



31 October 2022

Joanna Bakopanos
Team Leader Industry Assessments
Department of Planning & Environment
Locked Bag 5022
PARRAMATTA NSW 2124
Attn: Jeffrey Peng, Environmental Assessment Officer

Dear Joanna,

SYDNEY BUSINESS PARK STAGE 3 FACILITIES (SSD-10477) – SECTION 4.55 MODIFICATION (MOD 3) – ADDITIONAL INFORMATION

Marsden Park Developments Pty Ltd (Sydney Business Park) is proposing to modify the development consent for the Stage 3 Facilities Project (the project) in Sydney Business Park (SSD-10477), within the Marsden Park Industrial Precinct in Western Sydney.

The proposed modification is outlined in the Modification Report prepared by PJEP Environmental Planning Pty Ltd (PJEP) dated 28 September 2022, and involves minor changes to Warehouse 2.

On 26 October 2022, Blacktown City Council (Council) wrote to the Department of Planning & Environment (the Department) requesting additional information in relation to the proposal. The issues raised by Council are reproduced below (in bold italics), along with Sydney Business Park's response to the issues.

- a. Air quality report or at minimum letter of advice from a suitably qualified consultant to assess the effect the diesel generator emissions could have on existing air quality.***

The back-up diesel generator would only be operational during power outages and not during standard operations. In this regard, the generator would be expected to operate well less than 200 hours per year (likely less than 50 hours per year).

As indicated on the architectural plans, the generator has been located in the north-western area of the site well away from the Ingenia caravan park. The back-up generator would have a nominal power capacity of approximately 300-350kW based on a 6 cylinder diesel engine. Air emissions when in use would be similar to those of an idling light truck. Consequently, intermittent use of the generator is not expected to result in any significant air emissions, and a specialist air quality assessment is not considered necessary or warranted for the proposal.

- b. The Noise Impact Assessment includes the operation of the generator, however, it is unclear what scenario was used in the modelling, ideally it would be worse case scenario, for instance noise impact of generator running all night long.***

The noise assessment assumed a conservative worst case scenario with the generator operating, along with all other noise sources associated with the development. As outlined above, the generator would only operate during power outages.



- c. ***Night time operations are proposed to consist of 1 truck movement per hour (in or out). It is not clear how will this be enforced in the long term.***

As outlined in the Modification Report, Sydney Business Park is proposing to modify the conditions to restrict night-time heavy vehicle movements along the eastern driveway to a maximum of 1 per hour. Any breach of such a condition would constitute a non-compliance with the consent, and subject to potential enforcement action.

Town Planning Note: We recommend consultation to be undertaken with the neighbouring property (Ingenia Stoney Creek Lifestyle Caravan Park) in relation to this matter. Condition B8 which is proposed to be modified, currently restricts truck movements between 10pm and 7am to reduce amenity impacts on the caravan park. Council has concerns in relation to the modification of this condition to allow truck movement during this time, although it is only one truck movement per hour. Similar conditions have been consistently applied other warehouse developments adjoining the caravan park to mitigate noise impacts. Therefore, modification of this condition may set a precedent.

As outlined in the Modification Report, the original Environmental Impact Statement (EIS) for the Stage 3 project included feedback from Ingenia, confirming that it accepted the proposed 24 hour operations for Warehouse 2, including unrestricted truck movements on the eastern driveway. Ingenia's feedback is attached to the EIS.

Sydney Business Park and PJEP trust that the information provided in this additional information adequately addresses the issues raised by Council. Should you have any enquiries in relation to this matter, please do not hesitate to contact me on 0400 392 861.

Yours faithfully,
PJEP – Environmental Planning

Phil Jones
Principal Environmental Planner

Cc: Sydney Business Park

Attachments: