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Dear Ania,

Thank you for consulting the Environment Protection Authority (EPA) regarding the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Sydney Business Park, Stage 3 (SSD-10477) located at Part Lots 4 and 5 in DP 1210172 and Part Lot 36 in DP 262886 within the Marsden Park Industrial Precinct, Marsden Park NSW.

The EPA understands the proposal involves the redevelopment of vacant land for the purpose of warehousing and distribution, and will include the following earthwork and construction activities:

- site subdivision;
- vegetation clearing and earthworks;
- construction of two estate roads and associated intersections;
- construction and operation of four warehouse and distribution facilities; and
- ancillary development including car parking, infrastructure provision and landscaping

Based on the information provided, the proposal does not require an environment protection licence under the *Protection of the Environment Operations Act 1997*. Furthermore, the proposal is not being undertaken by or on behalf of a NSW Public Authority nor are the activities other activities for which the EPA is the appropriate regulatory authority. In view of these factors, the EPA has no further interest in the proposal and no further consultation is required.

Notwithstanding the above statement, we recommend that the Environmental Impact Statement (EIS) should address the following to ensure potential impacts on nearby sensitive receivers are considered. The EPA notes that the proposed development is located approximately 120 metres from an existing residential development.

Air Quality: Odour and Dust Emissions – The project should be undertaken in a manner that prevents potential dust and odour emissions from causing adverse impacts upon the health and amenity of nearby sensitive receivers, particularly to those located in the nearby residential area. Potential impacts should be minimised through the implementation of all feasible and reasonable mitigation measures.

Noise Impacts – The project should be undertaken in a manner that minimises potential noise emissions from causing adverse impacts on the health and amenity of nearby sensitive receivers, particularly to those located in the nearby residential area. The EIS should consider the predicted noise impacts associated with the project in accordance with the EPA's *Interim Construction Noise Guidelines* and *Noise Policy for Industry (2017)*. Potential impacts should be minimised through the implementation of all feasible and reasonable mitigation measures.

The EPA has published guidelines available at www.epa.nsw.gov.au relating to the above issues to guide assessment of these matters.

Blacktown City Council should be consulted as the appropriate regulatory authority for the proposal.

If you have any questions about this advice, please contact Claire McQueeney on (02) 8837 6393 or via email at claire.mcqueeney@epa.nsw.gov.au.

Yours sincerely



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