TALBOT VILLAGE REGENERATION OF THE FORMER TALBOT QUARRY

Questions from Talbot Village Information Session – 6 December 2021

1. Will there be any impacts on neighbouring properties such as odour or pollution? Can the minimal / nil impact be guaranteed?

The Zone 1 boundary venting trench is proposed to be installed as a precautionary and preventative measure, in advance of any future works in this area.

The trench is designed as a passive system (i.e. no active pumping of LFG) to provide a pathway intervention were LFG migration to occur and will not cause LFG to accumulate or be drawn towards the boundary. Were LFG migration to occur and gas is vented from the trench it would dissipate into the atmosphere through the vent risers and would not pose a risk to neighbouring residents.

Given the significant length of the trench, historical monitoring of gas conditions, typical wind flow direction, the presence of oxygen within the trench and risers (to facilitate rapid oxidation of odorous compounds); and that the trench will be covered with the pre-load, it is unlikely that the installation and operation of the trench will pose any olfactory (odour) amenity impacts.

The Coffey Workplan (2021) and CEMP (2020) includes specific monitoring requirements and trigger levels for LFG, with monitoring required to be implemented during and following the trench construction and stockpiling works.

Construction of vertical venting trenches is a well-established and proven technology to protect against potential LFG migration.

2. Why is the gas venting trench in the location proposed, adjacent to residential properties?

The proposed location of the trench is confined to the north western boundary of the site (Zone 1) based on the proximity of the adjoining residential properties in this area (homes at 412-426 Huntingdale Road) to the former landfill.

The pathway intervention (boundary venting trench) must be located between the source of LFG (i.e. buried landfill wastes in Zone 1) and the receptor (adjacent residential properties). The landfill was constructed quite close to the boundary, meaning the trench needs to be close to the boundary.

As the trench is for the protection of neighbouring residential properties, it must be located adjacent to them.

These principles determine the location of the trench and ensure that any potential lateral LFG migration towards the site boundary would be intercepted.

3. What is the risk of land fill causing the gases to move sideways under pressure, migrating to underneath housing structures?

Under current site conditions the preferential ground gas migration pathway is vertical migration through the site surface. The relevant considerations for the preload stockpiling works in relation to LFG migration, are; whether the proposed stockpiling exercise could both increase (temporarily) the potential for gas migration (e.g. through settlement of the ground and compression of buried wastes); and reduce the preference for gas to move vertically (through reduction in surface permeability).

The time periods with the greatest likelihood of the stockpiling works altering landfill gas transport mechanisms would be during any primary settlement (i.e. settlement/compaction of wastes) and at the completion of stockpiling works as conditions return to steady state.

Considering these factors, the temporary boundary venting is proposed as a conservative measure to provide a level of contingency in the case that stockpiling activities have an impact on gas migration in Zone 1 to protect neighbouring land.

4. Are the vents only proposed to mitigate a risk that will be caused by future pre-loading works?

Under current site conditions the environmental auditor and EPA have determined that no management measures are required in relation to LFG aside from the ongoing monitoring.

The statement of environmental audit and EPA requires that the temporary (or permanent) boundary venting trench must be constructed in Zone 1 before any pre-load stockpiling works.

5. How long is this gas venting project to be in place?

The temporary boundary venting measures are proposed to be present for the duration of the pre-load or until a type of permanent boundary venting is installed (whichever occurs first). This is expected to be a 12-to-18-month duration but may be extended based on the duration of the preload.

6. Where has the land fill gas been migrating in the past when the property was used for landfill?

Under current site conditions the preferential ground gas migration pathway is vertical migration through the site surface. Any migration of landfill gas whilst the area was used as a landfill (1970s) is outside the scope of this planning permit application. The property was not owned by Sterling Global at this time.

7. With regard to dust, noise, ~~and~~ watering and weed maintenance measures who monitors adherence and has oversight?

Sterling Global as the landowner is responsible for ensuring these management measures are adhered to by its contractor. These requirements would also be included as conditions in a planning permit issued by Council. Council's compliance department would ensure adherence to the planning permit conditions.

8. Previous work on the site has caused an invasion of insidious grass which is growing through and damaging fence lines. What actions will take place to prevent this? Will protective fencing be constructed?

All vegetation within the work area needs to be removed to enable the works to occur. Some properties have cyclone fences on the boundary which can be replaced with paling fences at Sterling Global's cost before works commence.

9. Are all existing trees on the site to be removed?

As works are to occur in locations where there are existing trees, all within Domain 1 are to be removed as part of the works. Comprehensive canopy tree planting will occur as part of the redevelopment of the site.

10. Why wasn't the current information provided to the previous panel hearing assessing the request to rezone the land?

The Planning Panel occurred in 2017 and at that time the Environmental Audit of the site had not yet concluded. Environmental data collected until 2017 was tendered to the Panel via a Site Environmental Strategy Plan and the environmental expert witness statement that outlined feasible rehabilitation options for redevelopment of the site.

During the audit process, further landfill gas data was collected and concept designs for land fill gas management during and following development were designed by Coffey, endorsed by the independent auditor, and included in the final environmental audit report, published in May 2020.

11. Why was the previous application for the gas venting trench withdrawn at VCAT?

Council issued a notice of decision to grant a permit in February 2021 and an appeal against a decision was lodged at VCAT by a local resident. With an application for preloading upcoming in late 2021, it was Sterling Global's view that it would be more efficient to include it in the preload application rather than pursue the only the trench at VCAT. Had an appeal not been lodged, a permit for the trench would have been issued by Council and it would not form part of this application.

12. Has this site been given rezoning approval yet?

The site maintains its current zoning of General Residential Zone and Special Use Zone.

13. Have there being any planning permits issued for residential development regarding the above site?

Permits for residential development have not yet been issued for the site. Whilst part of the site could be subject to a residential permit application Sterling Global is seeking to comprehensively master plan the site.

This current application pertains to ground rehabilitation and site preparation works in advance of any future development outcome (residential, open space etc).