

25 February 2010

Bovis Lend-Lease
30 The Bond
30 Hickson Road
Millers Point
NSW 2000

Attention: Mr. Ron Meyer

Dear Ron,

**Re: State Environmental Planning Policy No.33 and Dangerous Goods Design
Review – Wallace Wurth Redevelopment UNSW**

Thank you for your inquiry regarding the application of State Environmental Planning Policy No.33 (SEPP33) to the proposed redevelopment of the Wallace Wurth at the University of NSW (UNSW). SEPP33 has been developed by the Department of Planning to determine the hazardous and offensive nature of proposed developments and to identify whether such development can be permitted within specific zoning applications.

SEPP33 Application - Hazards

To assist in determining whether SEPP33 applies to a proposed facility, the Department of Planning has issued a guideline “Applying SEPP33 – Hazardous and Offensive Development Guidelines”. This guideline provides a methodology for comparing the quantities of Dangerous Goods at a site to threshold quantities listed in the guideline. Where the stored quantities are below the threshold levels, SEPP33 does not apply. However, where the threshold levels are exceeded, it is necessary to demonstrate that the proposed facility is not hazardous and offensive by conducting a Preliminary Hazard Analysis.

Using the guidelines issued by the Department of Planning, a review of the applicability of SEPP33 was conducted. **Table 1** summarises the results of this review. Based on these results it is concluded that SEPP33 does not apply to the proposed redevelopment of the Wallace Wurth at the University of NSW (UNSW) as the threshold levels are not exceeded.

SEPP33 Application - Offensiveness

The application of SEPP33 in the area of offensiveness relates to the potential for a facility to discharge hazardous or dangerous materials that could cause offense to sensitive land users around the site. The Applying SEPP33 guideline provides a test for offensiveness that relates to the requirement for an EPA license for pollution control. **Figure 1** from the “Applying SEPP33 Guidelines” is a flow chart that asks a series of questions in relation to the potential for offensive impacts. The offensive test commences with a question “Does the development require any pollution control licences?”, if the answer is no, then SEPP33 does not apply.

It is noted that a number of fume hoods will be installed in the proposed building and would not constitute a production process that would require the obtaining of a pollution control licence from the Department of Environment, Climate Change & Water or DECCW. Fume hoods are mainly used for occupational health and safety purposes to prevent the accumulation of vapours and dusts in work areas. The formation of vapours and dusts in hoods is minor and the quantities released via the hood

exhaust discharge are intermittent and negligible. Discharges from fume hoods would not exceed any of the DECCW permissible discharge limits. Hence, there would be no requirements for licensing of fume hood discharges and SEPP33 would therefore not apply.

Dangerous Goods Design Review

As the Wallace Wurth Building Redevelopment will store a number of Dangerous Goods, it will be necessary to ensure the facilities comply with the relevant sections of the Occupational Health and Safety (Dangerous Goods Amendment) Regulation – 2009 (the Regulation). A review of the proposed Dangerous Goods storage and handling designs at the Wallace Wurth Building Redevelopment Building indicates that the facilities for the storage and handling of Dangerous goods all comply with the Regulation.

Prior to the occupation of the building, a final Dangerous Goods design review will be conducted and a compliance assessment completed for all of the Dangerous Goods storages at the facility. The assessment will be conducted and compliance determined by a member of the AIDGC. This will ensure the facility meets the requirements of the Regulation.

Should you require any further information regarding this subject, please call me on the mobile (0411 659 309).

Yours sincerely,



Steve Sylvester, Associate Director – Risk & Safety Engineering
AECOM

M: 0411 659 309 P: (02) 8484 8945 F: (02) 8484 8989

Details of the Assessor:

Mr. Steve Sylvester, Associate Director Risk Engineering at AECOM, is a mechanical engineer with nearly 40 years engineering experience, both in plant operation and Dangerous Goods Consulting. Steve has conducted numerous SEPP33 reviews and PHA studies and is an accredited Hazard Auditor and HAZOP leader with the NSW Department of Planning. He is a founding member of the Australasian Institute of Dangerous Goods Consultants (AIDGC), a WorkCover sponsored organisation formed to assist industry and government bodies alike in matters pertaining to Dangerous Goods. Steve can demonstrate that he has the appropriate qualifications, training and experience to be classified as a "Competent Person" under the OH&S Act (2000) to assess Dangerous Goods facilities and prepare SEPP33 reviews. A full resume can be supplied on request.

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TABLE 1
LIST OF DANGEROUS GOODS STORED AND HANDLED AT THE
WALLACE WURTH BUILDING UNSW

Type and Class	Description of Storage	Total Storage	Threshold Level (L/kg)
Flammable Liquid – 3*	Fume cupboard storage, 30 cupboards in total – 50 L per cupboard	1,500 L	2,000 L (see Note 1 below)
Flammable Solids – 4*	Fume cupboard storage, 30 cupboards in total – 10 kg per cupboard	300 kg	1,000 kg
Oxidising Agents – 5.1*	Fume cupboard storage, 30 cupboards in total – 50 L per cupboard	1,500 L	5,000 k
Toxic Substances – 6.1*	Fume cupboard storage, 30 cupboards in total – 20 L per cupboard	600 L	2,500 L
Corrosive Substances – 8*	Fume cupboard storage, 30 cupboards in total – 100 L per cupboard	3,000 L	25,000 L
Miscellaneous DGs – 9*	Fume cupboard storage, 30 cupboards in total – 50 L per cupboard	1,500 L	Unlimited [#]
Gases			
Flam Gas – 2.1	None		-
Non Toxic/Flam 2.2	1,000 L (water capacity of cylinders)		Unlimited [#]
Toxic – 2.3 (ammonia)	None		5,000
Toxic – 2.3 (other toxic gases)	None		10m ³ @ STP*

SEPP33 does not apply to Class 9 and 2.2 Dangerous Goods (see Table 1, Applying SEPP33, NSW Department of Planning – 1994).

* Chemical DGs are stored in fume cupboard areas within the buildings, a total of 30 fume cupboards will be installed, each with a minor quantity of chemicals for use in the cupboard.

Note 1: SEPP33 does not apply to Class 3 flammable liquids unless the quantities exceed 2,000 L, quantities above 2,000 L are required to be separated at specific distances from the site boundary based on the quantity stored (i.e. a “sliding” distance scale based quantity).

FIGURE 1. THE SEPP 33 PROCESS

