



State Environmental Planning Policy (Resilience and Hazards)

SSD 120888992 - Oakdale East Industrial Estate - Project Silverback

State Environmental Planning Policy (Resilience and Hazards)

Project Silverback Oakdale East Estate – 2-10 Old Wallgrove Road, Horsley Park

Goodman Property Services Pty Ltd

Prepared by

Riskcon Engineering Pty Ltd

37 Pogson Drive

Cherrybrook NSW 2126

www.riskcon-eng.com

ABN 74 626 753 820

© Riskcon Engineering Pty Ltd. All rights reserved.

This report has been prepared in accordance with the scope of services described in the contract or agreement between Riskcon Engineering Pty Ltd and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Changes to circumstances or facts after certain information or material has been submitted may impact on the accuracy, completeness or currency of the information or material. This report has been prepared solely for use by the Client. Riskcon Engineering Pty Ltd accepts no responsibility for its use by other parties without the specific authorization of Riskcon Engineering Pty Ltd. Riskcon Engineering Pty Ltd reserves the right to alter, amend, discontinue, vary or otherwise change any information, material or service at any time without subsequent notification. All access to, or use of, the information or material is at the user's risk and Riskcon Engineering Pty Ltd accepts no responsibility for the results of any actions taken on the basis of information or material provided, nor for its accuracy, completeness or currency.

Quality Management

Rev	Date	Remarks	Prepared By	Reviewed By
A	4 May 2026	Draft issue for comment	Zachary Cohn	Renton Parker
0	11 May 2026	Issued final		
1	21 May 2026	Addressed client comments		
2	26 May 2026	Updated layouts		
3	2 July 2026	Addressed client comments		
4	3 July 2026	Addressed client comments		

Executive Summary

Background

This RCE-26210_GoodmanSilverback_SEPP_Final_3Jul26_Rev(4) State Environmental Planning Policy – Resilience and Hazards (SEPP-RH) assessment report has been prepared by Riskcon Engineering Pty Ltd to address the following Development Applications:

- **Concept Plan Amendments (Mod 6):** Amendments to State Significant Development Application 37486043 (as modified) in accordance with Section 4.24 of the Environmental Planning & Assessment Act 1979
- **Detailed Application (Proposed Works):** State Significant Development Application (SSDA) No. 120888992 based on Industry-specific Secretary's Environmental Assessment Requirements (SEARs) received dated 8 May 2026.

The proposed development is being undertaken by Goodman Property Services (Aust) Pty Ltd (Applicant) on behalf of BGMG 14 Pty Ltd (ACN 661 888 884) as trustee of BGMG 1 Oakdale East Trust No.2 (Owner). The development is located within Lot 109 in DP 1293112, formally referred to as 2-10 Old Wallgrove Road, Horsley Park (the Site).

Dangerous Goods (DGs) are proposed to be stored at the site; therefore, it is required that the preparation of an assessment against Chapter 3 of the SEPP-RH to assess the risk posed by the facilities on the surrounding land uses. This document represents the SEPP-RH assessment for Buildings 2A, 2B and Lot 2C at 2-10 Old Wallgrove Road, Horsley Park NSW.

Conclusions

A review of the quantities of DGs that may be stored at the proposed facility and the associated vehicle movements was conducted and compared to the threshold quantities outlined in Applying SEPP 33. The assessment was conducted for the facility based on storages that trigger placard thresholds per Schedule 11 of the NSW WHS Regulation 2025.

The results of this analysis indicates the threshold quantities for the DGs that may be stored and transported are not exceeded; hence, Chapter 3 of SEPP (Resilience and Hazards) does not apply to the project. Furthermore, a review of the potential to cause offense was conducted which indicated the site operations would be unlikely to result in noise or odour to occur at levels which would cause offense.

As the facility is not classified as potentially hazardous or offensive, it is not necessary to prepare a Preliminary Hazard Analysis for the facility as Chapter 3 of SEPP (Resilience and Hazards) does not apply.

Recommendations

The following recommendations are made:

- The DGs shall be stored and handled in a manner which complies with the applicable storage standards.
- The documentation required by the Work Health and Safety (WHS) Regulation shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFAIRP) as required by the WHS Regulations.

- Where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1 shall be prepared to ensure that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations.
- Should the quantities of DGs proposed to be stored exceed those described here, the storages shall be reassessed against SEPP-RH.

Table of Contents

Executive Summary	i
1.0 Introduction	1
1.1 Background	1
1.2 Scope of Services	1
1.3 Qualifications of the Assessor	1
2.0 Methodology	2
2.1 General Methodology	2
2.2 Data taken from “Applying SEPP 33”	2
3.0 Project Description	5
3.1 Site Location and Layout	5
3.2 General Description	5
3.3 Quantities of Dangerous Goods	10
4.0 SEPP Review	11
4.1 Proposed Storage Details	11
4.2 Application of Chapter 3 of the State Environmental Planning Policy – Resilience & Hazards	11
4.3 Assessment of Hazards	11
4.3.1 Storage	11
4.3.2 Transport	12
4.3.3 Surrounding Area Cumulative Assessment	12
4.4 Assessment of Offense	13
5.0 Conclusion and Recommendations	14
5.1 Conclusions	14
5.2 Recommendations	14
6.0 References	15

List of Figures

Figure 2-1: Screening Method to be Used	2
Figure 2-2: General Screening Threshold Quantities	3
Figure 2-3: Transportation Screening Thresholds	4
Figure 3-1: Site Location (Source: Google Maps)	5
Figure 3-2: Warehouse 2A	8
Figure 3-3: Warehouse 2B & Lot 2C	9

List of Tables

Table 3-1: Maximum Classes and Quantities of Dangerous Goods Stored	10
Table 4-1: DG Classes or Materials Stored and Maximum Quantities	11
Table 4-2: Quantities Stored and SEPP-RH Threshold	12

Abbreviations

Abbreviation	Description
ADG	Australian Dangerous Goods Code
DA	Development Application
DGs	Dangerous Goods
DPE	Department of Planning and Environment
LPG	Liquefied Petroleum Gas
RH	Resilience and Hazards
SEPP	State Environmental Planning Policy

1.0 Introduction

1.1 Background

This RCE-26210_GoodmanSilverback_SEPP_Final_3Jul26_Rev(4) State Environmental Planning Policy – Resilience and Hazards (SEPP-RH) assessment report has been prepared by Riskcon Engineering Pty Ltd to address the following Development Applications:

- **Concept Plan Amendments (Mod 6):** Amendments to State Significant Development Application 37486043 (as modified) in accordance with Section 4.24 of the Environmental Planning & Assessment Act 1979
- **Detailed Application (Proposed Works):** State Significant Development Application (SSDA) No. 120888992 based on Industry-specific Secretary's Environmental Assessment Requirements (SEARs) received dated 8 May 2026.

The proposed development is being undertaken by Goodman Property Services (Aust) Pty Ltd (Applicant) on behalf of BGMG 14 Pty Ltd (ACN 661 888 884) as trustee of BGMG 1 Oakdale East Trust No.2 (Owner). The development is located within Lot 109 in DP 1293112, formally referred to as 2-10 Old Wallgrove Road, Horsley Park (the Site).

Dangerous Goods (DGs) are proposed to be stored at the site; therefore, it is required that the preparation of an assessment against Chapter 3 of the SEPP-RH to assess the risk posed by the facilities on the surrounding land uses. This document represents the SEPP-RH assessment for Buildings 2A, 2B and Lot 2C at 2-10 Old Wallgrove Road, Horsley Park NSW.

1.2 Scope of Services

The scope of work is to prepare a SEPP-RH assessment for the proposed facility located at Building 2B and Lot 2C at 2-10 Old Wallgrove Road, Horsley Park NSW. The assessment does not include any other sites or the preparation of any additional planning studies should they be required.

1.3 Qualifications of the Assessor

The assessment will be reviewed by Renton Parker who is a Director at Riskcon Engineering Pty Ltd. Renton is a chartered chemical engineer with over 13 years of experience working in the field of risk engineering dealing specifically with Dangerous Goods consulting. He is a full member of the Australasian Institute of Dangerous Goods Consultants (AIDGC) in addition he has held roles as President, Vice President and Board Member of the AIDGC. He is a listed hazards and risk consultant under the Three Ports SEPP. Renton has performed numerous risk, DG, and fire assessments for industrial facilities storing DGs and other materials with unique hazards ranging from minor storage below SEPP 33 up to Major Hazard Facilities.

The assessment will be performed by Zachary Cohn who is a Chemical Engineer (PhD Chemical and Biomolecular Engineering, B.Eng.Chem.Hons, B.Sci.Chem) developing his career in risk engineering. Zac has been involved in a wide range of projects and is an associate member of the AIDGC. Zac has 5 years' experience in chemical and biological postgraduate research.

2.0 Methodology

2.1 General Methodology

The methodology used in this assessment is as follows:

- Review the proposed types and quantities of DGs to be stored at the site.
- Compare the quantities of DGs the threshold quantities listed in “Applying SEPP 33 – Hazardous and Offensive Development” (Ref. [1]) to identify whether the storage location or quantity triggers SEPP 33.
- Review the likely vehicular movements involving DGs and compare against the applicable thresholds detailed in Applying SEPP 33 (Ref. [1]).
- Report on the findings of the SEPP 33 assessment.

2.2 Data taken from “Applying SEPP 33”

Figure 2-1, extracted from “Applying SEPP 33” provides details on the application of Figures or Tables from the same document to determine the applied screening Threshold (Ref. [1]).

Class	Method to Use/Minimum Quantity
1.1	Use graph at Figure 5 if greater than 100 kg
1.2-1.3	Table 3
2.1 — pressurised (excluding LPG)	Figure 6 graph if greater than 100 kg
2.1 — liquefied (pressure) (excluding LPG)	Figure 7 graph if greater than 500 kg
LPG (above ground)	table 3
LPG (underground)	table 3
2.3	table 3
3PGI	Figure 8 graph if greater than 2 tonne
3PGII	Figure 9 graph if greater than 5 tonne
3PGIII	Figure 9 graph if greater than 5 tonne
4	table 3
5	table 3
6	table 3
7	table 3
8	table 3

Figure 2-1: Screening Method to be Used

Table 3 from “Applying SEPP 33” has been extracted and is shown in **Figure 2-2**.

Class	Screening Threshold	Description
1.2	5 tonne	or are located within 100 m of a residential area
1.3	10 tonne	or are located within 100 m of a residential area
2.1	(LPG only — not including automotive retail outlets ¹)	
	10 tonne or 16 m ³	if stored above ground
	40 tonne or 64 m ³	if stored underground or mounded
2.3	5 tonne	anhydrous ammonia, kept in the same manner as for liquefied flammable gases and not kept for sale
	1 tonne	chlorine and sulfur dioxide stored as liquefied gas in containers <100 kg
	2.5 tonne	chlorine and sulphur dioxide stored as liquefied gas in containers >100 kg
	100 kg	liquefied gas kept in or on premises
	100 kg	other poisonous gases
4.1	5 tonne	
4.2	1 tonne	
4.3	1 tonne	
5.1	25 tonne	ammonium nitrate — high density fertiliser grade, kept on land zoned rural where rural industry is carried out, if the depot is at least 50 metres from the site boundary
	5 tonne	ammonium nitrate — elsewhere
	2.5 tonne	dry pool chlorine — if at a dedicated pool supply shop, in containers <30 kg
	1 tonne	dry pool chlorine — if at a dedicated pool supply shop, in containers >30 kg
	5 tonne	any other class 5.1
5.2	10 tonne	
6.1	0.5 tonne	packing group I
	2.5 tonne	packing groups II and III
6.2	0.5 tonne	includes clinical waste
7	all	should demonstrate compliance with Australian codes
8	5 tonne	packing group I
	25 tonne	packing group II
	50 tonne	packing group III

Figure 2-2: General Screening Threshold Quantities

Transportation screen thresholds have been provided in **Figure 2-3**.

Class	Vehicle Movements		Minimum quantity*	
	Cumulative	Peak	per load (tonne)	
	Annual	or Weekly	Bulk	Packages
1	see note	see note	see note	
2.1	>500	>30	2	5
2.3	>100	>6	1	2
3PGI	>500	>30	1	1
3PGII	>750	>45	3	10
3PGIII	>1000	>60	10	no limit
4.1	>200	>12	1	2
4.2	>100	>3	2	5
4.3	>200	>12	5	10
5	>500	>30	2	5
6.1	all	all	1	3
6.2	see note	see note	see note	
7	see note	see note	see note	
8	>500	>30	2	5
9	>1000	>60	no limit	

Figure 2-3: Transportation Screening Thresholds

3.0 Project Description

3.1 Site Location and Layout

The proposed facility is located at Lot 109 at 2-10 Old Wallgrove Road, Horsley Park NSW which is located approximately 43 km west of the Sydney Central Business District (CBD). **Figure 3-1** shows the regional location of the site in relation to Sydney.

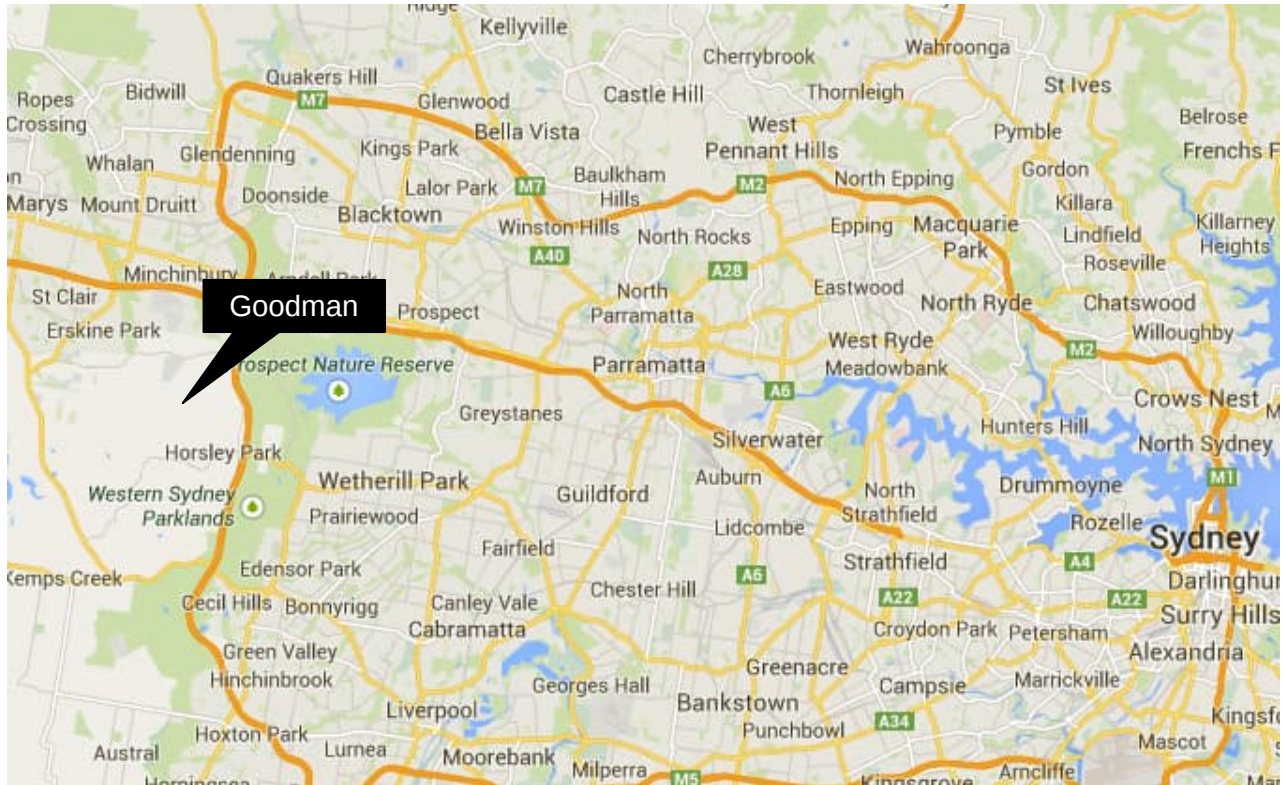


Figure 3-1: Site Location (Source: Google Maps)

3.2 General Description

Concept Plan Amendments | State Significant Development Application SSD - 37486043 (Mod 6)

As part of the proposed works under SSD No. 120888992, the following amendments are proposed to the Concept approval and Stage 1 Infrastructure works approved under SSDA 37486043:

- Amendment to approved Masterplan and Subdivision plan to accommodate revised Precinct 2-5 layout which will consolidate Precincts 2, 4 and 5, resulting in a total of three (3) precincts. (Precinct 1, 2 & 3).
- Amendment of Stage 2 infrastructure scope to accommodate revised and consolidated Precinct 2-5 layout
- Amendment of Development Controls, including those prescribed under Condition A9 & A10 of the consent, specifically:
 - o Building Height
 - o Maximum GLA

- Increase maximum permissible vehicle from a 30 m super B-double to a 36.5m B-triple (Condition D14)

This application, inclusive of the amendments to the Concept approval under SSD 37486043, seeks to facilitate the development of Building 2A, 2B & Lot 2C and associated Internal infrastructure changes.

Detailed Application | State Significant Development Application SSD-120888992

The SSDA seeks approval for the construction, fit-out, operation and use of 2 warehouse buildings and associated internal site infrastructure works to accommodate the proposed building layouts. Specifically, this includes:

Warehouses and Distribution Building – Building 2A

- 24/7 warehouse and distribution use.
- Construction, operation, fit-out (warehouse racking and office fit-out) and use of approximately 18,110 sqm warehouse with ancillary office GLA. Proposed ridge height of 14.6m (excluding rooftop plant and solar).
- Includes hard stand, dock offices, loading bays, landscaping, electric vehicle charging, solar panels and signage.

Warehouses and Distribution Building – Building 2B & Lot 2C

- 24/7 warehouse and distribution use for an automated mail and parcel processing and sorting facility.
- Construction, operation, fit-out (office and warehouse) and use of approximately 142,157 sqm of warehouse and office GLA across two levels spanning a proposed ridge height of 25.0m (excluding rooftop plant, roof access stairs and solar).
- Warehouse fit-out includes automation and sortation equipment along with associated mezzanine structures.
- Building 2B will include hardstand, heavy rigid parking, guardhouses, dock offices, loading bays, landscaping, electric vehicle charging, goods collection lockers, solar panels six lithium-ion battery energy storage systems (BESS) external to the main warehouse building and fleet workshop, weighbridges, fleet workshop, dock temperature control with external units, emergency generators, refuelling bay, truck wash and signage.
- Dangerous goods (DGs) are proposed to be stored at the site, which are below the threshold quantities under Chapter 3 of the *State Environmental Planning Policy (Resilience and Hazard) 2021*
- Ground Improvements to Warehouse 2B building footprint (i.e. pilling), including a 200mm thick layer of Cement Treated Fine Crushed Rock (CTFCR) placed under the entire warehouse footprint.

Internal Estate Infrastructure

- Bulk Earthworks to Precinct 2 (formally Precinct 2, 4 & 5)
- Approximately 550,000m³ fill importation required as either virgin excavated natural material (VENM), excavated natural material (ENM) or Resource Recovery Order under Section 286A

of the *Protection of the Environment Operations Act 1997* (PoEO Act 1997) Importation proposed to be 24 hours, 7 days a week during the Fill Importation program

- Export any unsuitable material (i.e Topsoil and Clay)
- Retaining Walls (including importation of Engineered backfill)
- Stormwater Basin D (including fit-out)
- Construction and associated Easement to Drain of Stage 1 stormwater discharge line through Building 2B to Basin C
- Stage 1 road and servicing amendments to reflect revised Precinct 2, 4 & 5 building layout
- Noise barriers
- Lead-in services including additional 11kv feeder via the extension of HV feeders from existing Endeavour Energy switching stations within Roberts Road and Capicure Drive

Other

- Expansion and on-going management of DA 347.1/2021 Containment Cell
 - Subdivision of Precinct 2, 4 & 5 to suit revised precinct plan and ultimate lot layout

Related Applications/Activities

Fairfield City Council Development Application DA 347.1/2021 (as modified) – Rehabilitation Works

A Fairfield City Council Development Application DA 347.1/2021 (as modified) has previously been approved over the site facilitating Bulk Earthworks and Rehabilitation (including an initial Containment Cell) Works at the Site to provide relative levels suitable for future industrial development.

These levels are:

- Precinct 2 (western portion): BE 77.5
- Precinct 2 (eastern portion): BE 71.5
- Precinct 3: BE 77.0
- Precinct 4: BE 70.0

Proposed SSD-120888992 assumes these levels and works in respect of assessment of environmental impacts previously assessed in accordance with Clause 4.63 (a) *Environmental Planning & Assessment Act 1979*. Further re-assessment is therefore not required.

DA 347.1/2021 assessed the Environmental Impacts associated with the required rehabilitation to achieve the above Bulk Earthworks levels.

Notwithstanding, DA 347.1/2021 (as modified) is currently unable to be fulfilled as the consent approves a shortfall of:

- Fill importation required to achieve the above FCC approved rehab levels
- Contamination cell size required to fulfill rehabilitation obligations under the Fairfield City Council consent and associated Rehabilitation Action Plan.

SSD-120888992 assess and seeks approval to address these shortfalls as part of the Environmental Impact Assessment.

The layout of Warehouse 2A in **Figure 3-2** and Warehouse 2B in **Figure 3-3**.



Figure 3-2: Warehouse 2A

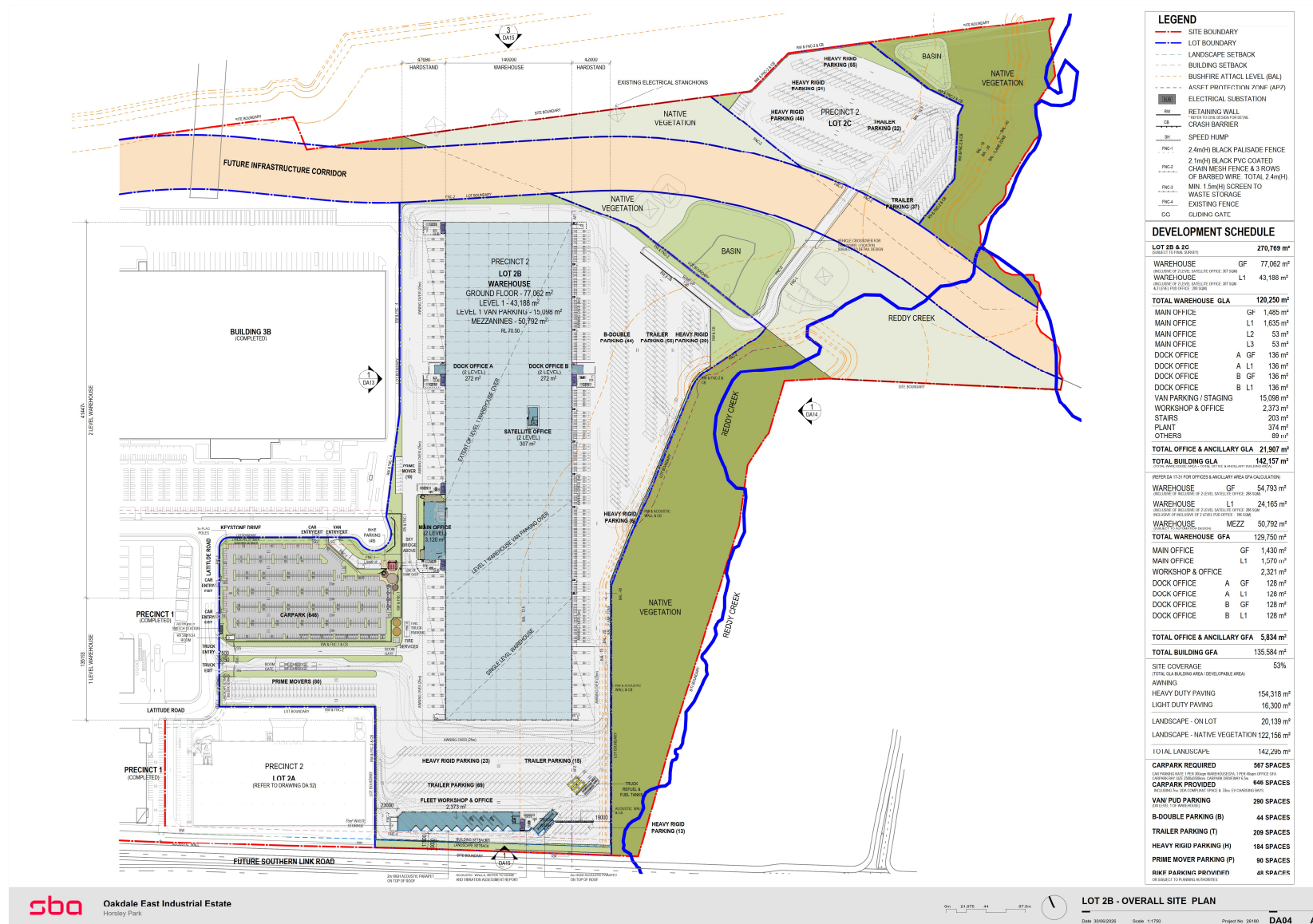


Figure 3-3: Warehouse 2B & Lot 2C

3.3 Quantities of Dangerous Goods

Table 3-1 presents the anticipated maximum classes and quantities of DGs expected to be stored. These are at placarding thresholds as per the Schedule 11 NSW WHS Regulation 2025 where applicable.

Table 3-1: Maximum Classes and Quantities of Dangerous Goods Stored

Description	Class	PG	Quantity
LPG Forklift Bottles	2.1	n/a	Unknown; however, less than 10,000 kg
LPG Aboveground Bullet Tank			
Flammable liquids	3	III	1,000 L
Flammable solids	4.1	III	1,000 L or kg
Oxidising substances	5.1	III	1,000 L or kg
Corrosive substances	8	III	1,000 L or kg
Miscellaneous and Environmentally Hazardous	9	III	1,000 L or kg

4.0 SEPP Review

4.1 Proposed Storage Details

The maximum quantities of products and DGs that are to be stored at the facility, are shown in **Table 4-1**. Provided in **Table 4-1** is an assessment of whether the Class is subject to SEPP-RH.

Table 4-1: DG Classes or Materials Stored and Maximum Quantities

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Flammable gases (LPG forklift cylinders, bulk aboveground tank)	2.1	n/a	Less than 10,000 kg	Y
Flammable liquids	3	III	1000 L	Y
Flammable solids	4.1	III	1000 L or kg	Y
Oxidising substance	5.1	III	1000 L or kg	Y
Corrosive substances	8	III	1000 L or kg	Y
Miscellaneous and Environmentally Hazardous	9	III	1000 L or kg	N

4.2 Application of Chapter 3 of the State Environmental Planning Policy – Resilience & Hazards

State Environmental Planning Policy (Resilience and Hazards) 2021 (which now includes the former SEPP 33) has been developed under the Environmental Planning and Assessment Act 1979 to control potentially hazardous and offensive developments and to ensure appropriate safety features are installed at a facility to ensure the risks to surrounding land uses is minimised.

The policy includes a guideline that assists government and industry alike in determining whether SEPP-RH applies to a specific development. The guideline, “Applying SEPP 33 - Hazardous and Offensive Developments” (Ref. [1]) provides a list of threshold levels, for the storage of DGs, above which the regulator considers the DG storage to be potentially hazardous. In the event the threshold levels are exceeded, SEPP-RH applies and a Preliminary Hazard Analysis (PHA) is required, followed by a series of hazard analysis studies stipulated by the Department of Planning and Environment in the conditions of consent.

4.3 Assessment of Hazards

4.3.1 Storage

Threshold limits for the application of SEPP-RH are presented in **Table 4-2** along with maximum DG quantities that will be stored at the site. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

Table 4-2: Quantities Stored and SEPP-RH Threshold

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEP-RH Apply? (Y/N)
			L	kg		
Flammable gases (LPG)	2.1	n/a	Unknown	<10,000	10,000	N
Flammable liquids*	3	III	1,000	1,000	5,000	N
Flammable solids*	4.1	III	1,000	1,000	5,000	N
Oxidising substances*	5.1	III	1,000	1,000	5,000	N
Corrosive substances*	8	III	1,000	1,000	50,000	N
Miscellaneous and Environmentally Hazardous Substances*	9	III	1,000	1,000	n/a	N

*Assumed density of 1,000 kg/m³.

4.3.2 Transport

DGs stored are well below the storage thresholds and in most cases, are below the threshold of a single minimum quantity load for transport. It is not foreseeable that the transport thresholds could reasonably be exceeded while maintaining the proposed maximum storage quantities. Therefore, the transport thresholds would not be expected to be exceeded by the development.

Therefore, the transport limits within SEPP 33 would not be exceeded; hence, with respect to transport, SEPP-RH does not apply.

4.3.3 Surrounding Area Cumulative Assessment

The surrounding area contains multiple warehouses and industrial facilities which store DGs. Therefore, should the development be approved it is necessary to consider the impacts of what may be in the surrounding area.

What is stored in the surrounding warehouses are not known; however, it is possible to review the potential impacts of the development to determine whether this may result in an unacceptable accumulation within the surrounding area.

The proposed maximum quantities of goods proposed to be stored would be considered placard storages under the WHS regulations. These quantities, while greater than minor quantities, are expected to be in largely retail packages pose an acceptably reduced risk offsite if stored and handled in accordance with the requirements of the relevant Australian Standards for managing Dangerous Goods. Furthermore, the quantities are well below the thresholds within Applying SEPP 33. Therefore, it would be considered that the potential for offsite impact, such that the risks overlap with the surrounding areas would be negligible. Therefore, the cumulative risk posed by the

development is considered to not exceed the acceptable thresholds and thus SEPP-RH does not apply, and no further assessment is required.

4.4 Assessment of Offense

SEPP-RH also contains a requirement for review of operations that may cause offense in the form of odour, environmental impact, nuisance (noise), etc. An indication of whether “offensiveness” may occur at the facility is whether an Environmental Protection Authority (EPA) license is required for specific operations at the site (Ref. [2] and [3]).

A review of the facilities operations indicates that there are no processes that would result in the manufacture, production, or transfer of materials in a form that may result in the release of bulk materials at the site or that could result in odour generation or excessive noise. An EPA license would not be required for this site.

Further, there would be no unusual operations that would cause potential odours, or excessive noise at the closest residential areas. Therefore, it is considered that noise generated from the site operations would not exceed the background noise already exposed at residential areas.

In summary, there is no potential for “offensive” operations at the site or noise that has been assessed as part of the planning approval process and therefore SEPP-RH does not apply in this case.

5.0 Conclusion and Recommendations

5.1 Conclusions

A review of the quantities of DGs that may be stored at the proposed facility and the associated vehicle movements was conducted and compared to the threshold quantities outlined in Applying SEPP 33. The assessment was conducted for the facility based on storages that trigger placard thresholds per Schedule 11 of the NSW WHS Regulation 2025.

The results of this analysis indicates the threshold quantities for the DGs that may be stored and transported are not exceeded; hence, Chapter 3 of SEPP (Resilience and Hazards) does not apply to the project. Furthermore, a review of the potential to cause offense was conducted which indicated the site operations would be unlikely to result in noise or odour to occur at levels which would cause offense.

As the facility is not classified as potentially hazardous or offensive, it is not necessary to prepare a Preliminary Hazard Analysis for the facility as Chapter 3 of SEPP (Resilience and Hazards) does not apply.

5.2 Recommendations

The following recommendations are made:

- The DGs shall be stored and handled in a manner which complies with the applicable storage standards.
- The documentation required by the Work Health and Safety (WHS) Regulation shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFAIRP) as required by the WHS Regulations.
- Where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1 shall be prepared to ensure that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations.
- Should the quantities of DGs proposed to be stored exceed those described here, the storages shall be reassessed against SEPP-RH.

6.0 References

- [1] Department of Planning, "Applying SEPP 33," Department of Planning, Sydney, 2011.
- [2] "Protection of the Environment Operations (General) Regulation," 2009.
- [3] "Protection of the Environment Operations Act," 1997.