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Attention : Luke Duncan
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Date 23/01/2020
Ref LG20200123

Dear Luke,

Re: SSD-10366 - Proposed Bunnings Warehouse, Leppington

Property: Lot 3 Bringelly Road (Skyline Drive), Leppington NSW

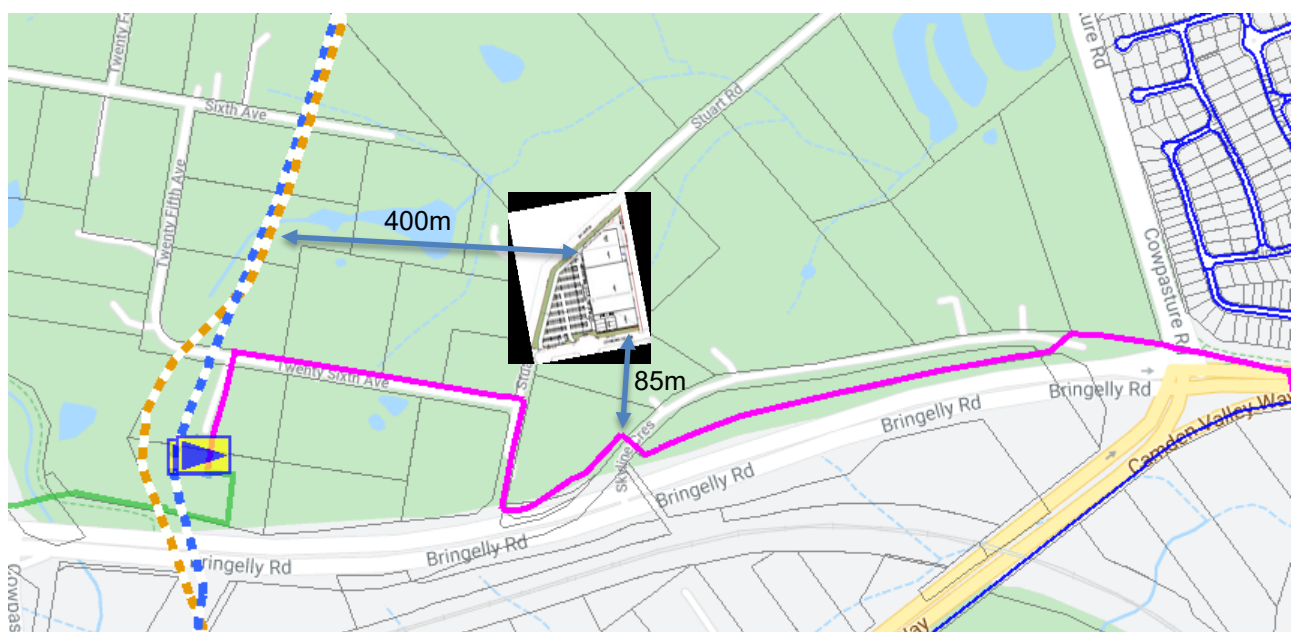
Background

Reference is made to the development above and our recent t/con regarding suitable risk management measures to minimize any threats the proposed Bunnings development may infer on the pipelines listed in Attachment B, and below.

In that regard we also attach the APA response (Attachment A) which culminates in the APA stating they have no concerns regarding the location and development of the Bunnings Site at Lot 3 Bringelly Road, and our SEPP33 submission to the Department of Planning as part of the DA submission which describes the proposed Bunnings Development.

Location Map

The location map shows the pipeline routes and the Bunnings Site. The major pipelines (Eastern Gas and Central Trunk pipelines) are located 400m to the west, and the Sydney Primary loop approximately 85 m to the south of the Bunnings development, and hence there are no mechanical impact issues during the Bunnings Warehouse construction or operations, as the site does not encroach on any pipeline route.



Land Use Safety

Jemena have noted that the proposed Bunnings development falls within the measured length of the Primary pipelines (766m for the Eastern Gas and Central Trunk pipelines) and 300m for the Sydney Primary pipeline. This measured length is the distance to 4.7kW/m² in the event of a full-bore rupture of the pipelines.

As Bunnings falls within this zone Jemena recommends a Safety Management Study (SMS) be conducted into the additional threats the development may infer on the pipelines. But in this regard, we submit that the Bunnings development has no impact on and poses no threat to the pipelines. This point is also concurred by APA (See Attachment A) as the Bunnings development is not a sensitive land use under AS-2885, nor does Bunnings change the land use classification from the current Residential (T1) class.

However, if a pipeline incident were to occur then it is appropriate for Bunnings to address the potential gas release, or fire risk in its site Emergency Plan. And as such suggest that this be made a condition of development consent.

Summary Action

Having demonstrated that the Bunnings development has no impact on the pipelines, but is within the measured Zone, that Bunnings submit to Jemena and the NSW DPI&E a copy of the Site Emergency Plan for the Bunnings Warehouse at Leppington. This ERP will include appropriate response and mitigation measures to adequately address the potential pipeline gas releases, or fire events from the pipelines nominated, as a condition of development consent.

We trust this course of action addresses this land use safety issues , and should you require any further information or clarification to please contact the undersigned.

Best regards,



Leonard Gawecki

Principal Risk Consultant

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Attachment A – Response from APA

APA Group ACN 083 009 278
Level 1, 121 Wharf Street
Spring Hill, QLD 4000
GPO Box 1390, QLD 4001
APA Group | apa.com.au



18 September 2019

APA Reference: 443780

Leonard Gawecki
Principal Risk Consultant
Systra Scottlister
Level 15, Chifley Square
Sydney NSW 2000

EMAIL OUT: lgaweck@systra.com

Dear Leonard,

RE: Proposed Warehouse (Bunnings) at Bringelly Road, Leppington

Thank you for your Dial Before you Dig Enquiry on 5 September 2019 in relation to works associated with a Bunnings Warehouse within the Bringelly Road Business Hub.

APA has statutory obligations to ensure our pipelines are maintained and operated in accordance with Australian Standard 2885. The site is located approximately 400m from APA's Moomba to Sydney Ethane Pipeline at the closest point. Therefore APA has no concerns regarding any direct impact on the pipeline, as a result of the possible development and construction activity on the site.

The site is within the pipeline measure length (area of consequence). However, APA has no concerns on this basis, given the proposed development:

- is not for a sensitive use under AS2885 ("use by members of the community who may be unable to protect themselves from the consequences of a pipeline failure") such as an Aged Care Facility, Education Establishment or Child Care Centre; and
- is not expected to change the land use classification (under AS2885) from the current Residential (T1) location class.

Please contact me on 07 3223 3385 or planning@apa.com.au should you wish to discuss the contents of this correspondence, or have any further queries.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ben Setchfield', with a stylized flourish at the end.

Ben Setchfield
Senior Urban Planner
Infrastructure Planning and Protection

17 December 2019



Attention Ania Dorocinska
Senior Environmental Assessment Officer
Department of Planning, Infrastructure & Environment
Level 29, 320 Pitt Street
NSW 2170

Jemena Gas Networks
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ABN 87 003 004 322

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Dear Ania,

SSD-10366

Property: Lot 3 Bringelly Road (Skyline Drive), Leppington NSW

Proposal: SSD-10366 – Proposed Bunning Warehouse, Leppington

Jemena Asset Management Pty Ltd on behalf of Jemena Gas Networks (NSW) Ltd (collectively Jemena) has reviewed and assessed the SSD-10366 and makes the comments and recommendations with respect to the location, operation and identification potential threats to the high pressure pipelines and gas main form a proposed development adjacent to high pressure pipelines transporting dangerous goods in NSW as communicated in the ISEPP clause 66C and more recently the Planning Circular PS 18-010.

In assessing the development application, Jemena can confirm that it operates a high pressure primary main, two high pressure pipelines and the West Hoxton TRS Facility. The Sydney Primary Loop is situated approximately 75 metres to the south of Lot 3 Bringelly Road Business Hub, whilst the West Hoxton TRS, Jemena Central Trunk (JGN) and Eastern Gas Pipeline (EGP) are situated approximately 400 metres to the west. Gas pipeline particulars below:

- The Jemena Eastern Gas Pipeline (NSW Pipelines Act 1967 Licence 26) – Blue line
- The Jemena Central Trunk (Wilton to Horsley Park) Pipeline (NSW Pipelines Act 1967 Licence 1) -Yellow line
- Sydney Primary Loop (West Hoxton TRS to Liverpool PV) – Pink line



Both the EGP and JGN are considered regulated pressure pipeline as defined under the Pipelines Act 1967.

The Sydney Primary Loop is a significant gas main that in part, conveys gas from trunk pipelines at the 'City Gates', to the Jemena Gas Network which services approximately 1.4 million customers. The Sydney Primary Loop assets is operated in accordance with Australian Standard AS2885. AS2885 requires a risk review, Safety Management Study (SMS) of the pipeline operation if applicable where the land around a Pipeline and/or Facility has resulted in a change in land use and change in the risk exposure to the pipeline.

Mitigations in the form of a concrete protection slab have been installed within a portion of Skyline Drive which adds an additional physical barrier to assist in the protection of the Sydney Primary Main.

As the proposed development falls within the **Measured Length** of the Sydney Primary Main, EGP and JGN high pressure pipelines.

*(A Pipeline's **Measurement Length** is defined in AS2885 as a radial distance from the Pipeline, calculated by determining the 4.7kW/m² heat radiation contour in an event of a full bore rupture event. The event causing this type of rupture is typically works related to external parties, unaware and not following Jemena's requirements. During this type of event, an unprotected person exposed to the radiation level for a short period of time is likely to experience severe burns and possible fatality. A Pipeline rupture also has the potential to impact the environment as well as destroy and damage surrounding buildings. Jemena has determined a **Measurement Length** of 766m applies to the EGP and JGN Pipelines and 300 metres for the Sydney Primary Main. The Measurement Length is to be used to determine the appropriate type of land use and development occurring near the Pipelines)*

Recommendations

Jemena recommends that a Safety Management Study (SMS) be conducted into the additional threats the development may infer on the pipelines and main. This study will identify additional physical controls that must be implemented to reduce the risk to the community in the event of a pipeline rupture.

Under AS2885 requirements, Jemena takes its rights and obligations under these instruments seriously as they relate to ensuring the ongoing safety and integrity of its mains/ pipelines and the community at large.

Duty of care exists to ensure there is no compromise to the integrity of the Jemena assets during this procedure due to the existing ground conditions that currently exist.

If you have any questions or queries about the Safety Management Study process, please do not hesitate to contact the undersigned.

Kind Regards



Luke Duncan
Land Management