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15<sup>th</sup> November 2021

Erilyan Pty Ltd  
1/27 Hotham Parade  
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Attn: Mike Ryan,

## **RE: SEPP 33 Statement – Northside West Clinic**

MRA Consulting Group (MRA) is pleased to provide the following advisory statement addressing matters related to State Environmental Planning Policy (SEPP) 33 – *Hazardous and Offensive Development* for the proposed Stage 2 development of the Northside West Clinic. The proposed development is located at 23-27 Lytton Street, Wentworthville, NSW 2145 and is for mental health clinic with a ground floor café. The lot is situated in the Cumberland Council (Council) Local Government Area (LGA).

The proposed development is subject to Secretary's Environmental Assessment Requirements (SEARs) which identify the following matters related to SEPP 33 and the preliminary analysis of dangerous or hazardous materials as follows:

- *a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 regarding all dangerous goods and hazardous materials associated with the development*
- *a Preliminary Hazard Analysis, if required where the development includes handling or storage of dangerous or hazardous materials must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis' and Multi-Level Risk Assessment.*

Based on the project brief provided to MRA, it is understood that the proposed development would act as a short stay accommodation for recovering patients. The proposed development would not include the handling or storage of any dangerous or hazardous materials (e.g. pressurised oxygen, medical chemicals/compounds, radioactive materials or fuels) as no medical procedures are proposed to take place at the site. Furthermore, an existing diesel generator situated at the site is proposed to be removed (and not replaced elsewhere) as part of the preparation works of Stage 2, hence there would be no diesel fuel storage on the site.

Reflecting on the above criteria and the proposed development use, a preliminary risk screen & and hazardous materials assessment in accordance with SEPP 33 is deemed unnecessary for the purpose of this development application submission.

For further information or discussion, please feel free contact the undersigned.

Sincerely,



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