

From: [Kerren Ven](#)
To: "Rebecka Groth"
Subject: RE: Jalco Manufacturing Facility(SSD-21190804)- Reminder of Due Date for Response to Planner
Date: Monday, 21 March 2022 11:38:38 AM
Attachments: [image009.png](#)
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[image008.png](#)
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Hi Rebecka,

Council's officers have reviewed the applicants response to submissions report and supporting technical studies . The following information shall be provided for further consideration of the proposal:

Traffic related matters:

It is expected that the truck movements at the Smithfield Site will be the same for the proposed Lot 201 Site. Heavy vehicle movements are distributed evenly across the 24-hour period for the Horsley Park Site, there will be a maximum of 3 hourly heavy vehicle movements resulting in 57 movements per day. In this regard, the following information must be considered prior to determination:

- All issues raised by Transport for NSW shall be satisfactorily addressed prior to determination.
- A Loading Dock Management Plan (LDMP) and Operational Traffic Management Plan shall be prepared to the Council's satisfaction and appropriate measures shall be implemented to prevent additional trucks from entering the site when loading docks are fully occupied. In addition, the traffic management plans should outline measures in place to minimise potential conflicts between truck movements and other users – Note: This may be conditioned; and
- 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.

Environmental management:

- NSW EPA is the appropriate regulatory authority. All matters raised by NSW EPA shall be satisfactorily addressed prior to determination.
- The proposal shall demonstrate it will not cause any significant release of odorous and toxic VOC's.

The consultant identified dichloromethane to be the only chemical that contain toxic or odours VOC's. The anticipated dichloromethane consumption is based on a monthly usage. Impact assessment criteria for principal toxic air pollutants in the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW is based on hourly usage (Table 7.2b). The consultant shall anticipate

VOC's consumption based on hourly usage or alternatively the consultant shall provide a clear statement advising that the anticipated VOC's emissions will comply with Impact Assessment Criteria present within the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW.

- Table 11 Predicted Odour concentrations at Residential Receptors and Figure 14 Odour Impacts, present within the report demonstrates the predicted odour impact that identified receivers are to experience. The Table displays that the odour concentration predicted at all surrounding residential receptors are below the relevant odour criteria of 2ou. It is then further indicated that all commercial receptors are predicted to experience odour concentrations (average across the entire commercial site) below the 2ou criterion with the exception of receptor C1 which is predicted to experience an exceedance of 2.8ou which the consultant considers is marginal.

A revised dispersion modelling assessment must include various pollution control strategies until compliance is achieved in accordance with the NSW EPA Approved Methods for Modelling and Assessment of Air Pollutant Guidelines.

- The consultant has stated that the WWTP is identified to be a relatively large odour source, with a 28% contribution to total odour emissions from the site. A ground level impact contribution analysis was performed and revealed that the impacts from the WWTP ranged from <0.1ou to 0.4ou at the modelled residential receptors. There is no mention of the odour modelling impact of the WWTP undertaken on the identified commercial receptors.

The consultant shall also undertake an odour modelling impact contribution analysis and present the ground level concentration contribution the WWTP will have on modelled commercial receptors.

- An odour control strategy for the WWTP has been provided by the consultant which demonstrates an approximate 50-90 per cent reduction in odour impacts at residential receivers. The consultant shall demonstrate how much odour reduction will occur at commercial receptors as a result of the odour control strategy.
- The consultant has indicated that the proposal proposes to operate on a 24/7 basis with a proposed maximum annual average product throughput of 208,100 tonnes per annum and 57 heavy vehicles and 317 light vehicle movements per day over 3 shifts. This is a significant increase from what was stated previously. A revised Operational noise impact assessment shall reflect the changes in vehicle movement.

Thank you for allowing Council the opportunity to comment on the state significant development application. If you have any questions, please contact me on 9725 0878.

I will save this advice onto the eplanning portal system.

Kind regards,

Kerren Ven
Strategic Planner | Strategic Land Use Planning
City Strategic Planning

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We acknowledge the Cabrogal of the Darug nation who are the Traditional Custodians of this Land. We also pay our respect to the Elders both past, present and emerging of the Darug Nation.



From: Rebecka Groth [mailto:rebecka.groth@dpie.nsw.gov.au]
Sent: Friday, 18 March 2022 8:27 AM
To: Kerren Ven <KVen@fairfieldcity.nsw.gov.au>
Subject: FW: Jalco Manufacturing Facility(SSD-21190804)- Reminder of Due Date for Response to Planner

Hi Kerren,

Could you please confirm if you will provide Council's comments to the Department today?

Thank you

Regards,

Rebecka Groth

Senior Environmental Assessment Officer
Industry Assessments | Department of Planning and Environment
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The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: no-reply@majorprojects.planning.nsw.gov.au <no-reply@majorprojects.planning.nsw.gov.au>
Sent: Thursday, 17 March 2022 12:54 AM
To: kven@fairfieldcity.nsw.gov.au; pwarren@fairfieldcity.nsw.gov.au
Cc: Rebecka Groth <rebecka.groth@dpie.nsw.gov.au>
Subject: Jalco Manufacturing Facility(SSD-21190804)- Reminder of Due Date for Response to

Planner

The Department is contacting you to remind you that the stage forecast date for the Response to Planner is currently 17/03/2022.

If you feel this task cannot be completed by this date please request an extension or revise the stage forecast date by signing in to your profile.

If you have any enquiries, please contact Rebecka Groth on 82751723 /at rebecka.groth@dpie.nsw.gov.au.

To sign in to your account click [here](#) or visit the [Major Projects Website](#).

Please do not reply to this email.

Kind regards

The Department of Planning and Environment



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