



Planning &  
Environment

**APPLICATION FOR MINISTERIAL CALL-IN  
CLYDE WESTERN AREA REMEDIATION PROJECT**



*Former Clyde Refinery*

Report to the Planning Assessment Commission

December 2017

Cover photo: Former Clyde Refinery  
(Source: Google Maps, accessed June 2014)

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# 1. BACKGROUND AND OVERVIEW OF PROPOSAL

Viva Energy Australia Pty Ltd (Viva), has submitted a call-in request under Section 89C of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to the Minister for Planning (the Minister) to declare the proposed Clyde Western Area Remediation Project a State significant development (SSD). The call-in request is included in Appendix A of this report.

This report presents the Department of Planning and Environment's (the Department) consideration of the call-in request in accordance with the Department's *Guideline on 'call-in' of State significant development under the Environmental Planning & Assessment Act 1979* (the Guideline).

## 1.1 The Site and Surrounding Land Uses

Viva owns and operates the Clyde Terminal on Devon Street, Rosehill in the Parramatta local government area (**Figure 1**). The site formerly contained the Clyde Refinery, which processed crude oil into finished petroleum products from 1928 to 2012. The refinery was operated by the Shell Company of Australia and ceased refining fuel on the site in late 2012. Viva purchased the site and in 2015 obtained development consent to convert the existing infrastructure to operate as a fuel storage and distribution terminal. The redundant refinery, located in the western part of the site, has now been demolished as part of the development consent and Viva now propose to remediate the area.

The Clyde Terminal is located on the Camellia Peninsula in Rosehill, approximately 3 kilometres (km) west of Parramatta and 16 km west of the Sydney central business district. The Camellia Peninsula supports a range of industrial uses and is situated between the Parramatta River to the north, Duck River to the east and south and James Ruse Drive along the western boundary. The Camellia Peninsula covers an area of around 321 hectares (ha) and was established as an industrial precinct in the 1950's. The Clyde Terminal is the largest industrial premise on the Camellia Peninsula, covering a total of 86 ha with the western area covering approximately 40 ha.

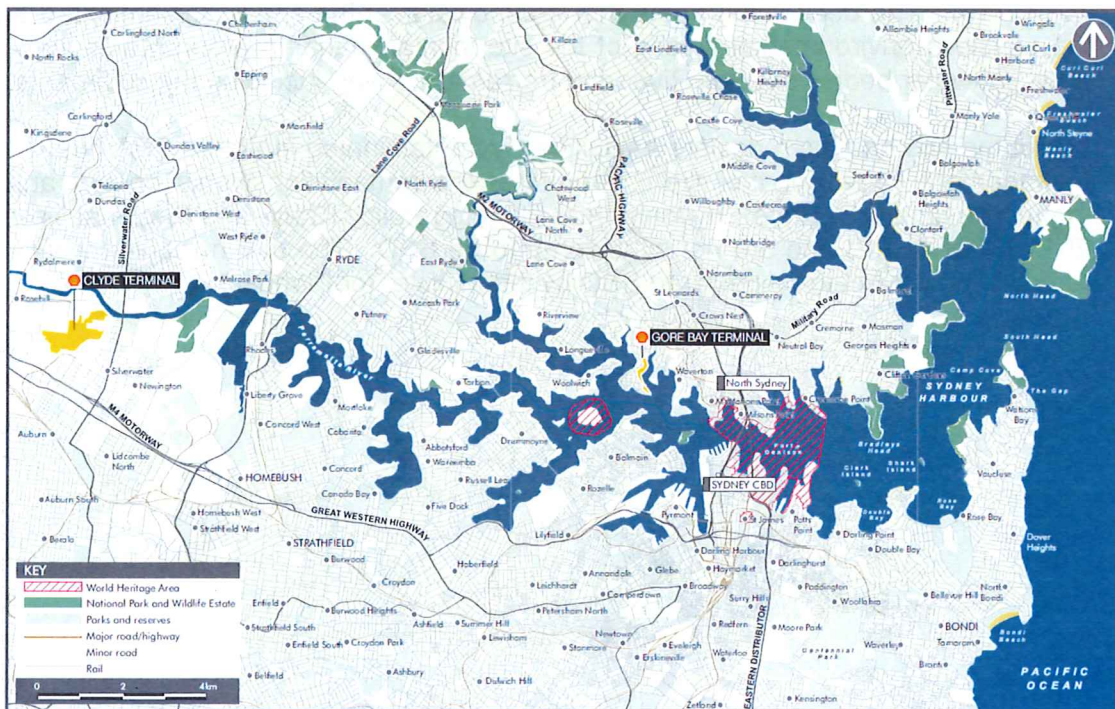


Figure 1: Site Location

## 1.2 Project Background

An oil refinery was first established on the Camellia Peninsula by John Fell in 1918. Shell purchased the refinery in 1928 and undertook several expansions on the site, operating the fuel refinery for over 80 years.

In 2012, Shell ceased oil refining at the site noting that refining was no longer viable, due to the ageing infrastructure and increased competition from larger and more modern refineries in Asia. The site was then purchased by Viva and on 14 January 2015, the Planning Assessment Commission (as delegate of the Minister for Planning) approved a State Significant Development (SSD 5147) to convert and consolidate the existing infrastructure to operate as a fuel import, storage and distribution terminal. The development consent also covered demolition of the redundant refinery infrastructure to ground level. **Figure 2** shows the full site (red boundary) and the western area (green boundary). **Figure 3** shows the approved SSD layout, with demolition of the refinery in the western area and conversion of the existing infrastructure in the north and eastern areas. The land in the western area is no longer required for the on-going fuel terminal operations.

The demolition work is now largely complete, and approximately 40 ha in the western area of the site is cleared to ground level and is vacant. The soils and groundwater in this area contain a range of contaminants from the former fuel refinery including hydrocarbons and heavy metals. Viva proposes to remediate the western area and is currently considering a range of remedial options including biological, physical and thermal treatment techniques. Up to 80,000 cubic metres (m<sup>3</sup>) of contaminated soils would be treated and the works would include removal of non-aqueous contaminants from the groundwater. The final remedial action plan is likely to contain several methods to treat the different contaminants present on the site.

In 2012, the EPA issued a Preliminary Investigation Order (the Order) for the site under the *Contaminated Land Management Act 1997* (CLM Act). The Order requested information on the contamination in sediments, soils and water on the site and a proposed investigation plan. Following a review of this and other relevant information, on 8 June 2016, the EPA declared the site significantly contaminated land under the CLM Act (Declaration Number 20131110). The declaration notes that groundwater at the site is contaminated and due to the sensitive environmental setting of the site, contaminants in groundwater may affect the adjacent water bodies of Duck River and Parramatta River, including the sediments.

Whilst the site has been declared significantly contaminated land, the EPA has not issued a Management Order for the site. Therefore, the remediation works do not automatically trigger the criteria in State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) and are not considered to be SSD. The call-in request would allow the remediation project to be declared SSD by the Minister for Planning.



Figure 2: Clyde Terminal Site (red boundary) and Western Area (green boundary)



Figure 3: Approved SSD for Refinery Demolition and Conversion of Existing Infrastructure

### 1.3 Extent of Contamination

Viva has undertaken extensive investigations of the site to establish the nature and extent of soil, sediment and groundwater contamination. The first studies were undertaken in 1991 and a groundwater monitoring network was installed in 1992. This included groundwater monitoring wells along the south-eastern site boundary to establish if contamination is migrating off site to the Duck River. In 2008, a Conceptual Site Model (CSM) was prepared to provide a more complete overview of site contamination and identify data gaps.

#### Soil Contamination

Site investigations have identified the following chemicals of potential concern (CoPC) within soils across the western area:

- total petroleum/recoverable hydrocarbons (TPH/TRH)
- benzene, ethyl-benzene, toluene and xylene compounds (BTEX)
- heavy metals
- polycyclic aromatic hydrocarbons (PAHs)
- phenols
- polychlorinated biphenyls (PCBs)
- tetraethyl lead
- perfluorocarbons
- asbestos containing materials.

Soil contamination across the western area is widespread and associated with localised hydrocarbon product losses near processing areas. The vertical extent of contamination is limited to the uppermost 3 metres (m), with a significant reduction in contamination concentrations in deeper soils below 3 m. **Figure 4** provides an indicative cross-section of soil and groundwater contamination in the western area.

Two locations in the north-eastern end of the western area exceeded the health investigation levels in the National Environment Protection Measure (NEPM) for commercial and industrial land use. **Figure 5** shows the location of exceedances, however it is limited to the top 1 m of soil.

#### Groundwater Contamination

The primary contaminants in groundwater in the western area include:

- light non-aqueous phase liquids (petroleum product)
- total petroleum hydrocarbons (TPH)
- benzene, ethyl-benzene, toluene and xylene compounds (BTEX)
- polycyclic aromatic hydrocarbons
- lead and chromium including hexavalent chromium
- perfluoro octane sulfonate.

Contamination in groundwater exceeded relevant criteria in a few locations for hydrocarbons, naphthalene, trivalent chromium, hexavalent chromium and lead. Lead exceedances were more widespread across the western area than other contaminants. **Figures 6 and 7** show the exceedances.

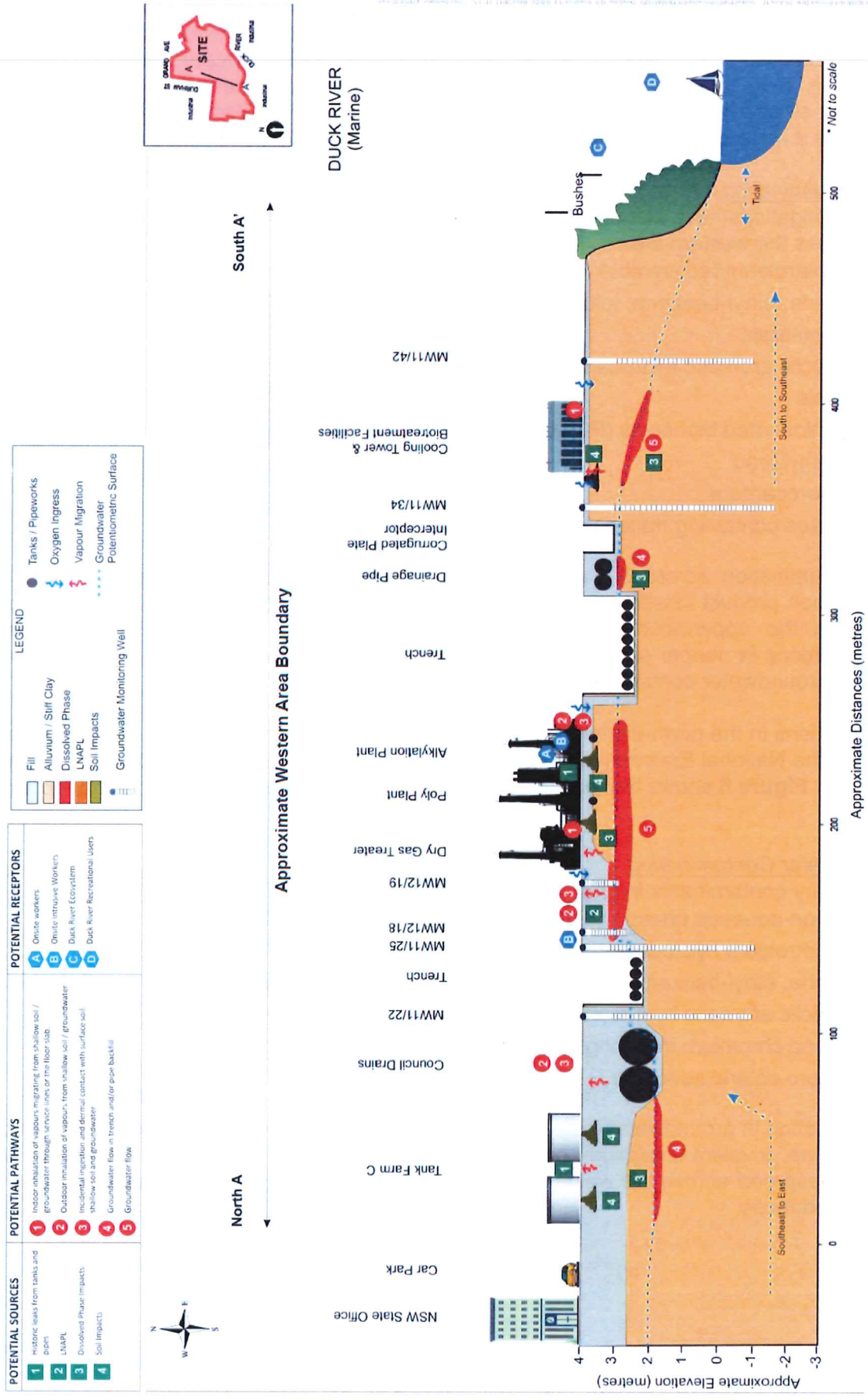


Figure 4: Cross-Section showing contamination in Western Area



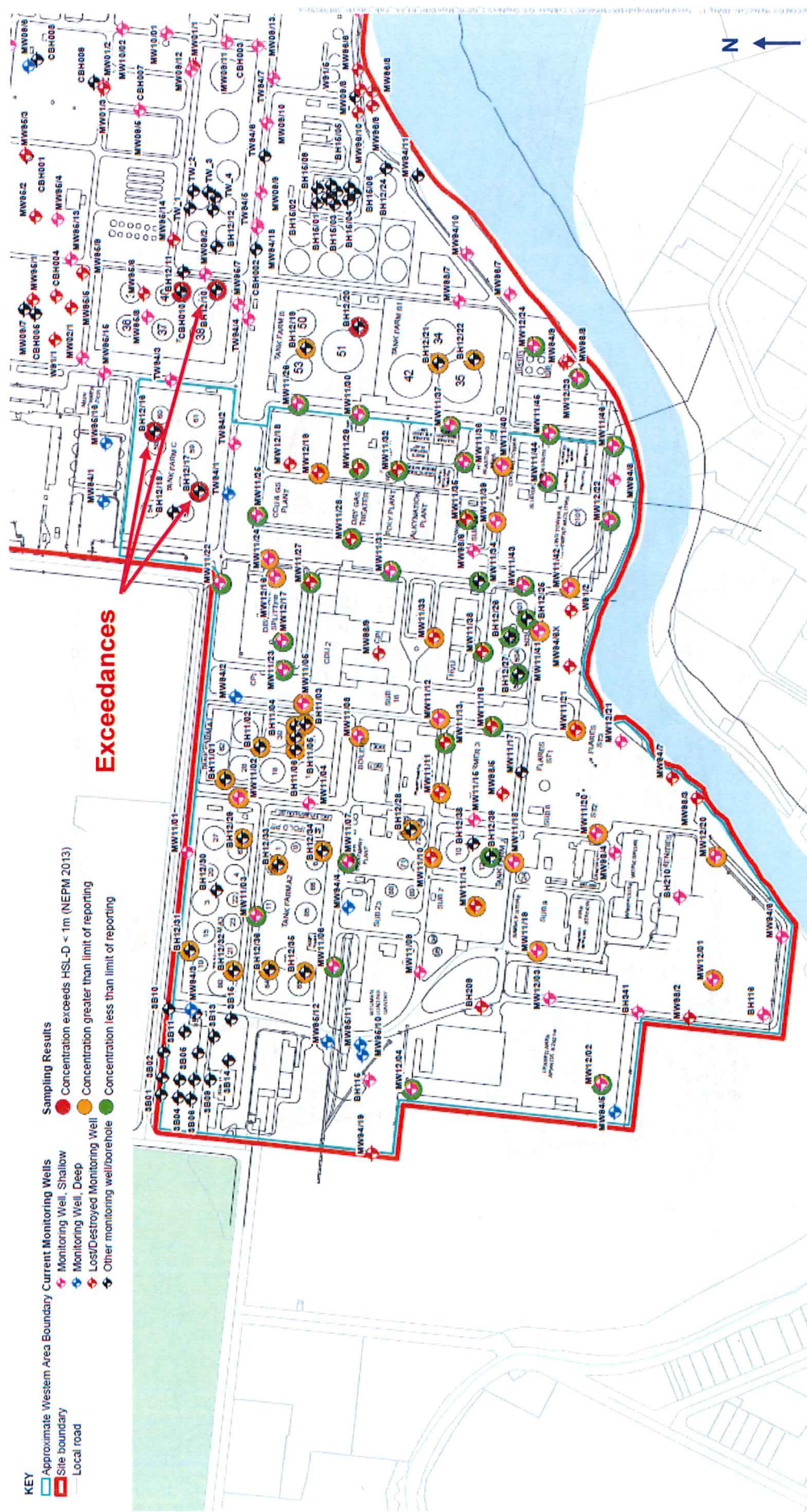


Figure 5: Hydrocarbon Exceedance in Soils

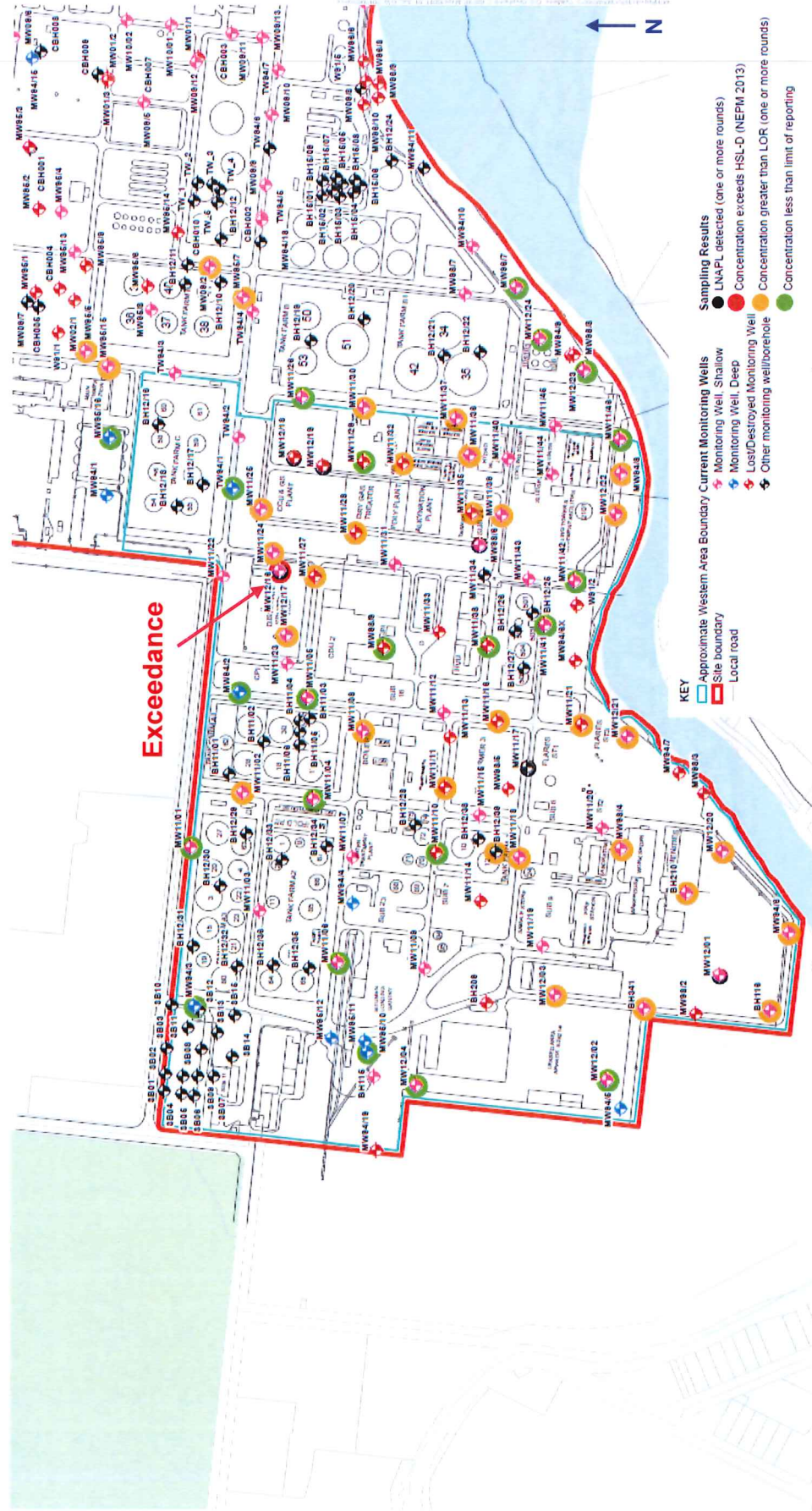


Figure 6: Hydrocarbon Exceedance in Groundwater

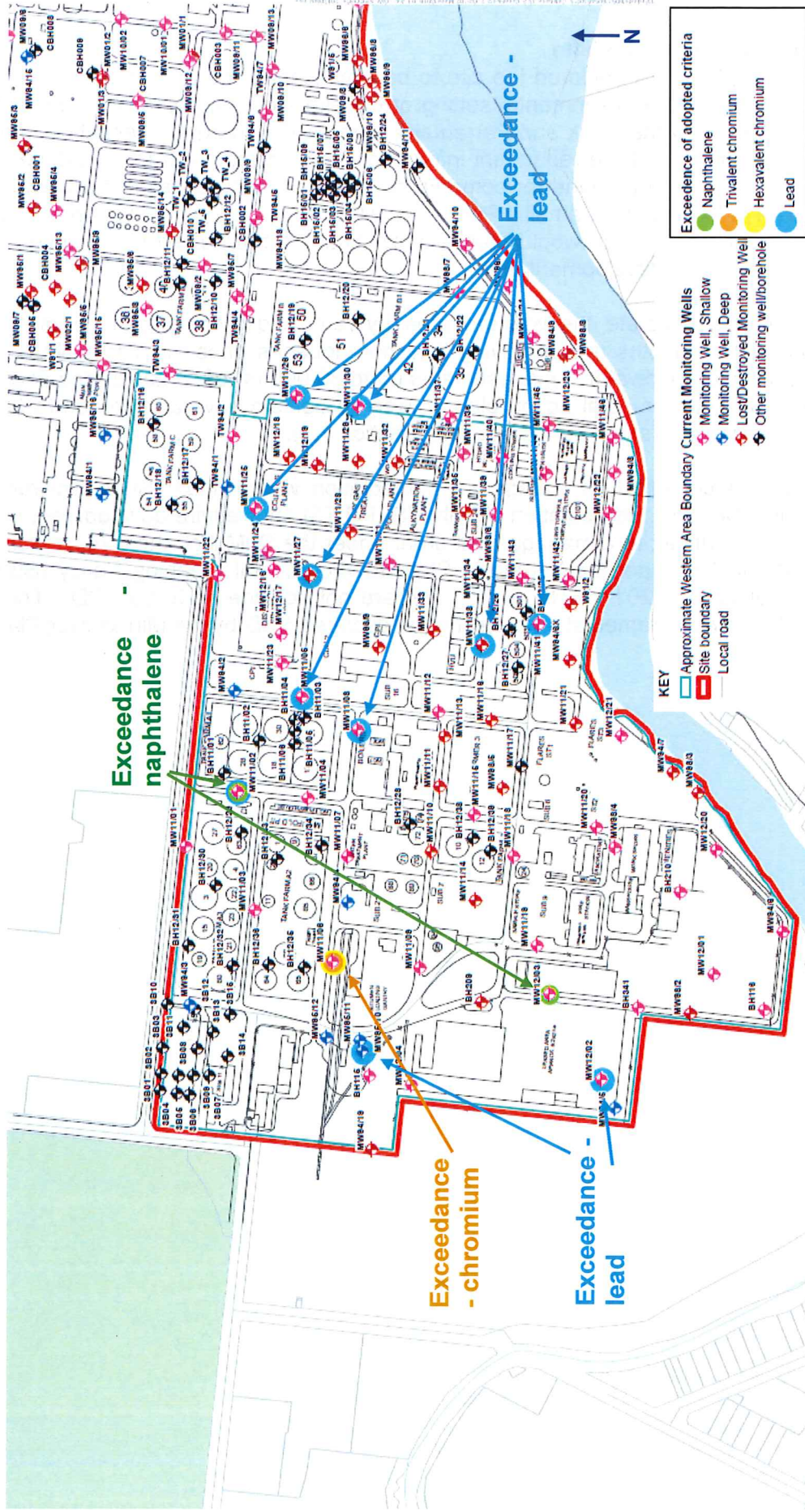


Figure 7: Exceedances in Groundwater (Naphthalene, Chromium and Lead)

#### **1.4 Requirement to Remediate**

On 8 June 2016, the EPA declared the site to be significantly contaminated under the CLM Act due to the sensitive environmental setting of the site, and the potential for groundwater contamination to affect the Duck and Parramatta Rivers. Following the cessation of refining activities and demolition of the redundant infrastructure, Viva proposes to remediate the site to enable future reuse of the land for commercial or industrial purposes. The western area provides 40 ha of land on the Camellia Peninsula, which is a strategic growth area in western Sydney. Remediating the site would realise a significant public benefit by providing a large site within a strategic redevelopment area.

Viva proposes to remediate the western area by removing hydrocarbons from the soils focusing on shallow depths and removing light non-aqueous phase liquids (LNAPLs) from soils and possibly groundwater. Viva estimates up to 80,000 m<sup>3</sup> of contaminated soils would be treated. The final remedial action plan is likely to contain several methods to treat the different contaminants present on the site (see Section 2.2).

These works are classified as Category 1 remediation works under State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) and require development consent. As the site is not subject to a management order under the CLM Act, the remediation works do not automatically trigger the criteria in State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) and are not considered to be SSD. The call-in request would allow the remediation project to be declared SSD by the Minister for Planning.

## 2. DESCRIPTION OF PROPOSAL

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### 2.1 Project Description

Viva proposes to remediate the western area of its site to enable future commercial or industrial use and reduce risks to human health and the environment. The remediation would involve treating up to 80,000 m<sup>3</sup> of contaminated soil and potentially treating contaminated groundwater.

### 2.2 Remediation Methods

As the site contains a range of contaminants at numerous locations both within soils and groundwater, several remediation methods may be required. Viva is investigating biological, physical and thermal remedial options and considers the likely remediation approach will include:

- excavating contaminated soils and biopiling to enhance biodegradation of hydrocarbons from the soils
- excavation of LNAPLs where they are located at shallow depths in soil and groundwater
- in-situ capping and installation of hard stand over isolated areas of heavy metal contamination
- off-site disposal of soils that cannot be remediated on site or managed in-situ.

A detailed remediation strategy would be developed following further analysis of the options. The preferred remediation methods would be implemented to treat contaminants to a level consistent with agreed re-use criteria to enable future commercial or industrial use.

### 2.3 Applicant's Justification for Call-in

Viva considers the proposal is of State planning significance and requests that it be declared SSD for the following reasons:

- the project involves remediation of 40 ha of land in one of the most strategically important locations for the future development of Sydney
- remediation of the site would assist in achieving the objectives of the Greater Sydney Commission's (GSC) Draft Central City District Plan, October 2017 including:
  - allowing the land to be redeveloped for employment generating commercial or industrial uses
  - transform Camellia into a 21<sup>st</sup> Century clean-tech and advanced manufacturing cluster
  - assist in enhancing the quality of waterways including Duck River
- remediation of the site would deliver a major public benefit by assisting in achieving the vision of the Draft Central City District Plan for developing the Greater Parramatta and Olympic Peninsula (GPOP) which includes:
  - promoting advanced technology and knowledge sectors on industrial and urban services land
  - developing Camellia to provide highly skilled jobs
- removing and treating the contaminated soils and groundwater would remove the risks to human health and the environment
- the scale and nature of the remediation works are complex and would require coordination between multiple Government agencies, with the Department of Planning and Environment experienced in coordinating assessments of this scale.

### 3. STATUTORY CONTEXT

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#### 3.1 Call-in Power

Section 89C(3) of the EP&A Act provides that the Minister may, by order published in the Gazette, declare specified development on specified land that is not declared under section 89C to be SSD, but only if the Minister has obtained and made publicly available advice from the Planning Assessment Commission (the Commission) about the State or regional planning significance of the development.

#### 3.2 Zoning and Permissibility

Clause 9 of SEPP 55 defines Category 1 remediation works. The proposed development is Category 1 remediation works because the proposed treatment of the contaminated soil at the site is classified as designated and integrated development (see Section 3.3).

Under Clause 8 of SEPP 55, Category 1 remediation works may be carried out, despite any provision to the contrary in an Environmental Planning Instrument (EPI), with the consent of the consent authority. Therefore, the project is permissible with development consent on the subject site.

#### 3.3 Consent Pathways

Schedule 1 of the SRD SEPP describes the categories that are SSD. Clause 24 of Schedule 1 describes remediation of contaminated land as:

*“Development for the purpose of remediation of land that is Category 1 remediation work on significantly contaminated land if the work is required to be carried out under the Contaminated Land Management Act 1997 by a management order that requires:*

- (a) the taking of action of the kind referred to in section 16 (d) or (g) of that Act, or*
- (b) the preparation of a plan of management that provides for the taking of any such action.”*

The proposal satisfies the criteria for Category 1 remediation works but as there is no management order in place requiring the active remediation of the site, the project does not meet the SSD criteria in Schedule 1. As a result, the proposed development would be classified as local development that requires consent under Part 4 of the EP&A Act.

Under Schedule 3 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the development is classified as designated development as the project would treat more than 30,000 m<sup>3</sup> of contaminated soil originating exclusively from the site. The Secretary would need to issue local Secretary's Environmental Assessment Requirements (SEARs) for the development but the City of Parramatta Council would be the consent authority. The remediation project would also be integrated development because the proposed development would require (at the very least) an Environment Protection Licence (EPL) from the Environment Protection Authority.

In the event that the project is called-in as SSD by the Minister, the Minister would become the consent authority for the proposed development.

### 4. STRATEGIC CONTEXT

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The Department has considered the call-in request against the provisions of several key strategic planning documents prepared by the Greater Sydney Commission. The Department considers that the proposal is consistent with:

- the GSC's vision in the Draft Greater Sydney Region Plan, to develop a Central River City centred around Parramatta and develop the GPOP as a key economic corridor

- the objectives of the Draft Central City District Plan including:
  - to establish Parramatta as the heart of a growing Sydney
  - provide land for urban renewal to support population growth, housing needs, employment and transport connections
  - transition traditional industrial land to advanced manufacturing and innovation industries
- the vision for the GPOP Collaboration Area, including:
  - to deliver a more connected and competitive GPOP corridor
  - to promote advanced technology and knowledge sectors on industrial and urban services land
  - develop Camellia to provide highly skilled jobs
- the key aims and objectives of SEPP 55, to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health and the environment
- the objects of the EP&A Act to promote and coordinate the orderly and economic use and development of land
- the objectives of the industrial zoning of the site under the *Parramatta Local Environmental Plan 2011*.

The Department's consideration of the call-in request in relation to these strategies and plans is detailed further in Section 6.

## 5. CONSULTATION

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As detailed in the Department's *Guideline on 'call-in' of State significant development under the Environmental Planning & Assessment Act 1979*, the Department consulted with Council to seek its views on the call-in request. On 26 October 2017, the Department provided a copy of the call-in request to Council and requested its views. On 15 November 2017, Council provided a submission to the Department advising it had no objection to the application being assessed by State Government. Council noted the EPA would be a key stakeholder and that the Department is familiar with the site as the consent authority for the fuel terminal conversion project.

Council's submission on the proposal is attached at Appendix B. The Department has also made the call-in request and Council's submission publicly available on its website.

## 6. CONSIDERATION OF CALL-IN REQUEST

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The Minister has requested the Commission consider six issues when providing advice to the Minister to determine the State significance or regional planning significance of a development proposal. The Applicant's and Department's consideration of each of the issues is provided in **Table 1**.

**Table 1: Consideration of Key Criteria**

<b>Criterion</b>	<b>Applicant's Position</b>	<b>Department's Consideration</b>
<p><u>Criterion 1</u>  <i>Whether the proposal is of regional or State importance because it is an identified strategic location, or is critical in advancing the nominated strategic direction or achieving a nominated strategic outcome, contained in a relevant State policy, plan or strategy, or regional or sub-regional strategy?</i></p>	<p>The Applicant notes:</p> <ul style="list-style-type: none"> <li>the project involves remediation of 40 ha of land in a strategically important location for the future development of Sydney</li> <li>the remediation works would assist in achieving the strategic vision and objectives of the GSC's Draft Central City District Plan by making a large parcel of land suitable for redevelopment for employment uses</li> <li>the project would assist in delivering the vision for the GOP by enabling the land to be redeveloped for advanced manufacturing and innovative industries</li> <li>the project is aligned with the key objectives of SEPP 55 which is to promote the remediation of contaminated land to reduce the risks to human health and the environment</li> <li>the project would contribute to the generation of jobs on identified employment land</li> <li>redevelopment of the site would assist in the transformation of the Camellia peninsula.</li> </ul>	<p>The Department agrees with the Applicant's position and considers:</p> <ul style="list-style-type: none"> <li>the project is of State significant as it would assist in delivering the Government's strategic objectives for establishing Parramatta as the heart of a growing Sydney</li> <li>remediation of 40 ha of land on the Camellia peninsula would assist in delivering the vision for the GOP by providing significant land for redevelopment to provide highly skilled jobs close to population growth areas</li> <li>the project is consistent with the primary aim of SEPP 55 as it would remediate significantly contaminated land which poses a risk of harm to human health and the environment, including the adjacent Duck River.</li> </ul> <p>The Department concludes the project is of State importance as it would advance the strategic direction of the draft Greater Sydney Region Plan and draft Central City District Plan.</p>
<p><u>Criterion 2</u>  <i>Whether the proposal delivers major public benefits such as large-scale essential transport, utility infrastructure, or social services to the community?</i></p>	<p>The Applicant states the project:</p> <ul style="list-style-type: none"> <li>would provide a major public benefit by removing contamination which exceeds relevant criteria and presents a potential risk to human health and environmental receptors including Duck River</li> <li>is a crucial first step for future redevelopment on the site to deliver the strategic vision of the draft Central City District Plan.</li> </ul>	<p>The Department agrees with the Applicant's position and concludes:</p> <ul style="list-style-type: none"> <li>the project would provide a major public benefit by removing known contamination that exceeds relevant criteria and would manage risks to human health and the environment</li> <li>whilst the project itself would not provide large-scale essential transport or infrastructure, the remediation works would enable future beneficial use of the land for employment generation, consistent with State strategic</li> </ul>



<b>Criterion</b>	<b>Applicant's Position</b>	<b>Department's Consideration</b>
<p><b>Criterion 3</b>  <i>Whether the proposal is likely to have significant environmental, social or economic impacts or benefits, be of a significant hazardous or environmentally-polluting nature, or is located in or in close proximity to areas or locations that have State or regional environmental, archaeological or cultural heritage significance.</i></p>	<p>In relation to Criterion 3, the Applicant states:</p> <ul style="list-style-type: none"> <li>the project would provide significant environmental and social benefits by removing contamination that presents a risk of harm to human health and the environment</li> <li>the project is located close to sensitive environmental receptors including the Duck River which supports endangered ecological communities of State significance. The project may impact on these areas if not appropriately managed</li> <li>the project is located adjacent to the Viva fuel terminal which is a critical supply point for 40% of NSW's fuel needs. The Department's experience in assessing Major Hazard Facilities, including the Viva fuel terminal conversion project means it is best placed to coordinate and assess the remediation project</li> <li>given the scale and potential for impacts from the remediation project the Applicant considers it should be managed at the State level.</li> </ul>	<p>The Department agrees with the Applicant's position and concludes:</p> <ul style="list-style-type: none"> <li>the project is located adjacent to the Viva fuel terminal which is important to the State as it supplies 40% of NSW's fuel needs. Conversion of the fuel terminal and demolition of the refinery was subject to a SSD assessment process and the fuel terminal continues to operate under a Ministerial consent.</li> <li>the remediation project must be assessed and managed to ensure the on-going operation of the adjacent fuel terminal is unaffected and the land is remediated to a level suitable to support future commercial / industrial use</li> <li>management of the remediation project must take account of the potential hazards and risks of the adjacent fuel terminal, which is defined as a Major Hazard Facility licensed by Safe Work</li> <li>the Department has a specialist hazards team that assessed the hazards and risks of the fuel terminal conversion and routinely consults with Safe Work regarding Major Hazard Facilities</li> <li>the Department is best placed to coordinate the assessment and ensure any hazards and risks associated with the remediation project and the fuel terminal are appropriately identified, assessed and coordinated</li> <li>the remediation project would provide a significant environmental and social benefit through the removal of risks to human health and the environment</li> <li>Council advised in its submission the EPA would be a key stakeholder and that the Department has experience with the site, being the consent authority for the terminal conversion project. Council had no objection to the</li> </ul>

<b>Criterion</b>	<b>Applicant's Position</b>	<b>Department's Consideration</b>
<p><u>Criterion 4</u> Whether the proposal is of significant economic benefit to the region, the State or the national economy, such as those with high levels of financial investment and continuing or long-term employment generation?</p>	<p>The Applicant notes that the project would enable future use of the site for commercial or industrial use, thereby contributing to the generation of jobs on identified strategic land, providing significant economic benefits over the long term.</p>	<p>project being assessed at the State level rather than by Council.</p> <ul style="list-style-type: none"> <li>the remediation project has the potential to be environmentally polluting but the Department has the required expertise to ensure that these aspects are thoroughly assessed and managed.</li> </ul> <p>The Department agrees with the Applicant's position and notes:</p> <ul style="list-style-type: none"> <li>the remediation works would enable the site to contribute to long-term employment generation by remediating it to a level suitable for future commercial or industrial use</li> <li>the site is a large parcel of land, presenting a unique opportunity for redevelopment to provide advanced manufacturing and innovative industries, in line with strategic objectives.</li> </ul>
<p><u>Criterion 5</u> Whether the proposal is geographically broad in scale, including whether it crosses over multiple council and other jurisdiction boundaries, or impacts a wide area beyond one local government area?</p>	<p>The Applicant notes:</p> <ul style="list-style-type: none"> <li>whilst the project is not geographically broad or located over multiple Council areas, it has multiple regulatory requirements and would require coordinated assessment from numerous State Government agencies</li> <li>the project would require input from the EPA in relation to the CLM Act and control of water discharges, noise and air emissions, DPI Water (DPI) in relation to groundwater, Roads and Maritime Services (RMS) regarding local and regional traffic, the Office of Environment and Heritage (OEH) in relation to ecological impacts and Safe Work in relation to hazards and risks</li> <li>the project requires consideration of local and regional planning and the local community involving consultation with both Council and the GSC</li> <li>given the complexity of the project, the strategic</li> </ul>	<p>The Department agrees with the Applicant's position and notes:</p> <ul style="list-style-type: none"> <li>the western area is large, covering 80 ha of land. The Department is experienced in coordinating and assessing large scale remediation projects</li> <li>the project would require considerable coordination across various regulatory agencies to assess and manage the project's impacts, as it would require consideration of multiple planning instruments</li> <li>Specifically, the project is required to comply with: <ul style="list-style-type: none"> <li>- SEPP 55, which is the key planning instrument administered by the Department in relation to the remediation of contaminated land in NSW</li> <li>- the CLM Act which is administered by the EPA and implemented through a remedial action plan</li> <li>- the Protection of the Environment Operations Act,</li> </ul> </li> </ul>

<b>Criterion</b>	<b>Applicant's Position</b>	<b>Department's Consideration</b>
<p><u>Criterion 6</u>  <i>Whether the proposal is complex, unique or multi-faceted and requires specialist expertise or State coordinated assessment, including where councils require or request State assistance.</i></p>	<p>objectives for redevelopment of the Camellia peninsula, the precinct scale of the site and the multiple stakeholders involved, the Department is best placed to coordinate the assessment under SSD.</p>	<p>1999 which is administered by the EPA and regulates air emissions, noise limits and water discharges</p> <ul style="list-style-type: none"> <li>- <i>Draft Central City District Plan</i> and the GOP vision which are the principle strategic planning documents developed by the GSC to guide development and growth in the region.</li> <li>• The Department concludes it is best placed to undertake a coordinated and streamlined environmental assessment under the SSD legislation and ensure an appropriate level of input from the multiple agencies that have a role in regulating the project.</li> </ul>
<p><u>Criterion 6</u>  <i>Whether the proposal is complex, unique or multi-faceted and requires specialist expertise or State coordinated assessment, including where councils require or request State assistance.</i></p>	<p>The Applicant states that:</p> <ul style="list-style-type: none"> <li>• the complexity of the contamination present and the size of the site requires a multi-faceted remediation methodology</li> <li>• the project will require coordination of a range of State government stakeholders including the EPA, OEH, RMS, Safe Work, DPI Water and the GSC</li> <li>• the Department has expertise in assessing remediation projects that require coordination across numerous Government agencies and involve assessment of technical remediation methodologies. The Department is best placed to coordinate the assessment under the SSD process.</li> </ul>	<p>The Department agrees with the views presented by the Applicant and concludes:</p> <ul style="list-style-type: none"> <li>• the remediation approach involves multiple methods including the use of complex technology. The Department has experience in dealing with multiple remediation methodologies and routinely works with the EPA to develop detailed conditions for regulation of remediation projects</li> <li>• as the proposal is complex and multi-faceted, the Department is best placed to coordinate input from the various State Government agencies under the SSD process</li> <li>• Council is supportive of the project being assessed and regulated by the Department.</li> <li>• the Department routinely coordinates numerous State Government agencies into a streamlined assessment process for projects of State significance to ensure that impacts are thoroughly and efficiently assessed and managed.</li> </ul>

## 7. CONCLUSION

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The Department agrees with the position of the Applicant that the proposed remediation project is State significant. In summary, the Department considers the project would benefit from an SSD declaration because:

- the project presents a significant opportunity to remediate a large site that can be redeveloped for employment uses, in line with strategic planning objectives to grow Parramatta as the Central City
- remediation and redevelopment of the site would assist in transforming the GPOP as an area for advanced manufacturing and innovative industries
- the project is large scale and complex requiring multiple remedial methods. The Department is experienced in coordinating and assessing technical remedial methods and developing conditions to ensure the remediation project does not adversely impact human health or the environment
- the site is large with a range of contaminants present in soils and groundwater that present a potential risk to human health and the environment. Remediation is required to satisfy the requirements of State legislation, primarily the CLM Act
- the project requires a multi-faceted remediation approach requiring coordinated assessment across numerous Government agencies. The SSD process would enable a streamlined assessment without the need for many overlapping third party approvals
- the Department has a long history and good working relationship with key State government agencies (e.g. the EPA's Contaminated Sites Unit) who would be required to provide specialist technical input into the assessment of the application
- the Department recently assessed the neighbouring Viva fuel terminal conversion project under SSD and has an on-going role in regulating the site through the SSD consent
- Council advised it had no objection to the project being assessed by State Government given the EPA is a key stakeholder and the Department has experience with the site, being the consent authority for the terminal conversion project.

The Department is satisfied that all relevant criteria have been addressed by the Applicant and that sufficient information has been provided to determine that the proposal is SSD.

## 8. RECOMMENDATION

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It is recommended that the Planning Assessment Commission:

- a) **consider** the Applicant's request and the Department's consideration as outlined above;
- b) **provide advice** on the State or regional significance of the proposal in accordance with the six general issues relating to State or regional significance; and
- c) **provide** advice to assist the Minister for Planning in his decision on whether or not to call-in the proposal as State significant development.

  
Chris Ritchie  
Director  
Industry Assessments  
20/12/17.

  
Anthea Sargeant 18/1/18  
Executive Director  
Key Sites & Industry Assessments