

**ENVIRONMENTAL ASSESSMENT  
PROPOSED REMONDIS INTEGRATED RECYCLING PARK  
GRAND AVENUE, CAMELLIA  
REMONDIS PTY LTD**

## **1. INTRODUCTION**

*This section introduces the proposed development. It provides a general introduction to the Proponent, the site and the background to the proposed development.*

### **1.1 PURPOSE OF THIS DOCUMENT**

REMONDIS Pty Ltd (REMONDIS) and Billbergia Pty Ltd (Billbergia) are jointly seeking approval for the construction and operation of an integrated Alternative Waste Treatment (AWT) facility to be known as the REMONDIS Integrated Recycling Park (RIRP) on a site at 1 Grand Avenue, Camellia.

The proposed development is a project to which the former Part 3A of the *Environmental Planning and Assessment Act (EP&A Act) 1979* applied. A Major Project Application accompanied by a Preliminary Environmental Assessment, was lodged by REMONDIS with the Department of Planning (now Department of Planning and Infrastructure – DoPI) in December 2009. The Department issued Director-General's Requirements on 28 April 2010 (reissued 5 August 2010) for the Environmental Assessment (EA) for the proposed development (refer Appendix A). This EA has been prepared in accordance with the Director General's Requirements.

REMONDIS proposes to construct and operate the facility which comprises the RIRP. The RIRP will be located on land leased to REMONDIS by Billbergia the land owner. Billbergia proposes to provide the necessary utility services to the boundary of the facility comprising potable water, sewerage, electricity and telephone services and an extension of the existing stormwater system. The provision of these services will require site works including excavation, removal of excavated material, installation of drainage and service components and the replacement of site capping.

### **1.2 THE PROPONENTS**

REMONDIS, previously named Rethmann, is a multi-national enterprise with diverse operations throughout Europe, Asia and Australia. The three main areas of business are waste recycling and disposal, biological and abattoir rendering and logistics.

REMONDIS commenced waste management operations in Australia in 1982. Since then it has developed its customer base competing across all sections of industry. REMONDIS services extend to local government, large regional shopping centres, international hotels, construction companies, major industrial enterprises and small and medium sized businesses.

The company currently operates a Commercial and Industrial (C&I) logistics business at St Marys, Brisbane, Perth, Melbourne and Adelaide and an Organic Resource Recovery Facility at Telegraph Point near Port Macquarie.

Billbergia is a privately owned Australian building and construction company established in 1987. The company originally operated as an engineering and earthworks contractor. It provides professional engineering and project management services to the residential, local government and commercial sectors of the construction industry. Billbergia is based in Sydney but operates in all Australian states and territories.

## **1.3 THE SITE**

### **1.3.1 Regional and Local Context**

The site of the proposed facility at 1 Grand Avenue, Camellia is located in the Parramatta City Local Government Area (LGA). Its location is shown on Figure 1.1. It is 18km west of the Sydney CBD. Rosehill Racecourse is located to the south of the site, on the southern side of Grand Avenue.

Access to the site of the proposed RIRP is through a signalised intersection on James Ruse Drive and across an overpass crossing the Clyde-Carlingford Railway line.

The site is bounded by the Clyde-Carlingford Railway line to the west, a spur goods rail line (Clyde-Sandown Line) to the south, industrial premises to the east and the Parramatta River to the north as shown on Figure 1.2.

### **1.3.2 Site Description**

Entry to the site is off Grand Avenue which at that location is a no-through road known as Grand Avenue North. Grand Avenue North also provides access to the Camellia Railway Station and associated car parking area. A local crossing of the goods rail spur line is adjacent to the entry gate to the site.

The site for the proposed RIRP consists of an area of approximately 4.5 hectares (ha) zoned Regional Enterprise under the Sydney Regional Environmental Plan (SREP) No 28 – Parramatta. It is level with approximately 95% of the area covered with “hard” surfaces of concrete and bitumen. All other areas are grassed. There are no permanent buildings on site.

The proposed site is located on land owned by Billbergia.

### **1.3.3 Background**

The site is part of a larger area of land which prior to 1996 was occupied by James Hardie (JH) for the manufacture of fibrous cement and related products and chemical manufacturing. The JH Site consisted mainly of warehouse buildings which have been demolished down to slab level. The site was acquired by Sydney Water in 1996.

Large quantities of fill have been used to level the various parts of the JH Site. Asbestos cement waste and friable asbestos are within this fill. On this basis all of the fill material on the JH Site was assumed to be contaminated with asbestos.

In 2000, the NSW Environment Protection Authority (NSW EPA) declared that the JH Site represented a significant risk of harm. A Voluntary Remediation Agreement (VRA) (Agreement No 26012) was entered into between Sydney Water and the NSW EPA under Section 26 of the *Contaminated Land Management (CLM) Act 1997*.

### **1.3.4 Site Rehabilitation**

During 2001 and 2002, Sydney Water undertook works for the VRA for the JH Site. The buried asbestos waste was well covered with hardstand providing an effective barrier to human contact and no further remedial work was considered necessary under the VRA. The following actions were implemented:





Figure 1.1 Site Location





Figure 1.2 **Proposed Site**

- Site Work Plans (SWP) have been developed for the JH Site. A drainage easement exists near the Clyde-Carlingford railway line. A SWP must be followed in the event of the need to undertake any excavation to maintain the service or in response to a service failure;
- Warning signs prohibiting un-authorised excavations and advising of buried hazardous material have been erected across the JH Site;
- Regular inspections are undertaken to monitor the condition of the surface cap;
- Regular monitoring of groundwater was undertaken in 2001, 2002 and 2003. This monitoring confirmed that no significant levels of groundwater contaminants above natural background levels are migrating from the JH Site. The NSW EPA determined that no further groundwater monitoring was required;
- A Contamination Management Plan (CMP) was developed in 2000 for the JH Site; and
- A Site Management Plan (SMP) (NSW EPA 2004) was developed in 2004 and replaced the former CMP to provide management of the contamination issues on the JH Site (Site Management Plan – Eastern Portion of Former James Hardie Site Grand Avenue Camellia March 2004).

After the completion of the capping and demolition works and a groundwater monitoring programme, the NSW EPA re-assessed its “significant risk of harm” determination under the *CLM Act* in the light of the works undertaken as part of the VRA.

After inspecting the JH Site, the NSW EPA determined (14 May 2003) that the VRA had been satisfactorily completed and that the NSW EPA considered that contamination no longer presented a significant risk of harm to human health or the environment. In accordance with a Section 26 (5) of the *CLM Act* the NSW EPA determined that the terms of the VRA had been carried out.

The NSW EPA registered a public positive covenant on the titles of the JH Site under Section 29 of the *CLM Act* and Section 88E of the *Conveyancing Act 1919*. The terms of the covenant require the site owner(s) to maintain remediation of the properties in line with the terms of the SMP. Section 6 of the SMP requires “The site owner must ensure that any excavation other than that which is for the sole purpose of repair or maintenance of the existing underground services or the connection or reconnection to existing services, where that connection or reconnection does not involve the provision of additional infrastructure in order to connect or reconnect the existing underground services, is only carried out if the prior written approval of the EPA has been obtained”.

## 1.4 SUMMARY OF PROPOSED DEVELOPMENT

The proposed RIRP will process C&I waste and Source Separated Organic Materials (SSOM) kerbside collected in the Metropolitan Sydney area with the objective of maximising resource recovery and minimising landfill disposal.

The facility will comprise:

- Commercial and Industrial Resource Recovery Facility (CIRRF) with a capacity to process up to 100,000 tonnes per annum (tpa) of C&I waste; and
- Source Separated Organic Resource Recovery Facility (SSORRF) facility with a capacity to process 50,000 tpa of food and green waste.

The RIRP will include ancillary facilities including a weighbridge, administrative offices, car parking and workshops (refer Figure 1.3). It will operate 24 hours per day, seven days per week.

The facility will require connections to the electricity, water, sewerage and telephone services currently located adjacent to the site boundary and on Grand Avenue North. Billbergia will install these connections to the boundary of the facility. Billbergia has installed a surface water drainage system on the overall site. Billbergia will install a connection to this system for the proposed facility.

## **1.5 CONSULTATION**

The Director-General's Requirements require consultation with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners.

Consultations have been undertaken with the following:

- Department of Environment, Climate Change and Water (DECCW) now Office of Environment and Heritage (OEH);
- NSW Office of Water;
- Roads and Traffic Authority (RTA);
- Parramatta City Council; and
- RailCorp.

The consultation process and the issues raised by these bodies are described in Section 5.

## **1.6 STRUCTURE OF THE ENVIRONMENTAL ASSESSMENT**

The EA has been structured to address the environmental assessment requirements documented in the Director-General's Requirements, the requirements of the relevant planning instruments and the issues raised in the consultation process.

The format of Volume 1 of the EA is as follows:






- Section 1 – Introduction  
  
This section introduces the proposed development. It provides a general introduction to the Proponent, the site and the background to the proposed development.
- Section 2 – Legislative and Planning Considerations  
  
This section provides a review of all the legislation and planning instruments relevant to the proposed RIRP.
- Section 3 – Location and Site Description  
  
This section provides a description of the site in terms of its history, location and surrounding land uses.










## Legend

### Existing Features

-  Railway Tracks
-  Passenger Ferry Route - Parramatta to Circular Quay
-  Existing Site Boundary
-  Existing and Proposed Shared Site Accessway
-  Tirox/Aldi building

### Proposed Features

-  Proposed Buildings
-  Proposed Circulation Road
-  Proposed Hard Surface Areas
-  Proposed Landscape Areas
-  Non-Leased Area
-  E.P.Z. Environmental Protection Zone

- |  |                                 |
|--|---------------------------------|
| 1. Admin/Office Building   | 6. Organic Waste Composting     |
| 2. Car Parking   | 7. CIRRF Waste Stabilisation    |
| 3. SSORRF Biofilter  | 8. SSORRF Treatment and Sorting |
| 4. CIRRF Biofilter   | 9. CIRRF Treatment and Sorting  |
| 5. Storage and Handling  | 10. Weighbridge and Gate House  |
|  Rainwater Storage Tank |                                 |

Figure 1.3 **Layout of Proposed Development**

- Section 4 – Description of Proposed Development

This section provides a description of the proposed RIRP and the activities proposed to be undertaken. Plant layouts and process related design information has been provided by AP Business & Technology Consultancy, associated services, architectural and landscaping design was provided by ARMAT and Algory Zappia & Associates.

- Section 5 – Issues Identification and Prioritisation

This section provides a summary of the key issues identified for assessment based on the Director General's Requirements and the consultation process and presents a risk assessment of the key issues for further assessment.

- Section 6 – Site Management

This section describes the environmental management system for the site during both the construction and operational phases.

- Section 7 – Environmental Features and Assessment of Key Environmental Issues

This section describes the existing environment of the site in terms of the physical, biological and socio-economic environment. It presents an assessment of the potential impacts and describes the measures proposed to avoid, minimise and offset the impacts.

- Section 8 – Draft Statement of Commitments

This section provides a Draft Statement of Commitments in relation to the construction activities, operations, environmental management and monitoring of the proposed RIRP.

- Section 9 – Project Justification

This section provides an evaluation of the proposed RIRP in terms of its environmental impact, need and the principles of Ecologically Sustainable Development.

- Section 10 – References

- Appendices

- Appendix A - Director General's Requirements;
- Appendix B – Consultation Report;
- Appendix C – Site Audit;
- Appendix D - Site Work Plan;
- Appendix E – Geotechnical Review;
- Appendix F – Fire Hydrant and Hose Reel Layout Plan; and
- Appendix G – REMONDIS Environmental Policy.

Volume 2 of the EA comprises a series of Technical Reports. The EA has been prepared based on the findings of specific investigations undertaken on the potential impacts of the proposed development. The results of the specific investigations are presented in separate Technical Reports. These include:

- Technical Report No 1 – Contamination Assessment – Consulting Earth Scientists (CES);
- Technical Report No 2 – Flood Study – Cardno;



- Technical Report No 3 – Flora, Fauna and Aquatic Impact Assessment – Biosis Research (Biosis);
- Technical Report No 4 – Air Quality – PAE Holmes;
- Technical Report No 5 – Noise – SLR Consulting Australia;
- Technical Report No 6 – Traffic Impact Assessment – Traffix;
- Technical Report No 7 – Rail Risk Assessment - Minciv Management Services;
- Technical Report No 8 – Visual Impact Assessment and Landscape Master Plan – Context;
- Technical Report No 9 - Economic Impacts– Strategic Economic Solutions;
- Technical Report No 10 – Social Impact Assessment - Elton Consulting; and
- Technical Report No 11 – Aboriginal and Non-Aboriginal Archaeological and Cultural Heritage Assessment – Dominic Steele Consulting Archaeology.

In addition a community consultation programme has been initiated. The programme is being managed by Twyford Consulting. The purpose of the programme is to engage with stakeholders throughout the project design and environmental assessment phase. Appendix B provides an outline of the programme undertaken to date.