



In reply please quote: 21/29460

Contact: Kerren Ven on (02) 9725 0878

10 January 2022

Industry Assessments
NSW Department of Planning, Industry and Environment
GPO Box 39,
SYDNEY NSW 2000

Dear Ms Groth,

SSD-21190804 – PROPOSED CHANGE OF USE FOR THE PURPOSE A LIQUID MANUFACTURING FACILITY ON LOT 201 OF THE HORSLEY LOGISTICS PARK AT 12 JOHNSTON CRESCENT, HORSLEY PARK

Fairfield City Council is in receipt of the Department's request for advice on the applicant's Response to Submission, dated 18 November 2021 for the abovementioned State significant development (SSD) application to the Horsley Logistics Park.

Pursuant to Schedule 1 of the State and Regional SEPP, the proposed development is a SSD as it falls within the category of 'chemicals, manufacturing and related industries and has a capital value of more than \$30 million, therefore the Minister of Planning is the delegated authority.

It is understood the proposal is for the change of use of the approved Lot 201 Warehouse 1 to General Industry with associated Warehouse and Distribution Use, and 24 hours / 7 day operation as a liquid chemical manufacturing facility. Operational activities involve:

- Receive bulk liquids from delivery trucks, including Dangerous Goods, and their associated storage,
- mixing of raw soap and detergent liquids in combination with water to make them suitable for domestic cleaning purposes,
- packaging of those liquid soaps and detergents into plastic bottles via high speed and regular speed filling lines,
- automated packing and stacking of sale-ready domestic cleaning products in the warehouse component of the tenancy, and
- dispatch of product from the warehouse to trucks for distribution to retail outlets for sale.

Council officers have reviewed the Environmental Impact Statement and the supporting technical reports and request further information (detailed below) for consideration of the proposal.

Environmental impacts:

- The Air Quality Impact Assessment prepared by SLR Consulting Australia Pty Ltd, dated September 2021, Ref: 610.19360-R04 has been reviewed.

The following additional information needs to be submitted for consideration:

- Knowing that the proposal seeks to produce 180,000,000 litres of soap and detergent products a year the consultant is required to elaborate and provide further justification as to why volatile organic compound (VOC) as an air pollutant has not been considered further in the assessment, considering the volume of chemicals stored and product manufactured on site.
 - The consultant within section 2.3.2.1 VOCs of the Air Quality Impact Assessment has stated *"It is noted that handling of chemicals will be conducted under a Fume Hood and all extracted air will be treated before being released to the atmosphere. Given above, the Project is unlikely to cause any significant release of VOCs that may elevate the existing VOCs level in the surrounding area"*. No information has been provided on the type of air and odour pollution treatment/control equipment to be used/installed at the proposed site and whether this has capacity to deal with the volumes of generated.
 - The consultant shall discuss and provide details on all types of air and odour pollution treatment/control equipment to be installed at the site and shall demonstrate how effective the air and odour pollution treatment/control equipment are in treating air and odour pollution to ensure that the proposal complies with the required air and odour Ground Level Concentrations.
 - The consultant shall confirm the type of receptors (residential, school, childcare, businesses etc) indicated in Table 3 Details of identified receivers.
 - The consultant shall demonstrate that an air and odour impact assessment has been undertaken on future neighbouring tenants/occupants of the warehouses located within the Horsley Logistic Park as they have not been identified as receptors. A quantitative assessment of the air quality and odour impacts of the development (construction and operation) on surrounding landowners, businesses, and sensitive receptors, in accordance with the relevant Environment Protection Authority guidelines.
- The warehouse and/or site boundaries shall be capable of containing 702 m³ which may be contained within the warehouse footprint, site stormwater pipework and any recessed docks or other containment areas that may be present as part of the site design.
 - The civil engineers designing the site containment shall demonstrate the design is capable of containing at least 702 m³.
 - A storm water isolation point (i.e. penstock isolation valve) shall be incorporated into the design. The penstock shall automatically isolate the storm water system upon detection of a fire (smoke or sprinkler activation) to prevent potentially contaminated liquids from entering the water course.


Traffic related matters:

- The Traffic Impact Assessment shall provide further information in relation to the number of heavy vehicles that will arrive and depart the site on hourly basis throughout the day.
- Heavy vehicles exiting the truck and car entry & exit driveway leading to and from warehouse Lot 201, as shown in the architectural plans is a safety concern. The applicant shall provide swept path diagrams to demonstrate that the largest vehicle (26m B-Double vehicle) can satisfactorily turn into and out of the site to access Lot 201 warehouses 2A and 2B without crossing the double barrier lines on Johnston Crescent (public road) adjacent to the bend.

-
- All issues raised by Transport for NSW must be satisfactorily addressed prior to determination.

It is recommended that the above mentioned information be submitted to Council for further consideration of the SSD application. Please contact Kerren Ven on (02) 9725 0878 if you require any further clarification regarding the above.

Yours faithfully,



Andrew Mooney
EXECUTIVE STRATEGIC PLANNING