



GLEBE ISLAND FACILITY Environmental Impact Statement Summary





Who is Hanson?

Hanson is one of Australia's leading suppliers of heavy building materials to the construction industry.

Hanson produces aggregates, including crushed rock, sand, gravel, crusher dust and road base and a high quality premixed concrete range.

Hanson is people, committed to success and customers through safety, high performance, a sense of ownership, innovation, respect and integrity.

Our vision

To be Australia's leading construction materials company, through world-class technologies and service platforms.

Overview of Proposed Development

Aggregate Handling Facility

The proposed location of the facility at Glebe Island presents a unique opportunity to improve logistical performance of the concrete supply chain by relying on ships for supply of aggregate. Aggregate will be able to be delivered into the heart of the Sydney CBD, where demand is greatest, without significantly affecting the wider road network with on road deliveries.

Aggregates are an essential ingredient in concrete batching and are also important building materials. Aggregates delivered to the Site by sea will be able

Our strategy



Keep our people safe



Be valued by our customers



Drive operational excellence & innovation



Invest in our future



to be used for the manufacture of concrete on the Site, as well as delivered by road to other local users. Aggregates will be able to be delivered by sea from, amongst other places, Hanson's quarry at Shellharbour.

Concrete Batching Facility

Concrete is essential for almost all construction projects, such as commercial, industrial and residential buildings, schools, hospitals and major infrastructure, such as roads, bridges, airports and rail projects. This proposed development will ensure ongoing supply of concrete commensurate to growing demand associated with renewal of the Bays precinct's 'immediate priority' areas, several infill projects and large-scale infrastructure projects including WestConnex (M4-M5 link) and Sydney Metro projects within the Sydney CBD.

The co-location of the concrete batching plant with the aggregate shipping terminal will also significantly increase the efficiency and sustainability of the plant.

A critical factor in locating concrete batching plants is proximity to demand. Generally batching plants

need to be located either on Site or within good proximity to areas of demand for two main reasons:

- Transport of wet concrete on roads is inefficient because concrete agitator trucks are limited in their volume (approximate average load size of 6m³ per vehicle). This means that the greater the distance between the batching plant and the destination, the greater the impact on the road network as more agitator trucks are required to transport the wet concrete to meet required construction supply rates.
- Concrete is considered a 'live' product with a very limited shelf life. The distance that premixed concrete can travel is limited as the concrete starts to hydrate as soon as the water is added to the mix of materials.
- The ideal journey time allowed by agitator trucks is no more than 45 minutes as this allows for site preparation and placement of concrete once the delivery has arrived. These best-practice requirements are even more restrictive for technically challenging projects (including most RMS and major infrastructure projects),

which further imposes the need for short travel distances between the batching facility and the development site.

A reliable local concrete supply is critical to the success of the construction and development sector in NSW. The proposed development will therefore be vital to the success of planned regeneration projects in the inner west of Sydney, particularly given the changes to the operation of the existing facilities at Blackwattle Bay and Pyrmont that may be necessary in the near future.

Environmental Impacts

As part of the Environmental Impact Statement (EIS) completed for the proposed development, an assessment of the environmental impacts have been assessed to manage and minimise potential impacts arising from the development. The EIS has demonstrated to be satisfactory in relation to:

- Strategic planning and land use;
- Noise and vibration;
- Transport and accessibility;

- Visual impacts and views;
- Water cycle management;
- Biodiversity;
- Marine traffic, navigation and safety;
- Lighting;
- Heritage;
- Consultation;
- Utilities;
- Ecologically sustainable development (ESD);
- Contamination;
- Building Code of Australia;
- Hazards and risks;
- Sea level rise and climate change;
- Cumulative impacts; and
- Environmental, construction and site management.

The EIS can be found on the NSW Department of Planning and Environment's website:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8544

Need and Justification

In considering economic and social impacts, including the principles of ecologically sustainable development, the proposed development is justified for the following reasons:

- the proposed development would not cause any significant environmental impacts;
- the industrial nature of the site is in keeping with the existing surrounding land uses in the immediate and short-medium term;
- the proposed development will ensure adequate supply of concrete in proximity to areas earmarked for extensive renewal and development, with capacity to meet future demand and avoid unnecessary delays in construction timing;
- the proposed development will offset job losses resulting from the closure of the other aggregate/concrete batching facilities in the Bays District Area;
- the proposed development, owing to the aggregate shipping terminal facility, is more efficient and sustainable than other typical concrete batching facilities which would depend on extensive deliveries of raw materials via Sydney's road network; and
- the proposed development will improve the efficiency and sustainability of Hanson's other concrete batching facilities in the area by removing extensive deliveries of raw materials via regional road networks.

The proposed development has been specifically designed to mitigate and ameliorate potential impacts that may be associated with developments of this type. The EIS effectively demonstrates the possible impacts of the proposed development to be acceptable and manageable.



**High Performance – Respect & Integrity –
Sense of Ownership & Accountability – Collaboration**

For information about Glebe Island please contact us:

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