



Chris Ritchie/Deana Burn
Department of Planning
23-33 Bridge St
Sydney NSW 2000

8 May 2008

Letter DoP - Modification - Demolition Ver 2.doc
EN01893

Dear Chris/Deana

AMCOR Paper Mill, Matraville (05_0120) – Modification of Project Approval to Include Demolition of Additional Infrastructure.

As a result of further development of the construction and design plans for the New Paper Mill at Matraville, it has been identified that additional demolition of buildings and other infrastructure over that detailed in the December 2006 Environmental Assessment and Project Approval is required to allow the New Paper Mill to be developed.

The additional demolition is detailed below.

- 1) Within the New Paper Mill boundary the Demolition Figure (5-3) only identified buildings and major infrastructure that would require demolition. Other infrastructure (for example roads, kerbing, pipe bridges and stormwater pipes) would also require demolition in this area.
- 2) Within the New Paper Mill boundary, demolition of a section of the existing Waste Paper Plant building is required to allow the installation of large pulp and process water storage tanks required for the waste paper recycling process.
- 3) Minor demolition around the Waste Paper Storage and Waste Paper Plant will be required to upgrade this infrastructure. Construction in this area was highlighted in the Environmental Assessment.
- 4) North of the Possible Future Boundary, the Engineering Centre (including Store No:1 and Garage) was originally not identified as requiring demolition. With the demolition of the McCauley St heritage wall and the removal of asbestos roofing this building would not be safe and now requires demolition.



- 5) North of the Possible Future Boundary, the Project Store (including Training Block) was originally not identified as requiring demolition. With the removal of asbestos roofing this building would not be safe and now requires demolition.
- 6) North of the Possible Future Boundary, the pavement and building foundations are intended to be largely kept, however in some areas they may be demolished to allow the installation of services such as stormwater, water and gas.
- 7) The office buildings, associated car park, site entrance and weighbridge may require demolition depending upon the final design of the New Paper Mill. Rather than apply for a separate modification if demolition of these structures are required, it was considered appropriate to include the possibility of demolitions in this application.

The Demolition Figure (Figure 5-3) has been updated and is attached to this letter. Rather than specifying stages of demolition as per the original figure, this information has been removed and information on staging of demolition will be presented in the construction environmental management plans.

All environmental management plans will be updated to reflect the change in demolition and resubmitted to the Department of Planning for approval. It should be noted that the changes in the environmental management plans will be relatively minor.

The increased demolition would not impact upon the current operation of the Paper Mill – nor any impacts identified in the EA or Submissions Report during the transition phase.

Presented below is a summary of potential impacts of the increased demolition. Overall the impacts are not significant and are consistent with those assessed in the Submissions Report and EA. Apart from the change in the Demolition Figure attached to the Project Approval, no other changes in Minister's Conditions of Approval should be required.

1. Assessment of Impact

1.1 Contaminated Soil

Where appropriate AMCOR would test soils and remediate contaminated areas if required. However it should be noted that in the area north of the proposed future boundary currently only demolition of buildings is proposed (ie. the building foundations and road ways would remain in-situ) – and therefore no remediation is planned. If excavation was planned or



remediation is required the area would be included in AMCOR's Remediation Action Plan for the New Paper Mill.

Similarly only demolition of above-ground structures in the office and Botany Rd entrance is currently proposed, however if excavation was planned or remediation is required, the area would be included in AMCOR's Remediation Action Plan for the New Paper Mill.

In the Waste Paper Area demolition of the building foundations and slabs would be required in some areas to allow the installation of tanks. Soil would be tested below these structures and remediated if required.

Based on existing data there are no known areas of significant contamination impacted by demolition activities.

All asbestos (mainly roofing material) would be removed by an appropriately licensed contractor.

1.2 Groundwater Extraction and Quality

There would be no impacts on groundwater extraction or quality from the increase in demolition on the AMCOR site.

1.3 Sedimentation and Erosion

There may be a small increase in areas of exposed soils as a result of demolition activities. Where demolition activities have the potential to cause increased risk of sedimentation and erosion, appropriate erosion and sedimentation plans would be prepared.

1.4 Flora and Fauna

No additional vegetation would be cleared as a result of increased demolition activity. Therefore no impacts on flora and fauna would result from increased demolition.

1.5 Traffic

There will be a small increase in the number of predicted truck movements from site due to increased demolition. This would be predominately trucks removing demolition material from site to either recycling facilities or to landfill for disposal. Estimated truck movements would be a maximum 8 movements an hour (4 inbound/4 outbound) and would be via the approved construction site access on McCauley St near the corner of Botany Rd. Trucks would turn left into McCauley St and then onto Botany Rd. The increase in truck movements is negligible compared to traffic levels on Botany Rd and surrounding arterial roads – and within predictions in the EA.



1.6 Noise

Only the increased demolition in the northern section of the site is likely to be audible to residential receivers. Noise levels at residential receivers from this increased demolition will be in the ranges predicted in the Environmental Assessment. It should be noted that demolition is a relatively short term activity – and in the northern section is expected to be completed in less than two months. Appropriate noise mitigation measures as identified in the Construction Noise Management Plan would be implemented to minimise noise impacts. It should be noted that the demolition undertaken to date has not resulted in any noise complaints from nearby residents.

1.7 Dust

There is the potential for increased dust generation during the demolition. Appropriate mitigation measures as identified in the Construction Dust Management Plan would be implemented to minimise dust impacts. It should be noted that dust emission during demolition and construction activities to date has been below the DECC guidelines.

1.8 Heritage

Apart from the western side of the Engineering Centre building which is part of the heritage wall along McCauley St, no heritage-listed items would be demolished. It should be noted that there are no other heritage-listed items on-site apart from the McCauley St heritage wall. Approval has been obtained from the Department of Planning to demolish the heritage wall, except for a 20 m section.

1.9 Waste

There would be increased volumes of material requiring disposal or recycling due to the increased demolition. This includes bricks, timber, steel and concrete. As with the demolition that has already occurred material generated by demolition would be recycled or reused wherever possible. For example bricks unable to be recycled would be crushed and reused for fill.



1.10 Other impacts

No other impacts of increased demolition are predicted on other environmental aspects.

Based upon this additional information, we request that any additional environmental assessment requirements be identified by the Department.

Regards

A handwritten signature in black ink, which appears to read 'Jonas Ball', is shown on a light-colored rectangular background.

Jonas Ball

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