Control Plan has been prepared, and must be conditioned, to ensure that no sediment or contamination run-off seeps into the local watercourses, should the proposal proceed at Chullora.	Agreed. Stormwater and Sediment Control Plan(s) will be integrated into the CEMP (see Statement of Commitment C1).
	Noise & Vibration - A Noise and Vibration Management Plan will be submitted to the Department of Planning prior to commencement of any works. This must also be conditioned, due to the close proximity of residences to the east of the subject site.	Agreed. Statement of Commitment N4 will require implementation of Noise and Vibration Management Plan(s).
	Waste Management - A Waste Management Plan will be prepared prior to commencement of any works. This must be conditioned to ensure all soils and materials are properly decontaminated and returned to their original location.	Clarification Provided. Statement of Commitment W1 requires implementation of Waste Management Plan(s) via the CEMP. Waste will not be returned to its original location. All waste sent to Chullora will be disposed at an offsite licensed facility.
	Transport & Traffic - A Traffic & Pedestrian Management Plan has been prepared. Council is concerned over the number of additional heavy vehicle movements required to transport many thousands of cubic metres of contaminated soil to the subject site for decontamination, and the impact on its local roads, specifically Worth Street. Council does not support the transporting of waste/contaminated materials to site and its preference is that it be decontaminated onsite in Macdonaldtown. However, should the Chullora site be required, Council recommends that the Dilapidation Report be conditioned with any consent, to ensure Bankstown Residents are not left with restoration costs as a result on any additional wear and tear on its roads. This Report must be forwarded to Council for review, both before and after the proposed works.	Amended. The preparation of a dilapidation report for Worth Street has been adopted into Statement of Commitment C4.
	Contamination Spill Management - Council must be provided with confirmation that spill management has been considered as part of any assessment of the proposal, should there be an incident on one of our local roads during transportation stage of works.	Agreed. Statement of Commitment S3 requires implementation of Incident Management Plan.
	Council again reiterates its position that it does not support for the proposal to transport contaminated materials to Chullora, decontaminate the material, and then return it back to Macdonaldtown.	Clarification Provided. The use of the Chullora site for treatment of excavated materials is proposed as an option due to the very limited space at Macdonaldtown. Waste will not be returned to its original location. All waste sent to Chullora will be disposed at offsite licensed facilities.

FROM	SUBMISSION	COMMENTS IN RESPONSE
Environment Protection Authority	The EPA recommends the proposed modifications to the DSoC are included as Conditions of Approval, should approval be granted by the Department of Planning and Infrastructure (DP&I). The project may include activities that are scheduled under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act) and which would require an Environment Protection Licence (EPL).	Noted
	If the Chullora site is used to treat more than 1000 m3 of contaminated soil received from offsite this will trigger clause 15(2)a of Schedule 1 the POEO Act. If a decision is made to use the Chullora site for a contaminated soil treatment works the EPA should be informed of that decision and the details of the proposed treatment as soon as possible. Prior to project commencement the proponent or principle contractor should submit the appropriate EPL application to the EPA in accordance with the POEO Act.	Noted
	ATTACHMENT 1: EPA comments on the Macdonaldtown Gasworks Remediation Project Environmental Assessment Contaminated Land The EPA has reviewed the Macdonaldtown Gasworks Remediation Project EA Main Report and Remediation Strategy (Appendix I) and makes the following comments: • The EPA notes that several key documents will be prepared at a later date. These documents include a Remediation Works Validation Plan to be approved by the Site Auditor before being implemented.	Noted.
	• The word 'declaration' is still used in s2.1.4. If the EA is to be edited then 'declaration' should be changed to 'determination'.	Noted.
	• The implementation of the Remedial Action Plan (RAP) (CH2M HILL, 2007) and the Remediation Strategy (JBS, 2011) is not included in the Draft Statement of Commitments (DSoC) (section 8 of the EA main report). The EPA recommends implementation of the RAP and Remediation Strategy be included in the DSoC and as a Condition of Approval.	Clarification Provided. The proposal seeks approval for the implementation of the RAP and Remediation Strategy.
	Potential Licensing under the POEO Act Section 5.8 of the Environmental Assessment states: The Macdonaldtown site is expected to contain 17,775 m3 of hazardous or restricted solid waste. Under s41 of Schedule 1 of the POEO Act, the Macdonaldtown site may be a premises-based scheduled activity and require licence under the POEO Act.	Clarification Provided. As identified under Statement of Commitment S2 all required licences will be obtained prior to the commencement of works.

FROM	SUBMISSION	COMMENTS IN RESPONSE
Environment Protection Authority	Clause 41 of Schedule 1 of the POEO Act relates to the treatment of waste received from an offsite location, which the EA indicates will not occur at the Macdonaldtown site. The clause also notes that it does not relate to the processing of contaminated soil or contaminated groundwater. As the proposed works at the Macdonaldtown site relate primarily to onsite contaminated soil remediation/management, the EPA does not believe clause 41 applies in this instance. Also, the proposed works at the Macdonaldtown site do not appear to meet the criteria of clause 15 of Schedule 1 of the POEO Act. The EA does not confirm whether contaminated soil treatment works will be undertaken at the Chullora site. If works are undertaken at Chullora, the EA indicates that more than 1000 cubic metres of soil from the Macdonaldtown site will be treated at that site and therefore an EPL would be required under clause 15(2)(a) of Schedule 1 of the POEO Act.	Noted.
	Soil and Water Management The EPA notes on page 71 of the EA that: "the detailed plans for storm water and sediment control will be submitted to RailCorp for approval as part of the Remedial Works and Validation Plan (RWVP), prior to mobilisation to site". The EA and EMP (EMP11) make reference to sediment controls measures taken from the Blue Book, Managing Urban Stormwater: Soils and Construction (Landcom, 2004). These notes also make reference to an Erosion and Sediment Control Plan (ESCP). However, no mention is made of erosion controls other than covering stockpiles. Controlling erosion is generally preferable to sediment controls and with the exposure and disturbance of potentially contaminated soil the EPA recommends greater focus be given to erosion controls at the site.	Amended. The Principal Contractor will prepare Stormwater and Sediment Control Plans, and submit these as part of the Remedial Works and Validation Plan (RWVP). An additional commitment addressing this issue is made in SW12.
	The EPA recommends the following are adopted in the DSoC and as Conditions of Approval: • Water used at heavy vehicle wash down points (EMP09) will be treated as contaminated water and decontaminated in the same manner as other contaminated water generated at site prior to discharge;	Amended. Statement of Commitment SW6 and procedure EMP09 (Attachment 4) have been updated to incorporate this comment.
	• The principal contractor will create an Erosion and Sediment Control Plan (ESCP) which forms part of the CEMP and is consistent with principles and practices of the Blue Book; • All sediment and erosion controls will be carried out in accordance with Managing Urban Storm water: Soils and Construction - the Blue Book (LandCom, 2004).	Amended. As Above. Statement of Commitment SW12 has been created and will require the Principal Contractor to create an Erosion and Sediment Control Plan (ESCP), and will require sediment and erosion controls in accordance with the "Blue Book" (Landcom 2004).

FROM	SUBMISSION	COMMENTS IN RESPONSE
Environment Protection Authority	<p>Noise and Vibration</p> <p>The Macdonaldtown Noise and Vibration Report (Appendix T) recommends a noise and vibration plan be implemented by the remediation contractor and submitted to the Director General for approval. The EPA recommends:</p> <ul style="list-style-type: none"> • The DSoC is amended to include a Construction Noise and Vibration Management Plan (CNVMP) as part of the CEMP; • Respite periods be implemented during the operation of high noise generating equipment and machinery which should only be used during standard construction hours; • Reversing alarms be smart alarms and fitted to all vehicles operating on the site. 	<p>Amended. Preparation of Noise and Vibration Management Plan(s) is proposed under a new commitment (N4) including respite periods for high noise generating equipment and smart alarms fitted to all vehicles operating on site.</p>
	<p>Community engagement</p> <p>In addition to the community consultation commitments outlined in the DSoC (CC1, CC2 and CC3), the EPA recommends the Conditions of Approval require a community stakeholder involvement plan (CSIP) be developed prior to the commencement of remediation operations and implemented for the duration of the project. It should include but not be limited to:</p> <ul style="list-style-type: none"> • Identification of all relevant community and other stakeholders; • Details of procedures and mechanisms used to inform the community and stakeholders of the projects progress and other issues; • Details of how property owners directly affected by the project would be consulted; • Processes to receive and manage feedback and complaints; and • Project phone, email and mail contact details, including a 24 hour contact number. 	<p>Amended. A 'Communications and Community Relations Strategy' for both the Macdonaldtown and the Chullora sites will be prepared by the principal contractor (Statement of Commitment CC4). The strategy will identify of all relevant community and other stakeholders and outline:</p> <ul style="list-style-type: none"> • Details of procedures and mechanisms used to inform the community and stakeholders of the projects progress and other issues; • Details of how property owners directly affected by the project would be consulted; • Processes to receive and manage feedback and complaints; and • Project phone, email and mail contact details, including a 24 hour contact number. <p>The strategy will need to be approved by RailCorp prior to implementation by the contractor. The contractor will also be required to furnish monthly reports on community feedback to RailCorp detailing the nature of any issues raised and measures undertaken to respond. Throughout the project regular updates will be provided to the community and adequate notification of key works be given.</p>
	<p>Environmental Management Plan</p> <p>The normal hours of construction in the EMP are indicated as: "between 7.30 am and 5.30pm Monday to Friday and 7.30am to 3.30pm on Saturdays" (EMP06). The Saturday hours of operation need to be amended to reflect the standard hours of construction outlined in the DSoC which mirror those in the DECC (2009) Interim Construction Noise Guideline (ICNG), namely, Saturday 8am - 1pm.</p>	<p>Amended. Hours of operation will be as per the Statement of Commitment N1, namely:</p> <ul style="list-style-type: none"> • 7:00 am and 6:00pm Monday to Friday • 8:00am to 1:00pm on Saturdays. • No work on Sundays and public holidays.

FROM	SUBMISSION	COMMENTS IN RESPONSE
Roads and Maritime Services	<p>I refer to Department's letter dated 20 April 2012 (Department Ref: MP09_0145) with regard to the abovementioned Environmental Assessment (EA), which invites Roads and Maritime Services (RMS) to make a detailed submission on the project.</p> <p>RMS has reviewed the EA and raises no objection subject to all traffic movements associated with the remediation of the site being undertaken in accordance with the Statement of Commitments, which includes a Construction Environmental Management Plan (CEMP) prepared by a certified practitioner.</p>	Noted.
NSW Office of Water	<p>Section 3.4.2 of the EA refers to treating groundwater to an acceptable level such that it could be used in operation. The Office of Water in the Revised Adequacy Review submission advised the use of groundwater as an issue due the requirement that new licences are not able to be issued without a water trade within the same groundwater source.</p> <p>The Office of Water previously recommended the Environmental Management Plan (EMP) provide details on the proposed treatment, use and disposal of groundwater during the project. Section 3.5 of the EA indicates a copy of the Long Term EMP is to be issued to the Office of Water to demonstrate compliance with groundwater licensing. Details on the proposed treatment, use and disposal of groundwater during the project will be required for any licence application. The EMP refers to the re-injection of groundwater into the sub-surface. These activities require a licence and details need to be provided to the Office of Water.</p>	<p>Agreed. As identified under Statement of Commitment S2 all required licences to be obtained.</p> <p>Clarification Provided. Groundwater extraction proposed for the Macdonaldtown remediation works are temporary in nature, as required to enable excavation of soils below the level of the water table. Once these areas have been remediated then dewatering of the site will be ceased.</p> <p>Given the contamination source areas on the Macdonaldtown site, any plans for disposal of the extracted groundwater over the temporary period of dewatering will require treatment. This will include any plans for disposal to sewer, to stormwater, or as proposed, disposal by land application for dust suppression. The proposed plan for disposal of treated groundwater by land application will also be temporary only, and will continue only for as long as the temporary dewatering works are required.</p> <p>There is no intention for long-term groundwater extraction or groundwater use at the Macdonaldtown site, therefore no consideration of water trades within this groundwater source has been undertaken. Additionally any temporary groundwater extraction undertaken at the Macdonaldtown site will be conducted in accordance with the licence issued by the Office of Water.</p> <p>As identified under Statement of Commitment S2 all required licences to be obtained.</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE
NSW Office of Water	Section 10.3 of the Remedial Action Plan notes a Groundwater Management Plan (GMP) will form part of the EMP to address risks from ongoing groundwater contamination and the GMP should detail ongoing monitoring required to assess whether the site remedial action is achieving management goals for groundwater (Appendix F). It is noted the Auditor (Site Audit Report) requires additional monitoring wells to be installed as part of the GMP and that the locations and specifications should be developed by an experienced hydrogeologist. The Auditor suggests the wells be installed and monitoring commenced at the earliest opportunity to allow trends in groundwater conditions to be documented. The Office of Water supports these strategies.	Noted
	Section 6.2.2 notes licences under the Water Act 1912 will be obtained for all proposed groundwater monitoring wells prior to works commencing and notes any unlicensed wells will either be decommissioned or appropriately licensed prior to the completion of the works (page 69). The Statement of Commitment (SW11) also includes this statement. If unlicensed wells are to be decommissioned this needs to be undertaken in accordance with the Minimum Construction Requirements for Water Bores in Australia (Third Edition).	Amended. Decommissioning of wells will be in accordance with Minimum Construction Requirements for Water Bores in Australia, and Statement of Commitment SW11 has been updated to reflect this.
Department of Planning and Infrastructure	Air - The Air Quality Assessment predicts concentrations of Benzo(a)pyrene in exceedance of the relevant criteria at receivers 1 and 6. This is due to emissions from the water treatment plant. However, the EA states that given these significant levels of conservatism the nominated controls will be effective in preventing unacceptable emissions. Please develop an emission limit for benzo(a)pyrene emissions from the water treatment plant and demonstrate that it will enable compliance with the impact assessment criteria. Please also provide details of a monitoring regime which will be used to demonstrate compliance with the emission limit. Also describe actions that will be taken if the monitoring indicates the criteria are being exceeded.	Clarification Provided. Benzo(a)pyrene in air at two receptor locations marginally exceeded the air quality criterion (for a 1 hour averaging period). However consideration of the overall risk to the exposed populations was assessed to be acceptable when considered in a health risk assessment as presented in JBS (2011c). In providing the comment on benzo(a)pyrene levels, DoPI have stated that the two exceedance values relate to the water treatment plant. This appears to be a misinterpretation of the modelling results as the reported results for water are the sum of potential emissions from splash filling of the treatment plant and emissions from groundwater pooled in excavations. Additionally the modelled results are based on some extremely conservative assumptions, including: <ul style="list-style-type: none"> • Benzo(a)pyrene concentrations in all groundwater on site being equal to the historical maximum value reported for tar impacted water on the site of 0.277 mg/L; and • Benzo(a)pyrene assumed to be volatile despite low volatility of this compound.

FROM	SUBMISSION	COMMENTS IN RESPONSE
Department of Planning and Infrastructure	Air.	<p><i>Response continues:</i></p> <p>Re-evaluation of the modelling results to allow for use of the historical mean benzo(a)pyrene concentration in tar impacted groundwater of 0.093 mg/L yielded results of 0.14 - 0.22 ug/m³ for the sum of combined emissions for the same two locations (see Attachment 3), which is less than the stated benzo(a)pyrene emission limit of 0.4 ug/m³. With regards to a monitoring regime, currently no 'on the spot' methods exist for emissions monitoring of benzo(a)pyrene. As such, chemical specific sample collection and analytical testing will be required, and monitoring via sample collection with glass fibre-filters in polystyrene cassettes in accordance with OSHA Sampling and Analytical Method 58 has been proposed (refer to Attachment 3).</p> <p>The Air Quality Management Plans (AQMP) provides for review of the procedures utilised where air quality monitoring criteria are exceeded. Refer to control AQMP9 for Macdonaldtown and control AQMP8 for Chullora within the EMP (JBS 2012, Attachment 4).</p>
	Noise - The timing on p 11 in the Macdonaldtown noise assessment doesn't match up with the indicative program on p42 of the EA, please clarify which is correct and update the noise assessment, if necessary.	Agreed. The noise assessment will be updated to match the program provided in Table 1.
	Will the emission control system operate 24 hours a day? A detailed review is being undertaken by our internal noise specialist, additional comments will be provided soon.	<p>Clarification Provided. No, it will not operate 24 hours per day. The system will operate within the hours specified in Statement of commitment N1.</p> <p>The emission control system will operate within the standard hours for construction works (ie. from 7am – 6pm Monday to Friday, and 8am – 1pm on Saturday). The air extraction system will be started approximately 30minutes prior to work to ensure that the tent is at negative pressure prior to any remedial works at the start of each day, and kept on for approximately 30 mins after completion of the day's work. Thus, allowing for fan extraction times, works inside the enclosure will be approximately between 7:30am – 5:30pm Monday to Friday, and 8:30am – 12:30pm on Saturday).</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE
Department of Planning and Infrastructure	Noise: 1) The Sound power levels used are at the low end of what would be expected from the proposed equipment, more justification is needed for the levels used.	<p>Clarification Provided. Acoustic Logic have advised (Attachment 2) that:</p> <ul style="list-style-type: none"> Noise data of the proposed air emission system was measured on another remediation work site at Alexandria on 25th May 2010, and thus the noise emission figures used for this system is considered to be realistic. The noise data (Sound Power Level) used by Acoustic Logic has been compared against the “typical midpoint” for sound levels of major equipment from AS2436-2010, and they report that the sound levels used by Acoustic Logic are equal or higher.
	2) The attenuation from the enclosed tent is optimistic, as is the shielding. Provide more evidence of how these levels of attenuation were derived or assume a lower level of say maximum 5 dB(A) reduction.	<p>Clarification Provided.</p> <p>Noise transmission loss data for 2mm thick PVC (from dmf international) was applied to the sound pressure level (SPL) of a typical excavator to ascertain the noise reduction that would occur, and the reduction across the SPL spectrum is 76 – 61.2 = 14.8dB (see Attachment 2).</p> <p>As such, the noise reduction of typical excavator noise shall be at least 14 dB(A). Further, a 7mm thick PVC has specified for use, and a 3-8 dB(A) reduction was utilised in the acoustic report (Attachment 2). Therefore the modelled noise prediction is considered conservative.</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE																					
Department of Planning and Infrastructure	3) Predictions are in some cases greater than 75 dB(A) which is the maximum that the ICNG accepts from construction noise. The Department will not consider accepting levels greater than this without a commitment to strategies that will be acceptable to the surrounding residents. Please include the strategies in the Submissions Report and revised Statement of Commitments.	<p>Amended. A ‘Community Relations Program’ (Attachment 6) has been prepared and identifies the approach to be taken to community engagement. This includes provision for recording contacts received, and where further action is required, recording required actions, and update the community member to confirm/clarify:</p> <ul style="list-style-type: none">• The nature of the issue• Reasons (if any) for its occurrence• The criteria upon which the issue was assessed• How the issue has been addressed• Steps undertaken to prevent re-occurrence <p>Response times for different types of contact are specified in the Community Relations Program as per the table from Elton 2012 (Attachment 6) provided below:</p>																					
		<table><tr><th>Contact type</th><th>Method</th><th>Acknowledge</th><th>Resolve</th><th>Note</th></tr><tr><td rowspan="3">Enquiry</td><td>Face to face</td><td></td><td></td><td></td></tr><tr><td>Telephone</td><td>By COB of the next working day</td><td>Within five working days</td><td>Advise RailCorp within 24 hours of receipt</td></tr><tr><td>Email</td><td></td><td></td><td></td></tr><tr><td>Complaint</td><td>Face to face</td><td>Within 4 hours of the next working day</td><td>Within two working days</td><td>Advise RailCorp immediately upon receipt</td></tr></table> <p>Table 2 Contact response times</p>	Contact type	Method	Acknowledge	Resolve	Note	Enquiry	Face to face				Telephone	By COB of the next working day	Within five working days	Advise RailCorp within 24 hours of receipt	Email				Complaint	Face to face	Within 4 hours of the next working day
Contact type	Method	Acknowledge	Resolve	Note																			
Enquiry	Face to face																						
	Telephone	By COB of the next working day	Within five working days	Advise RailCorp within 24 hours of receipt																			
	Email																						
Complaint	Face to face	Within 4 hours of the next working day	Within two working days	Advise RailCorp immediately upon receipt																			

FROM	SUBMISSION	COMMENTS IN RESPONSE
Department of Planning and Infrastructure	Noise. 3)	<p><i>Response continues:</i></p> <p>In addition, the contractor will be required to prepare a Communications and Community Relations Strategy for both Macdonaldtown, and the Chullora receiving site. The strategy will identify all relevant community and other stakeholders and outline:</p> <ul style="list-style-type: none"> • Details of procedures and mechanisms used to inform the community and stakeholders of the projects progress and other issues; • Details of how property owners directly affected by the project will be consulted; • Processes to receive and manage feedback and complaints; and • Project phone, email and mail contact details, including a 24 hour contact number. <p>The strategy will need to be approved by RailCorp prior to implementation by the contractor. The contractor will also be required to furnish monthly reports on community feedback to RailCorp detailing nature of issues raised and measures undertaken to respond. Throughout the project regular updates will be provided to the community and adequate notification of key works be given.</p> <p>Proposed community consultation measures are identified under Statement of Commitment's CC1, CC2, CC3, and CC4 (which provides for a 'Communications and Community Relations Strategy').</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE
Department of Planning and Infrastructure	4) Apply an impulsive penalty to the use of the hydraulic hammer.	Clarification Provided. The impulsive penalty applied (see Attachment 2) is calculated to be a maximum of 2.7dB. Adding this penalty will increase the impact of the hydraulic hammer at the receiver. As the hydraulic hammer is already above the 75dB criteria for highly noise affected as defined in the Interim Construction Noise Guideline (DECC 2009), this construction activity will be subject to further restricted operating hours and a higher use of respite periods.
	Water - Provide more detail about the handling of (ground) water encountered in excavations. By what methods will it be sent to the treatment plant?	Clarification Provided. It is proposed that a series of plastic above ground storage tanks are installed on the site next to the treatment plant for containment of treated and untreated groundwater. The tanks will be capable of being closed when not in active use. Noting that JBS (2011c) places several restrictions on the size of the excavation that can remain open at any one time, it is unlikely that dewatering will be undertaken by use of spearpoints. Rather it is likely that temporary sumps will be installed in the base of the excavations as required, with a pump inlet point fixed within this low point. Large diameter rubber tubing will then be used to pump the pooled groundwater at regular intervals from the excavation into the storage tanks. In this manner there will be minimal potential for personnel to contact groundwater and minimal opportunity for the stored water to be exposed to the atmosphere once pumped out of the excavation. Similar large diameter tubing will be used to transfer groundwater from the holding tanks into the treatment system.

FROM	SUBMISSION	COMMENTS IN RESPONSE
Department of Planning and Infrastructure	<p>Contamination - Provide more details about management of asbestos. Given that asbestos is potentially located throughout fill materials on the site. How will the asbestos containing material be separated from the other contaminated material?</p>	<p>Clarification Provided. Asbestos impacted fill material has been restricted to two main areas on the site – the former Northern Gasholder and the northern retaining wall. Within each of these two general areas, positive identification of asbestos has only occurred at two former sampling locations. The RAP (CH2M Hill 2007) requires that all asbestos remediation work conducted must be undertaken by a WorkCover Licensed AS1 Asbestos Removal Contractor (now known as a Class A licensed contractor). The AQMP (JBS 2011c) requires that airborne asbestos monitoring be completed during excavation and disturbance of fill materials on the site.</p> <p>During remediation it is proposed that excavation of these asbestos impacted areas will be completed separately and validated as required in accordance with the RAP (CH2M Hill 2007). As separate treatment of asbestos will not be possible, these materials where possible will be transferred directly from the excavation to trucks for disposal off-site to an appropriately licensed landfill. In the event that the material cannot be directly disposed, it will be managed on site by the licensed contractors and placed in separate stockpiles on the site until offsite disposal is possible.</p> <p>Any additional occurrences of asbestos impacted fill outside the two known areas will be dealt with as an unexpected find by the contractor, in accordance with the RAP (CH2M Hill 2007) and any additional unexpected finds protocols that may be included in subsequent work plans.</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE
Department of Planning and Infrastructure	<p>Health & Safety - RailCorp has committed to the preparation of a Remediation Health and Safety Management Plan to assess potential hazards proposed by works including toxicological impacts, controls and management methods. Hasn't this assessment already been undertaken as part of the Health Risk Assessment included in the Air Quality Assessment?</p>	<p>Clarification Provided. The human health risk assessment was prepared for exposures that may occur by inhalation only, and assessed potential exposures that may occur to the surrounding population and the remediation workforce. The remediation workforce may also be exposed to contamination by direct contact and potential ingestion of impacted soil and groundwater. The Remediation Health and Safety Plan will therefore need to address management controls for these additional pathways. Additionally the Remediation Safety and Health Plan will need to address compliance with occupational health & safety regulations for the proposed works, which includes training requirements, controls for potential physical and biological hazards, in addition to potential exposure to contaminants (i.e. chemical hazards).</p>
	<p>General - The information on p41 of the EA contradicts the anticipated program (or Indicative Program) shown as Table 10 on p 46. Please clarify which is correct and provide an updated program.</p> <p>If the indicative program is correct: Why-is validation of the excavations shown in months 13-and 14-where excavations won't be finalised until month 18? Why is treatment of soil by bioremediation shown as commencing in month 13 where bioremediation won't commence until excavation within the enclosure has been completed?</p>	<p>Clarification Provided. As discussed in section 1, the indicative program has been revised (Table 1). Noting that excavation of the site will be staged and source areas are likely to be remediated first, allowance has been made in the program for treatment by bioremediation within the tent enclosure, if required, to occur anytime over a twelve month period. This does not infer that bioremediation will occur consistently over this time interval, only that the program allows for bioremediation to be completed on batches of suitable material as needed within this timeframe.</p> <p>The actual time required for completion will be dependent on the specifics of the remedial program adopted by the appointed remediation contractor in agreement with RailCorp and stakeholders.</p>
	<p>Please update the commitments to contain all of the relevant Management and Mitigation measures proposed in the EA.</p>	<p>Amended. Changes have been made to Statement of Commitment's: C1, C3, C4, CC4, H2, H4, N1, N4, SW6, SW11, and SW12.</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE
NSW Health	<p>While we are not a Regulatory Authority, the Ministry of Health and its local Public Health Units are often asked to provide advice on potential health risks associated with contaminated site remediation. Our experience with other remediation projects has been that most issues can be managed during normal operational hours. It is important to, however, have contingencies to respond to events which could occur outside hours of operations, for example odours or dust. Good communication with the community is essential and it is noted that there has been preliminary community consultation. It will be important to develop a community relations strategy before work commences. We are available to assist RailCorp and the Environment Protection Authority (EPA) with regard to issues relating to human health risks.</p> <p>Macdonaldtown Gasworks is already known to us as there is a previous history from when the site was used by the local community for growing vegetables on unremediated soils. That practice was stopped and our Unit assisted in reviewing the potential health risks to the community. There was extensive consultation and the investigations also led to voluntary remediation of properties in Burren Street by RailCorp, as some yards potentially had fill material from the original gasworks. In so far as the next stage of the remediation is proposed, it is noted that thermal treatment on site has been discounted in favour of bio-remediation. Some heavily impacted soils will be removed for separate treatment at a RailCorp site at Chullora. It is noted that excavation, stockpiling and treatment at Macdonaldtown Gasworks will be carried out in purpose built enclosures which will be under negative pressure. This will be to control dust and odours and emission of volatile chemicals. Noise and air monitoring controls will be in place to ensure there are no offsite emissions. It will be important that the enclosures are structurally suitable for the purpose and meet any Council building and WorkCover safety requirements for workers in these confined spaces.</p> <p>Incident plans will need to be developed to cover emergency management procedures for the site. There have also been recent changes to the Protection of Environment Operations Act 1997 to immediately notify relevant authorities of pollution incidents and action sheets such as EMP35 in the Environmental Management Plan will need to be updated.</p>	<p>Noted. Under Statement of Commitment S3 an Incident Management Plan will be prepared and implemented.</p> <p>Noted and Amended. Proposed community consultation measures are identified under Statement of Commitment's CC1, CC2, CC3, and CC4 (which provides for a 'Communications and Community Relations Strategy').</p> <p>Noted.</p> <p>Noted. Under Statement of Commitment S3 an Incident Management Plan will be prepared and implemented.</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE
Heritage Council	It is noted that this site is listed on the NSW State Heritage Register as part of the Eveleigh Railway Workshops (listing No. 01140). Nevertheless this appears to be the first time the Heritage Council has been approached by the Department of Planning & Infrastructure to provide comment on this Major Project which has potential impacts to archaeology related to this present. It is recommended that projects of this kind be referred to the Heritage Council as early in the process as possible to enable effective management of Heritage.	<p>Clarification Provided. As clearly identified in the EA the Heritage Council has previously been contacted:</p> <ul style="list-style-type: none"> • 1 April 2010 - Section 60 Application Lodged • 14 May 2010 – Section 60 granted by Heritage Office • 7 February 2011 - A Heritage Interpretation Strategy and an Archaeological Excavation Report were issued to the Heritage Office
	It is noted that the Applicant has four Statement of Commitments relating to Heritage H1- H4. These are generally considered adequate with the following changes: In Commitment H2, the Applicant has agreed to undertake recommendations 1-4 in the Archaeological Assessment (Appendix O). The Heritage Council considers that these recommendations require refinement before they can be used to manage the archaeology at this site.	Noted
	The Heritage Council requests that Commitment H2 is amended to state that the Excavation Director required for future archaeological excavations around the area of Retort House and the Superintendent's residence must be able to meet the Heritage Council Excavation Directors Criteria for salvage excavation on a State significant site.	Amended. Statement of Commitment H2 has been amended accordingly.
	Commitment H2 should also be amended to require the Excavation Director to submit a Statement addressing these criteria, along with an appropriate Research Design and Archaeological Methodology (which includes a significance assessment of the archaeological resources on site) to the Heritage Branch of the Office of Environment & Heritage for approval, prior to works commencing.	Clarification Provided. A research design titled 'Former Macdonaldtown Gasworks Archaeological Research Design' (City Plan Heritage, March 2010) has already been submitted to the Heritage Branch. Nevertheless, this can be updated as part of the works, and these requirements have been added to Statement of Commitment H2.
	Finally, Commitment H2 should be amended requiring that a final excavation report is written by the approved Primary Excavation Director to publication standard, within one (1) year of the completion of the field based archaeological activity. This report must be submitted to the Heritage Council and must comply with Heritage Council guidelines for Archaeological Reports.	Amended. Statement of Commitment H2 has been amended accordingly.

FROM	SUBMISSION	COMMENTS IN RESPONSE
Heritage Council	In Commitment H4, the Applicant agrees to install Interpretive Signage as per the Interpretation Plan in various locations, including Macdonaldtown Railway Station. The Heritage Council considers that the location of the single Interpretation Panel proposed at Macdonaldtown Railway Station (as outlined in the Interpretation Plan) is inappropriate, as the planned location is unlikely to encourage commuters to take the time to stop and engage with the interpretation. The Heritage Council requests that Commitment H4 is amended to allow for several panels exploring the history of the gasworks to be provided along the railway platform in appropriate locations to allow commuters to understand the history of their local area.	Clarification Provided. Considering the view of the former gasworks site from the Macdonaldtown Station platform is substantially blocked by the adjacent stabling yard and associated sound wall, it is considered that the heritage interpretation effort is best directed toward the installation of signage in the Station entrance tunnel (as proposed in the EA) where tangible evidence of the gasworks operations remains. However, if it is assessed to be operationally safe and viable, RailCorp agree to install an interpretive panel on the Macdonaldtown platform to tie in with those in the tunnel and provide further context for the commuter. Amended. Statement of Commitment H4 has been amended accordingly.
Strathfield Council	The Environmental Assessment has been reviewed, and Council's officers formed the view that the application not be supported. Council therefore objects to the proposal. Council is of the view that the stockpiling of excavated materials from Macdonaldtown on the Chullora site would contaminate land, groundwater, and surface water. The Chullora site is also very close to the Cooks River Canal. The stockpiles would contain coal tar (and associated chemicals such as benzene and xylene) and would be stored on the grassed site prior to processing within the enclosed plant room on site.	Clarification Provided. Further discussion with Council occurred to clarify the matters raised in their submission. The material presented to Council are provided in meeting notes (Attachment 1). Subsequent to this correspondence Strathfield Council withdrew their objection to the proposal (Appendix A).
	It is proposed that 23,000m3 of excavated material from Macdonaldtown would be remediated over a period of approximately two (2) years, part of which would be at Chullora, if required. Council has concerns that the amount of excavated material taken to Chullora may be significant at any one time, considering the large area allocated to storage on the map within the Environmental Assessment being over 1500m2. It is noted that for the purposes of odour, only 150m2 of the outdoor stockpiling is permitted to remain uncovered. However, exposure to rain would mean the stockpiles would leach contaminants.	Clarification Provided. Further information was provided to Council with regards to potential stockpile covering materials (HDPE or similar).
	The Environmental Assessment shows that Chullora has only minor levels of contamination (typical of the industrial uses in the area) at present, and introducing coal tar and other contaminants to the land may result in remediation of that site, following completion of the proposed works. Also, it is unknown whether these stockpiles would be combustible.	Clarification Provided. There will be a baseline assessment performed prior to any works commencing at Chullora, and a post treatment assessment would also be performed to confirm that the site is returned to the pre-treatment condition at the completion of the works. The stockpiles will not be combustible.

FROM	SUBMISSION	COMMENTS IN RESPONSE
Strathfield Council	In addition to the above, Council is concerned for the residents located some 150m to the east in Marlene Crescent and Davidson Street, in that they would receive offensive odours, both from the outdoor stockpiles and from the plant (should odour filters fail).	Clarification Provided. The air quality controls to be used (installation of a tent enclosing the treatment works held at negative pressure, air filtration system attached to the enclosure, limitation on the maximum amount of uncovered material, odour monitors, and covered stockpiles) will be implemented, and monitored as detailed in the Air Quality Impact Assessment and Air Quality Management Plan.
	It is also noted that the residents in the Strathfield Municipality have not been notified to date.	Clarification Provided. Information on the newsletters distributed to local residents in December 2010, and April 2012 were provided to Council, and copies are included in the meeting notes (Attachment 1).
Strathfield Council (additional letter dated 10 August 2012, see Appendix A)	<p>I refer to the RailCorp Macdonaldtown Gasworks Remediation Environmental Assessment, and your letter to Council of 6 August 2012, written to follow up on our meeting at Council of 28 June 2012.</p> <p>The contents of the letter have been reviewed, along with attachments (being 'meeting minutes, 'technical specification for covering sheets' and JBS Environmental's letter of response of 27 June 2012). Your response to Council is appreciated. In light of this information, and discussions in the above meeting, Council no longer has objection to the project.</p> <p>However, it is recommended that the size of the stockpiles, and maximum tonnage of material to be stored at Chullora at any one time should be limited through conditions of consent imposed by the consent authority, together with a requirement to cover the outdoor stockpiles.</p>	<p>Noted.</p> <p>Clarification Provided. RailCorp have no objection to the conditions of consent reflecting the works proposed in the EA, including the size of stockpiles and the covering of outdoor stockpiles.</p>
City of Sydney Council	<p>Noise The proposed use of highly intrusive equipment for excavation in close proximity to residential properties in Burren Street is of concern. The use of equipment such as Pile drivers and Hydraulic hammers should be restricted so that they are not operated before 8.00am and for suitable respite periods to be negotiated with residents and adhered to.</p>	Clarification Provided. Statement of Commitment N1 has been updated to include limited operating hours for highly intrusive equipment. Respite periods will be implemented for highly intrusive equipment such as pile drivers and hydraulic hammers.
	<p>Air Quality To ensure odour abatement technology is properly used and maintained throughout the life of the project, monitoring, mitigating and abating odour and gas emissions should form a critical part of the site management as contained in the submitted documentation.</p>	Noted
	<p>Dust To ensure that dust is contained and controlled during demolition, excavation and construction, a condition should be included as a commitment and as a condition of any approval.</p>	Clarification Provided. Dust controls are included in the EMP, which is required to be implemented under Statement of Commitment C1.

FROM	SUBMISSION	COMMENTS IN RESPONSE
City of Sydney Council	Heritage The Burren Estate Heritage Conservation Area is located adjacent to the site. To ensure the proposed works do not create negative heritage impacts to the contributory items within the conservation area, the recommendations by City Plan on page 93 of the Environmental Assessment prepared by Eco logical Australia, dated March 2012 should be implemented.	Clarification Provided. These recommendations referred to will be implemented via Statement of Commitment H3.
	Trees While the majority of the 47 trees recorded within the site are exempt from the City's Tree Preservation Order, it is considered that the trees located along the western boundary provide screening to the residents adjoining the site along Burren Street. Therefore, it is recommended that where possible, trees located along the western boundary be retained and protected. Where trees are removed along the western boundary, replacement trees should be replanted in consultation with the adjacent Burren Street residents.	Clarification Provided. It has been assumed that all trees will require removal, though wherever possible they will be retained. A list of the trees has been provided in the Macdonaldtown Flora and Fauna Assessment Report (Appendix Z to the EA). Statement of Commitment F2 provides for replanting of the trees, and consultation with Burren Street residents.
	Flora and Fauna To ensure the proposed works do not have a significant impact on flora and fauna species and habitat, it is recommended that the mitigation measures outlined in Section 6 of the Flora and Fauna Assessment prepared by Incoll Management Pty Ltd be implemented.	Clarification Provided. Statement of Commitment's F1 and F2 provide for the mitigation measures to be implemented.
	Traffic The Traffic and Pedestrian Management Plan should be amended to include the City's Standard Requirements relating to movements of vehicles to and from the site.	Amended. The Traffic and Pedestrian Management Plan has been amended, and responses to City of Sydney's details traffic comments are provided in this table below.
	Community Consultation Ongoing consultation with residents is needed to explain the staging of the remediation and construction works, timing of works and how impacts will be mitigated. Residents must be provided with a site contact number to register and resolve issues. All contacts should be recorded.	Noted. Refer to Statement of Commitment CC1, CC2, CC3 and CC4.
	ATTACHMENT A - RECOMMENDED CONDITIONS (1) Emissions (a) The use of the premises must not give rise to the emission of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health. (b) Gaseous emissions from the development must comply with the requirements of the Protection of the Environment Operations Act, 1997 and Regulations. Uses that produce airborne particulate matter must incorporate a dust collection system.	Clarification Provided. Air emissions will be controlled as per Statement of Commitment A1.

FROM	SUBMISSION	COMMENTS IN RESPONSE
City of Sydney Council	<p>(2) DEMOLITION, EXCAVATION AND CONSTRUCTION MANAGEMENT</p> <p>(a) Prior to the commencement of demolition and/or excavation work the following details must be submitted to and be approved by the Principal Certifying Authority:</p> <ul style="list-style-type: none"> (i) Plans and elevations showing distances of the subject building from the location of adjoining and common/party walls, and (where applicable) the proposed method of facade retention. (ii) A Demolition Work Method Statement prepared by a licensed demolisher who is registered with the Work Cover Authority. (The demolition by induced collapse, the use of explosives or onsite burning is not permitted.) (iii) An Excavation Work Method Statement prepared by an appropriately qualified person. (iv) A Waste Management Plan for the demolition and or excavation of the proposed development. (v) Confirmation of the level of ongoing consultation that has and will be undertaken with Building Managers and Burren Street residents likely to be most affected by the remediation and construction works. This is to include a methodology of how neighbouring properties will be kept informed of the timeframes for completion of each construction phase and how impacts will be mitigated. 	<p>Clarification Provided. A Demolition Works Plan for the northern gasholder will be prepared by the principal contractor and include the requested plans and elevations, and a Work Method Statement.</p> <p>Noted. Refer to Statement of Commitment SW5.</p> <p>Noted. Refer to Statement of Commitment W1.</p> <p>Noted. Refer to Statement of Commitment CC1, CC2, CC3 and CC4.</p>
	<p>(b) Such statements must, where applicable, be in compliance with AS2601-1991 Demolition of Structures, the Occupational Health and Safety Act 2000 and Regulation; Council's Policy for Waste Minimisation in New Developments 2005, the Waste Avoidance and Resource Recovery Act 2001, and all other relevant acts and regulations and must include provisions for:</p> <ul style="list-style-type: none"> (i) A Materials Handling Statement for the removal of refuse from the site in accordance with the Waste Avoidance and Resource Recovery Act 2001. (ii) The name and address of the company/contractor undertaking demolition/excavation works. (iii) The name and address of the company/contractor undertaking off site remediation/disposal of excavated materials. (iv) The name and address of the transport contractor. (v) The type and quantity of material to be removed from site. (vi) Location and method of waste disposal and recycling. (vii) Proposed truck routes, in accordance with this development consent. 	<p>Noted.</p> <p>Clarification Provided. In regard to the various matters raised here by City of Sydney it is noted that materials will be handled and disposed as per the Environmental Assessment submitted, and will comply with relevant acts and legislation. Contractors have not yet been appointed.</p> <p>Public liability insurance indemnifying Council is not relevant in this instance, as Council is not proposing the works, or acting as an approval authority, and thus in the unlikely event of a public prosecution, there would be no reason for Council to be subject to public prosecution.</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE
City of Sydney Council	<p>(viii) Procedures to be adopted for the prevention of loose or contaminated material, spoil, dust and litter from being deposited onto the public way from trucks and associated equipment and the proposed method of cleaning surrounding roadways from such deposits. (Note: With regard to demolition of buildings, dust emission must be minimised for the full height of the building. A minimum requirement is that perimeter scaffolding, combined with chain wire and shade cloth must be used, together with continuous water spray during the demolition process. Compressed air must not be used to blow dust from the building site).</p> <p>(ix) Measures to control noise emissions from the site.</p> <p>(x) Measures to suppress odours</p> <p>(xi) Enclosing and making the site safe</p> <p>(xii) A certified copy of the Public Liability Insurance indemnifying Council for \$10,000,000 against public prosecution for the duration of the demolition works.</p> <p>(xiii) Induction training for on-site personnel</p> <p>(xiv) Written confirmation that an appropriately qualified Occupational Hygiene Consultant has inspected the building/site for asbestos, contamination and other hazardous materials, in accordance with the procedures acceptable to Work Cover Authority.</p> <p>(xv) An Asbestos and Hazardous Materials Clearance Certificate by a person approved by the Work Cover Authority.</p> <p>(xvi) Disconnection of utilities.</p> <p>(xvii) Fire Fighting. (Fire fighting services on site are to be maintained at all times during demolition work. Access to fire services in the street must not be obstructed).</p> <p>(xviii) Access and egress. (Demolition and excavation activity must not cause damage to or adversely affect the safe access and egress of the subject building or any adjacent buildings).</p> <p>(xix) Waterproofing of any exposed surfaces of adjoining buildings.</p> <p>(xx) Control of water pollution and leachate and cleaning of vehicles tyres (proposals must be in accordance with the Protection of the Environmental Operations Act 1997).</p> <p>(xxi) Working hours, in accordance with this development consent.</p> <p>(xxii) Any Work Cover Authority requirements.</p>	See comments on previous page.
	(c) The approved work method statements and a waste management plan as required by this condition must be implemented in full during the period of construction .	Noted.
	<p>(3) SITE AUDIT STATEMENT</p> <p>Upon finalisation of the project a Site Audit Statement (SAS) is to be provided to Council by the accredited Site Auditor containing a statement that the site is suitable for the proposed use and any conditions attached to the SAS are fully discussed with Council prior to the issue of the SAS.</p>	Clarification Provided. RailCorp will provide a copy of the Site Audit Statement (SAS) to Council.

FROM	SUBMISSION	COMMENTS IN RESPONSE
City of Sydney Council	(4) COMPLIANCE WITH RECOMMENDATIONS	
	(a) The recommendations within the Demolition and Remediation Environmental Management Plan JBS Environmental dated August 2011 reference BS 40913 - 15164 (Revision 4) and the Remedial Strategy Revision 8, JBS Environmental dated July 2011 , reference JBS 40913 - 15505 shall be implemented at all times during the remediation works and in accordance with advice from the accredited site auditor.	Noted
	(b) A site specific noise management plan is to be prepared to implement the recommendations within the acoustic report prepared by Acoustic Logic. A copy of the plan is to be forwarded to the City's Health Compliance team prior to any works commencing.	Clarification Provided. A Noise and Vibration Management Plan reflecting the hours of operation and approved works will be prepared by the principal contractor, and a copy forwarded to Council. Refer to Statement of Commitment N4.
	(c) The recommendations for monitoring, mitigating and abating the emissions of odours, vapour, particles and gas emissions contained within Environmental Procedures, the Air Quality Management Plan, JBS Environmental dated August 2011 reference JBS 40913-15972 and the Air Quality assessment, JBS Environmental dated August 2011 reference JBS40913-15136 Revision H are to be fully implemented and maintained at all times during the remediation works.	Noted. Refer to Statement of Commitment A1.
	(d) The recommendations by City Plan on page 93 of the Environmental Assessment prepared by Eco Logical Australia, dated March 2012 regarding the protection of the adjacent Burren Estate Heritage Conservation Area is to be implemented. The proposed work for the Gaswork site is to avoid any undermining or damage of the existing buildings and a mitigation plan is to be prepared to include: (i) Recommendations from the geotechnical engineer for maximum batter angles near this boundary; (ii) Recommendations from the structural engineers for requirements of any retaining structure design; and (iii) Recommendations from the acoustic engineer for the damage and amenity limits of neighbouring residences and the existing gasholders.	Noted. Refer to Statement of Commitment H3.
	(e) The mitigation measures outlined in Section 6 of the Flora and Fauna Assessment Remediation of Macdonaldtown Gasworks Site prepared by Eco Logical Australia dated July 2010 is to be implemented.	Noted. Refer to Statement of Commitment F1 and F2.

FROM	SUBMISSION	COMMENTS IN RESPONSE
City of Sydney Council	<p>(5) EXPORTATION OF WASTE</p> <p>Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be classified in accordance with the provisions of the Protection of the Environment Operations Act 1997, and the NSW DECC (now EPA) Waste Classification Guidelines, Part 1. 'Classifying Waste (April 2008)'. The classification of the material is essential to determine where the waste may be legally taken. The Protection of the Environment Operations Act 1997 provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and disposal of industrial, hazardous or Group A liquid waste advice should be sought from the EPA.</p>	Noted. Refer to Statement of Commitment W1.
	<p>(6) HOURS OF WORK AND NOISE - OUTSIDE CBD</p> <p>The hours of construction and work on the development must be as follows:</p> <p>(a) All work, including building/demolition and excavation work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.30am and 5.30pm on Mondays to Fridays, inclusive, and 7.30am and 3.30pm on Saturdays, with safety inspections being permitted at 7.00am on work days, and no work must be carried out on Sundays or public holidays.</p> <p>(b) All work, including demolition, excavation and building work must comply with the City of Sydney Building Sites Noise Code and Australian Standard 2436 • 1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites".</p>	<p>The hours of work adopted follow the Interim Construction Noise Guideline (DECC 2009) and as specified in Statement of Commitment N1.</p> <p>As per above comment.</p>
	<p>(7) USE OF HIGHLY INTRUSIVE EQUIPMENT</p> <p>The use of highly intrusive equipment such as pile drivers and hydraulic hammers, which are listed in Group A of Schedule 1 of the City of Sydney Code of Practice for Construction Hours/Noise 1992 and Australian Standard 2436:2010 "Guide to Noise Control on Construction, Maintenance and Demolition Sites are not operated before 8:00am and for suitable respite periods to be negotiated and agreed with residents and implemented throughout the working day.</p>	Clarification Provided. Agreed. Statement of Commitment N1 has been updated to include limited operating hours for highly intrusive equipment. Respite periods will be implemented for highly intrusive equipment such as pile drivers and hydraulic hammers.
	<p>(8) NOISE - MECHANICAL PLANT AND EQUIPMENT</p> <p>Noise associated with the use of mechanical plant and equipment must not give rise to anyone or more of the following:</p> <p>(a) Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.</p> <p>(b) A sound pressure level at the boundary of any affected receiver that exceeds the background (LA90, 15minutes) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055. Note: The method of measurement of vibration being carried out in accordance with "assessing Vibration; Technical Guidelines" - DEC (EPA) AS1055 for sound level measurements.</p>	Amended and Clarification Provided. Noise assessments have been completed, and Statement of Commitment's N1, N2, N3, and N4 provide for management for noise levels from the proposed works.

FROM	SUBMISSION	COMMENTS IN RESPONSE
City of Sydney Council	<p>(9) COMPLAINTS HANDLING</p> <p>Full details of the site contact for public complaints, issues, complaints handling and resolution procedures are to be made available to all neighbouring residents. Details of site contacts and complaint resolution procedures are to be forwarded to the City's Health Compliance team prior to any works commencing.</p>	<p>Clarification Provided. Noted. Site contact details will be provided via signage on the boundary fence. Community consultation measures are identified in Statement of Commitment's CC1, CC2, CC3, and CC4. A complaints management procedure will be included in the Communications and Community Relations Strategy document as per Statement of Commitment CC4.</p>
	<p>(10) HERITAGE</p> <p>A copy of the final archaeological excavation/monitoring report prepared by the commissioned archaeologist is to be sent to and deposited in the City of Sydney Archives for records and heritage database updating.</p>	<p>Agreed.</p>
	<p>(11) ARBORICULTURAL IMPACT ASSESSMENT</p> <p>Prior to the commencement of any remediation works, an Arboricultural Impact Assessment by a qualified Arborist with a minimum Australian Qualification Framework (AQF) of Level 5 must be provided that includes:</p> <p>(a) A detailed list of trees recommended for removal and/or retention.</p> <p>(b) Tree numbers provided on a site plan.</p> <p>(c) An assessment and discussion of the likely impacts the proposed development will have on the trees. This should include above and below ground constraints on trees that should be retained.</p> <p>(d) Recommendations of any construction techniques and/or other protection methods required to minimise adverse impact on trees that should be retained during the demolition & remediation works, and into the long term.</p> <p>(e) Information on the Arborist's involvement during the works is also required</p> <p>(f) Details of the tree protection measures in accordance with AS4970-2009 Protection of trees on development site,</p> <p>(g) Details on the trunk protection (method / materials/ duration); and</p> <p>(h) Any other works that must be prohibited throughout construction and development on site.</p> <p>(i) Where possible trees located along the western boundary of the gasworks site are to be retained and protected (excluding trees listed as exempts species under the City's Tree Preservation Order).</p> <p>(j) All recommendations and tree protection measures contained in the Arborist's Report must be implemented throughout the remediation of the site.</p>	<p>Clarification Provided. It has been assumed that all trees will require removal, though wherever possible they will be retained. A list of the trees was provided in the Macdonaldtown Flora and Fauna Assessment Report (Appendix Z to the EA). Statement of Commitment F2 provides for replanting of the trees, and consultation with Burren Street residents.</p> <p>Clarification Provided. It has been assumed that all trees will require removal, though wherever possible they will be retained. A list of the trees was provided in the Macdonaldtown Flora and Fauna Assessment Report (Appendix Z to the EA). Statement of Commitment F2 provides for replanting of the trees, and consultation with Burren Street residents.</p> <p>Where trees are retained, appropriate controls will be developed by an appropriately qualified arborist (AQF Level 5) and implemented via the CEMP.</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE
City of Sydney Council	<p>(12) ADVANCE TREE PLANTING</p> <p>Where trees are removed along the western boundary of the site, replacement trees should be replanted in consultation with the adjacent Burren Street residents. Details of consultation with residents are to be submitted to the satisfaction of Council prior to replacement planting. Any tree planting must be undertaken in accordance with the following conditions, and to Council's satisfaction, prior to the issuing of the Occupancy Certificate.</p> <p>(a) The trees must be grown to NATSPEC Guidelines for Specifying Trees to ensure quality trees and more successful establishment.</p> <p>(b) The tree must be planted by a qualified Horticulturalist or Arborist of Level 2 under the Australian Qualifications Framework (AQF).</p> <p>(c) The replacement planting/s must be planted in such a manner as to promote good health during the establishment period, and must be maintained, as far as practicable to ensure tree growth into maturity.</p> <p>(d) Written confirmation is to be obtained from Council that all tree planting/s have been completed to Council's satisfaction (excluding tree maintenance) prior to the issue of an Occupation Certificate.</p> <p>(e) Any newly planted tree that fails to establish within 2 years of the initial planting date must be replaced with a tree of comparable qualities.</p> <p>(f) Upon receipt and acceptance that all replacement tree planting/s have been completed to Council's satisfaction, an occupancy certificate will be issued.</p>	<p>Clarification Provided. Statement of Commitment F2 provides for replanting of the trees, and consultation with Burren Street residents. The requested tree planting guidelines align with RailCorp guidelines and hence are agreed to.</p> <p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p> <p>Noted.</p> <p>Agreed.</p> <p>Noted.</p>
	<p>(13) FOOTPATH DAMAGE BANK GUARANTEE</p> <p>(a) A Footpath Damage Bank Guarantee calculated on the total lineal metres of the public frontage (90 linear metres concrete/asphalt material and 50 linear metres brick paving material) of site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Footpath Damage Bank Guarantee must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site. The public domain area which requires protection includes the following:</p> <p>(i) The northern end of Burren Street (15 linear metres concrete/asphalt material)</p> <p>(ii) The southern end of Burren Street, the Public Plaza and Erskineville Road (50 linear metres brick paving and 75 linear metres concrete/asphalt material).</p> <p>(b) The guarantee must be lodged with Council prior to issue of a Construction Certificate. The Bank Guarantee will be retained in full until the final Occupation Certificate has been issued and any rectification works to the footway and Public Domain are completed to Council's satisfaction. On satisfying the above requirements 90% of the total securities will be released, with the remaining 10% to be retained for the duration of the 12 months Defect Liability Period.</p>	<p>Agreed. The relevant bond will be payable by the principal contractor.</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE
City of Sydney Council	(14) AMEND TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN The Traffic and Pedestrian Management Plan prepared by Transport and Traffic Planning Associates dated September 2010 is to be amended to include the City's Standard Requirements as Appendix B of the plan and includes the following:	Amended. Appendix B of the Traffic and Pedestrian Management Plan has been updated (Attachment 5).
	(a) All vehicles including trucks relating to the Macdonaldtown Gasworks Remediation site must access the site via an existing driveway on the northern side of Swanson Street, west of the railway line. Truck routes to and from the site must use state and regional roads as follows: (i) Arriving to the site: via Parramatta Road, Stanmore Road, King Street, Wilson Street. Eskineville Road, Swanson Street and left to the site. (ii) Departing the site: left only to Swanson Street, Copeland Street, Mitchell Road, Fountain Street, McEvoy Street, Botany Road, Cleveland Street, Abercrombie Street, Wattle Street, Pyrmont Bridge Road, Anzac Bridge to City West Link Rd to Chullora. (iii) Construction vehicles including trucks must not use residential streets within City of Sydney's Local Government Area.	Amended. Appendix B of the Traffic and Pedestrian Management Plan has been updated (Attachment 5) and all vehicles will access the site as per the City of Sydney Council request.
	(b) The approved truck routes plan shall form part of the contract and must be distributed to all truck drivers.	Agreed.
	(c) All vehicles must enter and exit the site in a forward direction.	Agreed.
	(d) All Traffic Control Plans associated with this Gasworks Remediation must comply with Australian Standards and RMS Traffic Control at Work Sites Guidelines.	Agreed.
	(e) The applicant must provide Council with details of the largest truck that will be used during the excavation, disposal and remediation works, prior to the start of any work on site and obtain approval from City's Construction Regulation Unit for the use of this vehicle. NOTE: No dog trailers to be used without City's Construction Regulation Unit approval.	Agreed.
	(f) The applicant must obtain a permit from the City's Construction Regulation Unit regarding the placing of any plant/equipment or occupation on the public way.	Agreed.
	(g) No queuing or parking is permitted in any public road.	Agreed.
	(h) All vehicles associated with the development shall be parked wholly within the site. All site staff related with the works are to park in a designated off street area, no staff are to park on the street.	Agreed.
	(i) All loading and unloading must be within the development site or at an approved "Works Zone".	Agreed.

FROM	SUBMISSION	COMMENTS IN RESPONSE
City of Sydney Council	(j) The applicant must comply with the construction hours for the Macdonaldtown Gasworks Remediation.	Agreed.
	(k) Traffic Controllers are NOT to stop traffic on the public street(s) to allow trucks to enter or leave the site. They MUST wait until a suitable gap in traffic allows them to assist trucks to enter or exit the site. The Roads Act does not give any special treatment to trucks leaving a construction site - the vehicles already on the road have right-of-way.	Agreed.
	(l) Trucks are not (at no time) allowed to reverse into the site from the road for safety reasons (unless specific approval is obtained from the City's Construction Regulation Unit).	Agreed.
	(m) Pedestrians may be held only for very short periods to ensure safety when trucks are leaving or entering BUT you must NOT stop pedestrians in anticipation i.e. at all times the pedestrians have right of- way on the footpath not the trucks.	Agreed.
	(n) Physical barriers to control pedestrian or traffic movements need to be determined by the City's Construction Regulations Unit prior to commencement of work.	Agreed.
	(o) The applicant must apply to City's Construction Regulations Unit to organise appropriate approvals for cranes and barricades etc.	Agreed.
	(p) The applicant must apply to City's Building Compliance Unit to organise appropriate approvals for hoarding (if needed) prior to commencement of works.	Agreed.
	(q) The applicant must apply to the City's Work Zones Co-ordinator to organise appropriate approvals for the Work Zones.	In the event that a works zone is required, the applicant will apply to the City of Sydney's Work Zones Co-ordinator to organise appropriate approvals
	(r) The provision of any information in this Traffic Pedestrian Management Plan will not exempt the applicant from correctly fulfilling all the other conditions relevant to the Macdonaldtown Gasworks Remediation for the above site.	Agreed.
	(s) The owner/developer/builder/contractor undertakes Macdonaldtown Gasworks Remediation to follow and abide by the above conditions at all times during the remedial works of this site.	Agreed.
Public Submission 1	I object and disagree with this project as it could have contamination effects to a residential area that could be harmful to the local residence. I am an owner of property that backs on to the site and am concerned with the health effects this project could have on tenants and owners living near by. This is a residential area and the site should be put to better use, perhaps residential development where there would be more demand like affordable housing.	Noted. The proposal is to remediate the Macdonaldtown site so as to remove contamination which is present due to use of the site as a gasworks plant between 1892 and 1958. A range of controls are proposed to ensure that the remediation works do not have health impacts on residents.

FROM	SUBMISSION	COMMENTS IN RESPONSE
Public Submission 2	<p>I have received a letter concerning the proposal to 'remediate contaminated soils' at the site of the former Macdonaldtown gasworks on Burren Street Erskineville. Can you please advise why the site needs remediation? Is it because:</p> <ul style="list-style-type: none"> - The site could be potentially dangerous to animals, including humans? - Because RailCorp wishes to use the site for another purpose after remediation? - Because RailCorp is turning the land into an environmentally sound area for the few remaining birds in the area after they removed their habitat and put a stabling yard up instead? - Because RailCorp wishes to sell the land off to a developer? <p>I look forward to your advice</p>	<p>Clarification Provided. The proposal is to remediate the Macdonaldtown site so as to remove contamination which is present due to use of the site as a gasworks plant between 1892 and 1958.</p> <p>The proposal involves the excavation, treatment and disposal of contaminated soils located at the Macdonaldtown site, to an extent that the site is no longer considered to pose a significant risk of harm to human health and the environment as required by law.</p> <p>There is no proposed change to the current use of the site.</p>
Public Submission 3	<p>Recently we received a letter from Planning & Infrastructure Macdonaldtown Gasworks Remediation Project (MP 09_0145). The Director-General of the Department of Planning and Infrastructure has received a project application from RailCorp to remediate a former gasworks site located on RailCorp land adjacent to Macdonaldtown Station. Due to limited space at the Macdonaldtown site, the proposal also seeks to potentially use a site within the Chullora Railway Workshops and Yards to treat some of the excavated material should it be required.</p> <p>I'm and my neighbours are object to the project!</p> <p>For the residents of Chullora this means more noise and more pollution, plus we will have a potential hazard very close to us!</p> <p>Soils impacted with PAHs, TPH C>10, heavy materials and demolition wastes, volume 1,900 cube m- Restricted Solid; Soils impacted with coal tar, potentially malodorous, Volume 14,820 cube m, Restricted Solid/Hazardous; Tar, Volume 420 cube m/Hazardous; Tar Impacted water (Known Hazardous Liquid waste), Volume 640 cube m. On the assumption that it takes up to 10 minutes to manoeuvre, load and release a truck and dog trailer, the theoretical maximum number of trucks which could be loaded in a 10 hour period would be in the order 65-70 vehicles. With the rate at which vehicles can be located on to trucks, dictating the amount of material which can be removed from the site, it is apparent that maximum number of truck daily movements generated by the proposed activity will be between 65- 70. This level of activity will not have any measurable (?) impact on the surrounding road network. What about the people, living in the residential area along Marlene Crescent, who will have huge negative impact on their wellbeing.</p>	<p>Clarification Provided. The proposal includes numerous controls to manage treatment of materials at the Chullora as specified in the EA. In particular, there will be a baseline assessment performed prior to any works commencing at Chullora, and a post treatment assessment would also be performed to confirm that the site is returned to the pre-treatment condition at the completion of the works.</p> <p>Clarification Provided. Whilst there will be a periods with increased truck movements, the overall increase and level of impact has been assessed as being low.</p>

FROM	SUBMISSION	COMMENTS IN RESPONSE
Public Submission 3	In August 2000 the former Macdonaldtown Gasworks 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 environmental site assessments. It is understood that RailCorp wish to remediate the Macdonaldtown site to a condition that: - Reduces (? Only reduces!) health risks to future commercial / industrial users to an acceptable level; - Reduces (? Only reduces!) the potential risks to the surrounding environment to an acceptable level; It will only reduce the health risk to future commercial / industrial users to an acceptable level; and potential risk to the surrounding environment to an acceptable level;	Noted
	In the RailCorp Chullora Newsletter they have said: “As part of the remediation process, RailCorp is planning to use a section of our Chullora Railyards site for the temporary treatment of some tarry soils from the Macdonaldtown Gasworks site.” First of all, RailCorp don't say for how long more than 1000 cube m of contaminated soil/waste will be remain in Chullora and second of all does this not mean that we will face another “Major Project” removal of all treated materials in the future? Again, more noise, more pollution! In our view RailCorp is a strong and affluent company so technically and practically they can afford to remove the potentially hazardous material away from residential areas.	Clarification Provided. There will be a baseline assessment performed prior to any works commencing at Chullora, and a post treatment assessment would also be performed to confirm that the site is returned to the pre-treatment condition at the completion of the works. The programme of treatment works at Chullora is envisaged to be between 6-12 months. As identified in the EA, RailCorp conducted a review of available sites and concluded that Chullora best met the required characteristics. No material imported to the site during the project will remain on-site at completion.
	Many families in our area have children and we raise concerns not only about the various threatened species of frogs and Grey Headed Flying Fox that exist in our area but more importantly human health and wellbeing!	Clarification Provided. Human health impacts were considered in the Air Quality Impact Assessments. In addition the proposed works have been reviewed by the independent NSW EPA Accredited Site Auditor, Andrew Kohlrusch, from GHD. Impact on listed flora and fauna species at Chullora were considered and assessed via the Flora and Fauna Impact Assessment, and impacts were not considered to be significant.

FROM	SUBMISSION	COMMENTS IN RESPONSE
Public Submission 3	<p>Conclusion: It's absolutely impossible to remediate one suburb by placing another suburb at risk, or potentially at risk. The potentially hazarded soil must be removed out of all residential areas to rural areas with no population around! My husband and I went to the Strathfield Council to look at the Environmental Assessment on the 26.04.2012 and we found that:</p> <p><i>Eco Logical Australia comment - After this comment the submission includes multiple pages of material which appear to be extracted from the EA or supporting documentation. This material has not been reproduced.</i></p>	As per previous comments there will be a baseline assessment performed prior to any works commencing at Chullora, and a post treatment assessment would also be performed to confirm that the site is returned to the pre-treatment condition at the completion of the works. Numerous works controls are also included in the EMP to manage the material whilst it is present on the Chullora site.
	<p>Please Stop the Project</p>	<p>Clarification Provided. The public benefits from the remediation will reduce the potential environmental and health risks posed by the contamination on site. The short term impacts have been subject to a high degree of technical control and demonstrate that management of these issues is achievable and are incorporated into the proposal.</p>

3 Revised Statement of Commitments

The proponent will undertake the statement of commitments identified in Table 3 below. The Statement of Commitments has been revised to include matters agreed to in response to submissions (Table 2). Updated text or new Statement of Commitments are shown in **red text**.

Table 3: Final Statement of Commitments

Issue	Ref #	Commitment
Safety	S1	Via the CEMP a Remedial Health and Safety Management Plan is to be prepared and implemented.
	S2	Licensing requirements for both Macdonaldtown and Chullora will be determined in consultation with OEH and all regulatory requirements of such licences will be complied with in undertaking the project.
	S3	Incident Management Plan is to be prepared and implemented.
Construction Management	C1	<p>A Construction Environmental Management Plan (CEMP) is to be prepared and implemented by the remediation contractor, which is to include:</p> <ul style="list-style-type: none"> Controls identified in the updated EMP (Attachment 4) Controls identified via the Statement of Commitments
	C2	<p>A sign will be erected on the boundary fence at the Macdonaldtown site, and Chullora site if utilised, during the period of the remediation works of the development which will advise of the following:</p> <ul style="list-style-type: none"> Contractor details 24 hour emergency contact details
	C3	<p>Via the CEMP works will be carried out within the following times: 7:00 am and 6:00pm Monday to Friday 8:00am to 1:00pm on Saturdays.</p> <p>Highly intrusive equipment shall be limited to the following operating hours:</p> <ul style="list-style-type: none"> Monday to Friday: 8:00 am to 6:00 pm Saturday: 8:00 am to 1:00 pm Sunday and Public Holidays: No work <p>Further, suitable respite periods will be negotiated with residents.</p> <p>No work shall be conducted outside the above hours unless approved by RailCorp and deemed to be crucial to the control of potential environmental emissions from the site.</p>
	C4	A dilapidation report for Worth Street, Chullora, is to be prepared by the principal contractor with copies provided to Council both before and after works.

Issue	Ref #	Commitment
Heritage	H1	The Southern Gasholder will be retained and protected.
	H2	<p>Archaeological assessment and archival recording during excavation as per recommendations 1 - 4 in the Archaeological Assessment report by City Plan Services (Appendix O). The Heritage Director for these works must:</p> <ul style="list-style-type: none"> • Meet the Heritage Council's Excavation Directors Criteria for salvage excavation on a State significant site. • Submit a statement addressing the Heritage Council's Excavation Directors Criteria, along with an appropriate Research Design and Archaeological Methodology (which includes a significance assessment of the archaeological resources on site) to the Heritage Branch of the Office of Environment & Heritage for approval, prior to works commencing. • A final excavation report is to be written by the approved Primary Excavation Director to publication standard, within one (1) year of the completion of the field based archaeological activity. This report must be submitted to the Heritage Council and must comply with Heritage Council guidelines for Archaeological Reports.
	H3	The works are to avoid any undermining or damage of the existing houses on the eastern side of Burren Street (due to heritage significance). A mitigation plan (via the CEMP) is to be prepared and implemented based on geotechnical engineer, structural engineer, and acoustic engineer recommendations.
	H4	<p>Installation of interpretative signage as per Heritage Interpretation Plan by City Plan Services (Appendix M) at:</p> <ol style="list-style-type: none"> Burren Street Eveleigh Railway Workshops (addition to existing panels) Macdonaldtown railway station platform (subject to railway safety considerations) Macdonaldtown stabling yards facility Macdonaldtown northern and southern gasholders <p>In addition, if it is assessed to be operationally safe and viable, RailCorp agree to install an interpretive panel on the Macdonaldtown platform to tie in with those in the tunnel and provide further context for the commuter.</p>
Flora and Fauna	F1	The CEMP is to incorporate a weed control protocol
	F2	Boundary replanting at Macdonaldtown will be undertaken in consultation with adjacent residents on Burren St with a preference for advanced native trees.

Issue	Ref #	Commitment
Air Quality	A1	<p>Via the CEMP implementation of air emission controls and mitigation measures identified in:</p> <ul style="list-style-type: none"> Macdonaldtown Air Quality Management Plan (Appendix ZE) Chullora Air Quality Management Plan (Appendix ZF)
Soil and Water Management	SW1	A Remedial Works Validation Plan is to be prepared. The Remedial Works Validation Plan is to be approved by the Site Auditor prior to implementation.
	SW2	A 'Site Audit Statement' (SAS) for the Macdonaldtown site will be obtained.
	SW3	A 'Baseline and Post Treatment Assessment' for the Chullora site (if this site is used) will be undertaken
	SW4	Via the CEMP a Soil Treatment Plan to demonstrate management of soil requiring remediation in a manner that achieves the objectives of the project while preventing any unacceptable risks to the surrounding environment or health of exposed populations.
	SW5	Via the CEMP a detailed Earthworks Specification (as per Pells Sullivan Meynink 2010 in Appendix W) is to be prepared and implemented.
	SW6	<p>Establishment of a Water Treatment System (WTS) at Macdonaldtown to treat water which is intercepted during the excavation and remediation process. Treated (or untreated) water is to meet criteria specified in Table 9.3 of the Remedial Strategy (JBS 2011e, Appendix I) for reuse on-site or discharge to sewer. Alternatively, discharge of water to stormwater may also occur if the water meets the criteria specified in section 8.3 of the Remedial Strategy (together with an application to City of Sydney).</p> <p>Water used at heavy vehicle wash down points (EMP09) will be treated as contaminated water and decontaminated in the same manner as other contaminated water generated at site prior to discharge.</p>
	SW7	If required, a Trade Waste Permit with Sydney Water will be obtained for discharge of water from the Wastewater Treatment System to sewer.
	SW8	A Validation Report will be prepared for the Site Auditor in accordance with NSW EPA (1997) <i>Guidelines for Consultants Reporting on Contaminated Sites</i> , and to meet requirements of the NSW DEC (2006) <i>Guidelines for the NSW Site Auditor Scheme</i> .
	SW9	Containment and Capping will only be undertaken following endorsement of the Site Auditor and will comply with the "Guidelines for the Assessment of On-Site Containment of Contaminated Soil" (ANZECC 1999).

Issue	Ref #	Commitment
Soil and Water Management	SW10	<p>A long term Environmental Management Plan will be prepared for the Macdonaldtown site, including a Program of Monitored Natural Attenuation (MNA), as per section 10.3.3 of the RAP (CH2M Hill 2007b, Appendix F) or subsequent Auditor approved variations.</p> <p>The long term Environmental Management Plan will also include management protocols for remnant soil impact (if any). The long term Environmental Management Plan and Program of MNA will need to be approved by the site auditor.</p> <p>Subsequent to Site Auditor endorsement a copy of the Long Term EMP is to be issued to the NSW Office of Water to demonstrate compliance with groundwater licencing (refer to commitment SW11).</p>
	SW11	<p>Licences under the Water Act 1912 for all proposed groundwater monitoring wells at the Macdonaldtown site proposed to be installed as part of the remedial works will be obtained in consultation with the NSW Office of Water prior to works commencing. No unlicensed monitoring wells will be used for dewatering, and any unlicensed wells at the Macdonaldtown site will either be decommissioned or appropriately licensed with NSW Office of Water prior to the completion of the works. <i>Any decommissioning of wells is to be undertaken in accordance with the “Minimum Construction Requirements for Water Bores in Australia” (Third Edition).</i></p>
	SW12	<p><i>The principal contractor will create an Erosion and Sediment Control Plan (ESCP) which forms part of the CEMP and is consistent with principles and practices of the Blue Book;</i></p> <p><i>All sediment and erosion controls will be carried out in accordance with Managing Urban Storm water: Soils and Construction - the Blue Book (Landcom, 2004).</i></p>
Traffic	T1	<p>Via the CEMP traffic and pedestrian management to be carried out in accordance with the recommendations in the updated Traffic and Pedestrian Management Plan prepared by Transport and Traffic Planning Associates (Attachment 5)</p>
	T2	<p>Via the CEMP an Incident Management Plan is to be prepared for vehicles used to transport contaminated soil, and is to include:</p> <ul style="list-style-type: none"> • Incident preparedness and response requirements • Provisions for communication of an incident • Procedure for clearance of an incident • A review procedure to improve incident management or prevention measures

Issue	Ref #	Commitment
Noise	N1	<p>Via the CEMP works will be carried out within the following times:</p> <ul style="list-style-type: none"> Monday to Friday: 7:00 am to 6:00 pm Saturday: 8:00 am to 1:00 pm Sunday and Public Holidays: No work <p>Highly intrusive equipment shall be limited to the following operating hours:</p> <ul style="list-style-type: none"> Monday to Friday: 8:00 am to 6:00 pm Saturday: 8:00 am to 1:00 pm Sunday and Public Holidays: No work <p>Further, suitable respite periods will be negotiated with residents.</p> <p>No work shall be conducted outside the above hours unless approved by RailCorp and deemed to be crucial to the control of potential environmental emissions from the site.</p>
	N2	<p>Via the CEMP noise mitigation measures to be implemented in accordance with the recommendations in the Macdonaldtown Noise and Vibration report (Appendix T), and Chullora Noise and Vibration report (Appendix U), prepared by Acoustic Logic</p>
	N3	<p>Via the CEMP vibration is to be monitored and managed in accordance with the Macdonaldtown Noise and Vibration report (Appendix T) prepared by Acoustic Logic</p>
	N4	<p>Preparation of Noise and Vibration Management Plan(s) for both Macdonaldtown and Chullora (if required). Controls for the Macdonaldtown plan to include (amongst other controls):</p> <ul style="list-style-type: none"> Community consultation to be undertaken Incorporation of respite periods during the operation of high noise generating equipment Enclosure of the excavation site with Polyvinyl with a minimum wall thickness of 7mm facing residential sides with no doors facing the western facade and all gaps to be acoustically sealed. Acoustic silencers and/or external lagging for fans, extractors and generators used for the polyvinyl enclosure. The Excavator with Hydraulic Hammer to keep a minimum of 8m distance from the nearest residential property. CFA/Bored piling to be undertaken in lieu of impact piles to significantly reduce any vibration impacts upon the adjoining residents. Practical management methods such as restricting the operation hours of piling, and changing the speed of CFA piling. Vibration monitors should be installed on the heritage structure or residential properties close to the project site. SMS messages shall be sent to the site manager if the vibration to the heritage structure exceeds 2mm/s PPV.

Issue	Ref #	Commitment
Noise	N4 (con't)	<ul style="list-style-type: none"> Static equipment shall be located as far as possible from noise receivers. Smart alarms are be fitted to all vehicles operating on site. <p>Controls for the Chullora plan to include (amongst other controls):</p> <ul style="list-style-type: none"> Community consultation to be undertaken. Equipment shall be well maintained. A Polyvinyl enclosure with a minimum wall thickness of 7mm shall be installed. The ventilation system serving the enclosure shall be acoustically treated to ensure that the noise emission to the residential properties to the east boundary is less than 51 dB(A). Static equipment shall be located as far as possible from receivers. Smart alarms are be fitted to all vehicles operating on site. <p>The Noise and Vibration Management Plan(s) are be submitted to the Director General for approval and comment prior to the commencement of any works on-site.</p>
Waste	W1	Via the CEMP a Waste Management Plan (WMP) is to be prepared and implemented, and to include details on the waste tracking procedures, waste classification program, licensing requirements, disposal protocols and incident responses to be implemented.
Geotechnical	G1	Pre- and post- work dilapidation study for residential properties adjoining Macdonaldtown to assist in preventing dilapidation during remedial works.
	G2	Geotechnical and detailed Structural Engineer assessment of retaining structures, in particular in the vicinity of the Southern Gasholder and the western boundary.
Visual	V1	<p>Via the CEMP implementation of visual mitigation measures identified in:</p> <ul style="list-style-type: none"> Macdonaldtown Visual Impact Assessment (Appendix X) Chullora Visual Impact Assessment (Appendix Y)
Community Consultation	CC1	RailCorp will issue newsletters to keep the community abreast of the progress of the project.
	CC2	RailCorp will complete future consultation and information sessions as necessary to communicate the progress of the project.
	CC3	RailCorp will consult with local Macdonaldtown stakeholders on pre- and post- work dilapidation studies for these adjoining properties

Issue	Ref #	Commitment
Community Consultation	CC4	<p>A 'Communications and Community Relations Strategy' for both the Macdonaldtown and the Chullora site will be prepared. The strategy will identify all relevant community and other stakeholders and outline:</p> <ul style="list-style-type: none"> • Details of procedures and mechanisms used to inform the community and stakeholders of the projects progress and other issues • Details of how property owners directly affected by the project would be consulted • Processes to receive and manage feedback and complaints • Project phone, email, and mail contact details, including a 24 hour contact number.

4 References

- Acoustic Logic 2011a. *Chullora Temporary Material Treatment Facility Noise & Vibration Report*.
- Acoustic Logic 2012. *Macdonaldtown Gasworks Noise & Vibration Report*
- CH2M Hill 2007b. *Remedial Action Plan – Former Macdonaldtown Gasworks – Burren Street, Erskineville, NSW*. (Ref No. 359092).
- City Plan Heritage 2010b. *Former Macdonaldtown Gasworks Heritage Interpretation Plan for RailCorp*.
- City Plan Heritage 2010c. *Macdonaldtown Gasworks Archaeological Test Excavation Report for RailCorp*.
- Department of Environment and Climate Change NSW (DECC) 2009. *Interim Construction Noise Guideline*.
- Elton Consulting (2012). *Macdonaldtown Remediation Works Community Relations Program*. October 2012.
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Appendix A: Strathfield Council Letter



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10 August 2012

Damian Zammit

Mr Bryan Kidd
Savills Project Management
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bkidd@savills.com.au

Dear Mr Kidd

**RE: ENVIRONMENTAL MANAGEMENT AT CHULLORA FOR THE PROPOSED
MCDONALDSTOWN GASWORKS REMEDIATION PROJECT**

I refer to the Railcorp Macdonaldtown Gasworks Remediation Environmental Assessment, and your letter to Council of 6 August 2012, written to follow up on our meeting at Council of 28 June 2012.

The contents of the letter have been reviewed, along with attachments (being 'meeting minutes', 'technical specification for covering sheets' and 'JBS Environmental's letter of response' of 27 June 2012). Your response to Council is appreciated. In light of this information, and discussions in the above meeting, Council no longer has objection to the project.

However, it is recommended that the size of the stockpiles, and maximum tonnage of material to be stored at Chullora at any one time should be limited through conditions of consent imposed by the consent authority, together with a requirement to cover the outdoor stockpiles.

Should you have any further enquiries concerning this matter, please contact Council's Environment & Compliance Coordinator, Damian Zammit, on 9748 9999 during normal business hours.

Yours sincerely

SILVIO FALATO
GROUP MANAGER PLANNING AND ENVIRONMENT

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