



DOC21/332698-1

Department of Planning, Industry and Environment
Locked Bag 5022,
Parramatta NSW 2124

Email: bianca.thornton@planning.nsw.gov.au

Dear Ms Thornton,

**KEMPS CREEK WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB
(SSD-9522-MOD-1)**

I am writing in reply to the Department of Planning, Industry and Environment's (DPIE) request for the Environment Protection Authority (EPA) comments regarding the above proposed modification received on the 29 April 2021.

The EPA has reviewed the supporting information and provide the following comments to assist DPIE's assessment of the modification.

- The supporting information states that the modification will not require licencing. However, with the modification proposing to support future development of Warehouse, Logistics and Industrial Facilities Hub, it is important that any licencing considerations should be considered in relation to the future operation of the facilities. For example, an operational Warehouse and/or a Logistic Facility can store large quantities of products which could potentially trigger licencing as "Chemical Storage" under the *Protection of the Environment Operations Act 1997* (POEO Act). In this instance activities that have the capacity to store more than 20 tonnes (pressurised gases), 200 tonnes (liquefied gases) or 2,000 tonnes (chemicals in any other form) would require an Environment Protection Licence.
- The supporting information states that bulk earthworks are proposed involving the importation of approximately 1,936,300 m³ of fill. The supporting information provides no information on the source of this fill material. If approved, the consent should require any fill that is imported to the site should only be Virgin Excavated Natural Materials (VENM) or Excavated Natural Material (ENM) or other soils under a specific Resource Recovery Order or Exemption. In addition, any fill received for this purpose should be validated by a suitably qualified independent person to demonstrate that it is VENM or meets the requirements of the Relevant Resource Recovery Order/Exemption and is fit for its intended purpose. The Construction and Environmental Management Plan (CEMP) should document management of this imported fill material including the quantity, source and quality of any fill material brought to the site, validation processes, storage and handling.
- The location of the proposal is in an area of known potentially high salinity risk. With the proposal involving considerable bulk earth works it is important that any potential salinity risks are identified at the site and appropriate management strategies are documented to help inform the design and construction of the proposal. This information can also then help inform a range of

management approaches including soil and water management in the CEMP and Operational Environmental Management Plan.

- Information is included in the supporting information on the management of waste. Its recommended that the proponent should consult The *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* (EPA December 2012) when developing their waste management plan.

If you have questions regarding the above, please contact Paul Wearne on (02) 4224 4100.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Greg Newman', with a long horizontal flourish extending to the right.

13/5/2021

GREG NEWMAN
A/Unit Head Regulatory Operations
Metropolitan South