



Mr Owen Walsh
Development Director
15 Hollinsworth Road
MARSDEN PARK NSW 2765

24/09/2020

Dear Mr Walsh

Sydney Business Park - Stage 3 (SSD-10477)
Response to Submissions

The public exhibition of the Environmental Impact Statement (EIS) for Sydney Business Park, Stage 3 (SSD-10477) concluded on **17 September 2020**. All submission received by the Department during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/37941>

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 82(2) of the Environmental Planning and Assessment Regulation 2000. In addition you are requested to provide a response to the issues raised in Attachment A. Please provide a response to the issues raised in submissions and Attachment A by **Friday 27 November 2020**.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact Ania Dorocinska, who can be contacted on 9274 6225 or at ania.dorocinska@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Ritchie'.

Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary

Enclosed/Attached:
Attachment A: Request for further information

Attachment A: Request for further information

1. Detail on proposed acoustic walls

Please provide greater detail on the acoustic walls proposed, ensuring the 2.4 metre and 2.7 metre walls are of a design that do not create a negative visual outcome. The walls are encouraged to be of a design that does not appear austere.

2. Retaining walls

Please provide a site plan that shows the location and heights of all retaining walls. Given the extent of earthworks proposed it is also requested you provide details of the retaining wall designs, ensuring where possible walls are tiered and incorporate appropriate landscaping.

3. Communal open space

Please provide plans that demonstrate adequate useable open space is proposed for the operational staff for all four warehouses.

4. Hazards assessment

From Appendix Q, it is noted the proposed development seeks to store and handle Dangerous Goods (DG) at quantities below SEPP 33 threshold limits. It is also stated in the EIS that such arrangements may increase the transport frequencies. However, the information on DG transport movements for the four warehouses has not been provided in Appendix Q. Please provide this information.

In addition, you are requested to provide a response to the following:

- a) In Section 3.2.1 of App Q, please confirm the TJX warehouse will store 40 pallets of aerosols and 40 pallets of packaged hand sanitiser. The wording used, which refers to flammable gas and flammable liquid, can refer to something more hazardous.
- b) It is noted the quantity of the Class 3 material provided in Table 3.1 is equivalent to 500 kg of hand sanitiser x 40 pallets. Please confirm whether it conservatively assumes that

each hand sanitiser contains 100% ethanol, or TJX warehouse is proposing to store ethanol onsite for hand sanitiser production offsite?

For the API warehouse, there is a recommendation on avoiding certain areas within the warehouses for Flammable liquid storage. This recommendation is to align with Applying SEPP 33 thresholds for flammable liquids, which will allow the API warehouse to not trigger SEPP 33. In order to be certain that this recommendation will be adopted, relevant drawings are to be updated to show the dedicated flammable liquid storage area or provide an additional drawing to illustrate this.