



# HI-QUALITY GROUP'S PLANNING SCHEME AMENDMENT

## IMPACT ASSESSMENT SUMMARIES

As part of Hi-Quality Group's applications for the necessary planning and environmental approvals, we undertook several comprehensive impact assessment that address key questions from the community. Below are summaries of how Hi-Quality has, will continue to address potential concerns.

We remain available to the community and encourage anyone with concerns or questions to reach out via [www.hiqualityecohub.com.au](http://www.hiqualityecohub.com.au).



### CONTAMINATION

Testing shows the spoil excavated by the tunnel boring machines on the West Gate Tunnel project is expected to have low levels of PFAS contamination. However, we understand the community has concerns about potential health impacts. Hi-Quality Group has designed our storage, treatment, and containment facilities to accommodate levels of PFAS contamination far above what the testing has showed.

Specifically, our design includes:

- Project-specific engineered lined containment bays made of high-strength hardstand with a leachate-proof lining that will temporarily store the spoil for classification and have been designed in line with the EPA's Best Practice Environment Management Guidelines
- A water treatment plant designed in line with global best practice standards that will remove contaminants and result in treated water within the Australian Drinking Water Guidelines
- Engineered lined leachate holding ponds that will collect drained water (leachate) from the spoil temporarily stored in the containment bays. The holding ponds will have the capacity to hold water with PFAS concentrations far above the expected PFAS levels, and account for worst rainfalls on record to ensure resiliency
- Containment cells for receipt of spoil where PFAS concentrations are below the EPA approved acceptance criteria which have been designed with engineered liners suitable for the containment of PFAS

Hi-Quality Group Sunbury has a long-held and proven track record in managing contaminated waste since 2003 and has local and national waste treatment expertise to ensure the highest standards of care are taken when dealing with this type of waste.





## TRAFFIC AND TRUCK MOVEMENTS

Hi-Quality is aware that there may be some impact on local traffic should it be chosen as preferred contractor for the West Gate Tunnel spoil, and ensuring the local traffic remains safe is a key concern for Hi-Quality.

While truck movements are operated by CPB John Holland JV, Hi-Quality Group will implement several site initiatives to increase safety in the area if it is chosen as the preferred contractor. This includes installing a signalised entrance to the site and a request to the State Government to bring forward the anticipated speed limit reduction to 80km per hour along Sunbury Road between Francis Boulevard and Bulla-Diggers Rest Road. Traffic reports undertaken show that impact to local traffic as a result of this speed limit reduction is expected to be minimal. Hi-Quality is committed to ensuring the community is aware of any changes well ahead of time. In addition, we will have complaints and reporting mechanisms in place for the community to use.

For questions about the transport of the spoil, including truck movements, we encourage you to reach out to the West Gate Tunnel Project builders, CPB John Holland.



## ROAD INFRASTRUCTURE

Hi-Quality understands there are community concerns about potential impacts on the Bulla Bridge. The bridge is not Heritage Listed, however it is a key feature of the local landscape and its preservation is important. While Hi-Quality is not responsible for the transport of the spoil to its facility, we have commissioned an independent structure inspection to review the Bridge and ensure its suitability for the approved haulage route.

Overall, the Bridge is in a good condition and several structure matters will be addressed over the next 2-5 years as part of routine maintenance.

Hi-Quality understands the importance of the Bridge and, if it is chosen as the preferred contractor, will submit a recommendation to VicRoads to conduct the works required during the operation of the facility.

Hi-Quality will also conduct regular monitoring of the Bridge and provide reports to the relevant authorities.



## ENVIRONMENT

In March 2021, Hi-Quality received EPA Victoria approval of its Environment Management Plan. This plan identifies and assesses all relevant potential environmental impacts of the proposed facility. Factors such as potential contaminants of concern, dust, noise, water discharge (including impacts on surface and groundwater) have been addressed.

Elements of this plan have been redacted in the publicly available version due to commercial sensitivities. The redactions include technical details of our facility, intellectual property, designs, and information related to Hi-Quality's approach for the facility. If you would like to discuss what this redaction means, we encourage residents to reach out via [www.hiqualityecohub.com.au](http://www.hiqualityecohub.com.au).

Hi-Quality Group is implementing a series of measures to ensure we uphold the highest environmental protection standards. These include:

- Ensuring the containment bays, ponds and water treatment facility have sufficient capacity to cater for the most extreme rainfalls and weather events.
- Implementing regular reviews of Emu Creek to monitor and remediate any potential impact in a timely and effective manner.
- Developing contingency plans to deal with risks of fire, spills, equipment failure or other potential occurrences.

Throughout the project, environmental management will be the subject of continuous monitoring and communications with stakeholders and the EPA as the EMP requires. All feedback related to environmental impacts will be documented and held, and we will work closely with relevant authorities to address any concerns as necessary.



## NOISE

A noise assessment was undertaken to identify any potential impact the project will have on surrounding areas during construction and operation. This analysed factors such as times of day when construction and operations will occur, sources of potential impact (including the road traffic noise and construction and operational equipment).

Overall, predicted noise levels were found to have negligible impact on surrounding areas.

Hi-Quality Group will conduct ongoing noise monitoring and implement several methods to control site noise and vibrations.

Throughout the project, noise management will be considered in all stakeholder communication, staff training and source control and equipment selection to minimise any disturbance. Hi-Quality will implement complaints and concerns protocols and will regularly review feedback to ensure we are a good neighbour to those around us.

## DUST

Should Hi-Quality be chosen as the preferred contractor for the West Gate Tunnel Project soil management, there may be some increased dust during the construction of the facility. We will implement a range of dust monitoring and control measures, including dust suppression, wind fences, stockpile protections, and ongoing air quality monitoring to reduce any impact wherever possible.

The contaminated spoil excavated by the tunnel boring machines will be the consistency of sludge. As such, there is very low likelihood that any dust will be generated by the facility while the spoil is in the temporary storage areas or will be contaminated.

## VISIBILITY

Hi-Quality prioritises site cleanliness and presentation in all its operations, and if Hi-Quality is chosen as preferred contractor, we will undertake our works to the same high standards.

As a longstanding member of the community and with plans to be in the area until at least 2046, Hi-Quality Group is dedicated to being a positive neighbour to those around us.

Throughout the project, we will use visual assets to explain the works being undertaken, conduct some site upgrades including to the entrance, and conduct regular site checks to ensure high standards are maintained.

## OPERATIONAL INCIDENTS

Hi-Quality is committed to safe operations and has been operating in the area since 2003 with a proven track record. It has developed emergency management plans for all potential on-site scenarios, which have been submitted to the relevant authorities.

In addition to upholding its own site practices and processes for the prevention and effective management of on-site emergencies, it will work closely with authorities and relevant third parties to ensure timely management of any issues.

