



DOC20/215043-1
SEARS 10436

Bruce Zhang
Senior Environmental Assessment Officer
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Bruce

**Request for input into SEARs for the ESR Horsley Logistics Park at 6 Johnston Crescent,
Horsley Park (SSD 10436)**

I refer to the Department of Planning, Industry and Environment's (DPIE) request for input into the Secretary's Environmental Assessment Requirements (SEARs) for the proposed ESR Horsley Logistics Park at 6 Johnston Crescent, Horsley Park (SSD 10436) ('the proposed development'), referred to the Environment Protection Authority (EPA) on the 16 March 2020.

The EPA understands the development involves a Concept Plan for the Horsley Logistics Park Masterplan, and Stage 1 development of the Horsley Logistics Park Masterplan. Stage 1 consists of the construction of a warehouse building on Lot 201 (identified in a masterplan approved in DA 893.1/2013).

The EPA notes the development is located adjacent to the Old Camide Landfill, situated on the north western section of Lot 103 DP 121912.

Section 10.2 and 10.3 of the EPA's *Environmental Guidelines: Solid Waste Landfills* (EPA, 2016) states development should not occur near a landfill unless the stabilisation criteria for leachate strength, stormwater contamination and gas levels specified in the guidelines are met. The gas stabilisation criteria are particularly important for developments that create enclosed spaces where gas can accumulate or migrate e.g. buildings, basements, manholes, tunnels, service ducts, stormwater and sewer pipes. Therefore, the EPA recommends that there should be no development within 250m of the landfill footprint until the gas stabilisation criteria are achieved i.e. concentrations in the perimeter gas wells have fallen less than 1% methane (on volume per volume basis) and less than 1.5% carbon dioxide (vol/vol) for a period of 24 months and that it is confirmed these conditions won't change due to any future activities at the landfill site.

Regardless of whether the above recommendation is followed, the Applicant of the proposed development must adhere to the Contaminated Land Guidelines: Assessment and Management of Hazardous Ground Gases (EPA, 2019), and any other relevant guidelines, to ensure the assessment and characterisation of ground gases is done appropriately, risks are assessed correctly and the options of managing and mitigating the risks are properly applied.

Section 5.7 of EPA's Environmental Guidelines: Solid Waste Landfills (EPA, 2016) also states any buildings built within 250m of deposited waste must be designed not to accumulate landfill gas. As land within the development is currently licensed under Environment Protection Licence no. 123, the EPA is the appropriate regulatory authority for the scheduled activities¹ that occur within the licence boundary.

The EPA has provided recommendations for SEARs that should be considered in relation to the proposal. Refer to **Attachment A** for details.

If you wish to discuss this letter, please contact Kyle Browne, Operations Officer on 9995 6107 or email kyle.browne@epa.nsw.gov.au.

Yours sincerely



15 April 2020

JAMES BOYLE
A/Unit Head – Sydney Industry
Environment Protection Authority

¹ as listed Schedule 1 of the *Protection of the Environment Operations Act 1997*

ATTACHMENT A

ENVIRONMENT PROTECTION AUTHORITY – REQUEST FOR ENVIRONMENTAL ASSESSMENT REQUIREMENTS

HORSLEY LOGISTICS PARK – SEARS 10436

Key Issue and Desired Performance Outcome	Requirement	Current Guidelines
<p>1. Contamination</p> <p>The environmental values of land, including soils, subsoils and landforms, are protected.</p> <p>Risks arising from soil, groundwater, and ground gas contamination are minimised.</p>	<ol style="list-style-type: none"> 1. The Applicant must assess whether the land is contaminated and determine the nature and extent of any soil, groundwater and ground gas contamination. 2. The Applicant must identify if remediation of the land is required, having regard to the ecological and human health risks posed by the contamination in the context of existing and proposed land uses. 3. The Applicant must ensure any site investigations undertaken, and the subsequent report/s, are prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i>. 4. The Applicant must follow the processes outlined in State Environmental Planning Policy 55 - Remediation of Land (SEPP55), to assess the suitability of the land and any remediation required in relation to the proposed use. 5. The Applicant must engage an NSW EPA-accredited Site Auditor throughout the duration of works to ensure that any work required in relation to soil, groundwater and ground gas contamination complies with current regulations and guidelines and meets the appropriate standards. 	<p>Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land, (DUAP & EPA, 1998)</p> <p>Contaminated Land Guidelines: Consultants Reporting on Contaminated Sites (EPA, 2020)</p> <p>Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 (EPA, 2015)</p> <p>Environmental Guidelines: Solid Waste Landfills, 2nd edition (EPA, 2016)</p> <p>Contaminated Land Guidelines: Assessment and Management of Hazardous Ground Gases (EPA, 2019).</p> <p>Other guidelines made or approved under section 105 of the <i>Contaminated Land Management Act 1997</i></p>