

Consultants Advice Notice

Project:	Ardex Australia SEPP 33	Ref No.:	RCE-21117
From:	Lucy Jimenez	Date:	23/03/2022
	Steve Sylvester	Revision:	0
	Attention	Company	Email
To:	Cameron Gray	Willow Tree Planning	cgray@willtp.com.au
RE: FW: ARDEX Warehouse and Manufacturing Facility (SSD-25725029) - RtS			

1.0 Response to Comments from FRNSW

No.	Comment	Response
1.	FRNSW note that the Department of Planning Industry and Environment (DPIE) require the Applicant to submit a preliminary risk screening in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33. DPIE notes that the Applicant has not demonstrated that the quantities of dangerous goods to be stored at the proposed development are below the threshold screening quantities in Applying SEPP 33.	Please note that the SEPP 33 report has been updated. In the design review process, the quantity of DGs to be stored have been reduced. The original DG storage quantities were based on Ardex acquiring a business which required the storage of a range of DGs similar to the DGs stored, handled and processed by Ardex. This business venture is no longer being pursued, and hence, the quantities of DGs have been reduced to those listed in the updated SEPP33 study (Report Rev(1), dated 9th Feb 2022). The updated report shows the quantities of DGs to be stored are below the SEPP 33 thresholds.
2.	Given the size and complexity of the proposed facility, and to ensure first responders have information readily available to render safe any incident, FRNSW make the following recommendations: 1. That a comprehensive ERP is developed for the site in accordance with HIPAP No.1. 2. That an Emergency Services Information Package (ESIP) be prepared in accordance with FRNSW fire safety guideline – Emergency services information package and tactical fire plans.	Although the site does not trigger SEPP33, based on the quantities of Schedule 11 Hazardous Chemicals (Work Health and Safety Regulation 2017), the facility will be classified as a “Manifest Site”. Based on this, the following documents will be prepared in accordance with the requirements of Chapter 7 of the WHS Regulation 2017: <ul style="list-style-type: none"> - Dangerous Goods Risk Assessment; - Dangerous Goods Register; - Dangerous Goods Manifest (Schedule 12 of the WHS Regulation 2017); - Emergency Response Plan (HIPAP 1) and an ESIP; and - Placard Schedule (Schedule 13 of the WHS Regulation 2017). The ERP will be submitted “on-line” to FRNSW via the website.

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		The DG Manifest, ESIP and ERP will be located in an “Emergency Box” located at the main site entrance which can be accessed by the attending Combat Agency as required. The “box” will be locked using a “003” key.