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[rebecca.sommer@planning.nsw.gov.au](mailto:rebecca.sommer@planning.nsw.gov.au)

Mr Michael Nolan  
Swire Cold Storage Pty Ltd  
100-130 Abbots Road  
Dandenong South VIC 3175

Dear Mr Nolan

**State Significant Development – Secretary’s Environmental Assessment Requirements  
Swire Cold Storage Facility (SSD 6799)**

I have attached the Secretary’s Environmental Assessment Requirements (SEARs) for a proposed Swire Cold Storage Facility in the Marsden Park Industrial Precinct, Marsden Park.

The SEARs have been prepared in consultation with the relevant government agencies and Blacktown City Council (see **Attachment 2**), and are based on the information you have provided to date. TransGrid have indicated that they will provide comments and these will be forwarded to you once received. Please note that the Department may alter the SEARs at any time. You must consult further with the Department if you do not lodge a development application and EIS for the development within two years of the date of issue of these SEARs. The Department will review the Environmental Impact Statement (EIS) for the development before publicly exhibiting it and will require you to submit an amended EIS if it does not adequately address the SEARs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community’s concerns. Accordingly, you must undertake a comprehensive, detailed and genuine community consultation and engagement process during the preparation of the EIS. This process must ensure that the community is informed of the development and engaged with issues of concern to them. Sufficient information must be provided to the community to enable a good understanding of the development and any potential impacts.

Your development may require a separate approval under Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, please advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary SEAR’s may need to be issued.

Please contact the Department at least two weeks before you intend lodging the EIS and any associated documentation for the development. This will enable the Department to determine the:

- applicable fee (under Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- consultation and public exhibition arrangements, including copies and format requirements of the EIS.

If you have any enquiries about these SEARs, please contact Rebecca Sommer on the above details.

Yours sincerely

Chris Ritchie  
Manager  
Industry Assessments  
As the delegate of the Secretary

11/12/14

# Secretary's Environmental Assessment Requirements

## Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

### State Significant Development

<b>Application Number</b>	SSD 6799
<b>Development</b>	Construction and operation of an automated cold storage warehouse and distribution facility including: <ul style="list-style-type: none"> <li>• earthworks;</li> <li>• 33,000m<sup>2</sup> of cold storage space;</li> <li>• warehousing and distribution;</li> <li>• ancillary office space;</li> <li>• infrastructure and services; and</li> <li>• site landscaping.</li> </ul>
<b>Location</b>	Sydney Business Park, Hollinsworth Road, Marsden Park Industrial Precinct, Blacktown Local Government Area
<b>Applicant</b>	Swire Cold Storage Pty Ltd
<b>Date of Issue</b>	December 2014
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include a:</p> <ul style="list-style-type: none"> <li>• detailed description of the development, including: <ul style="list-style-type: none"> <li>– need for the proposed development;</li> <li>– justification for the proposed development;</li> <li>– likely staging of the development;</li> <li>– likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; and</li> <li>– plans of any proposed building works.</li> </ul> </li> <li>• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments;</li> <li>• risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment;</li> <li>• detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment, using sufficient baseline data;</li> <li>– an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment; and</li> </ul> </li> <li>• consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (CIV) of the proposal as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>, including details of all components of the CIV; and</li> <li>• an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	The EIS must address the following specific matters:

- **Strategic Context** – including:
  - detailed justification for the proposal and suitability of the site; and
  - demonstration that the proposal is generally consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), and justification for any inconsistencies.
- **Contributions** – including consideration of the following:
  - Blacktown City Council - Section 94 Contributions Plan No. 21 – Marsden Park Industrial Precinct; and
  - Environmental Planning and Assessment Amendment (Western Sydney Growth Areas – Special Contributions Area) Order 2011.
- **Transport and Transport** – including:
  - details of all traffic and transport movements likely to be generated during construction and operation, including a description of haul routes and the impacts on nearby intersections;
  - details on access to the site from the road network including intersection location, design and sight distance;
  - an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the project;
  - plans of any road upgrades or new roads required for the development;
  - detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards; and
  - details of the likely dangerous goods to be transported on arterial and local roads to/from the site and the preparation of an incident management strategy, if relevant.
- **Urban Design and Visual** – including:
  - layout of the development including staging, site coverage, setbacks, proposed open space and landscaped areas;
  - suitable landscaping incorporating endemic species;
  - the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks, if applicable;
  - a detailed description (including photomontages and perspectives) of the facility (buildings and storage areas) including height, colour, scale, building materials and finishes, signage and lighting, particularly from:
    - nearby public receivers;
    - significant vantage points of the broader public domain;
  - proposed cut and fill works associated with the development, and measures to minimise the extent of cut and fill.
- **Hazards and Risks** including:
  - a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis* (DoP, 2011), and *Multi-Level Risk Assessment* (DoP, 2011). The PHA must:
    - provide details of all hazardous materials stored or handled on the premises;
    - identify the hazards associated with materials that will be stored or handled at the proposed development. Any safety measures to be implemented should also be clearly identified;
    - estimate the risks from the proposed development;
    - demonstrate that the potential offsite risk from the proposed development comply with the criteria set out in *Hazardous Industry Planning Advisory Paper No 4 - Risk Criteria for Land Use Safety Planning*; and
    - an evaluation of the impacts of the transport of dangerous goods to and from the site in the surrounding area.
- **Noise** – including:
  - description of all potential noise sources such as construction, operational, on and off-site traffic noise;
  - a noise impact assessment including a cumulative noise impact assessment in accordance with relevant Environment Protection Authority guidelines; and

	<ul style="list-style-type: none"> <li>- details of noise mitigation, management and monitoring measures.</li> <li>• <b>Soils and Water</b> - including: <ul style="list-style-type: none"> <li>- description of the water demands and a breakdown of water supplies;</li> <li>- description of the measures to minimise water use;</li> <li>- a detailed water balance;</li> <li>- description of the proposed erosion and sediment controls during construction and operation;</li> <li>- a description of the surface and stormwater management system, including on site detention, and measures to treat or reuse water;</li> <li>- an assessment of potential surface and groundwater impacts associated with the development; and</li> <li>- details of impact mitigation, management and monitoring measures.</li> </ul> </li> <li>• <b>Infrastructure Requirements</b> <ul style="list-style-type: none"> <li>- provide a detailed written and/or geographical description of the infrastructure required on the site;</li> <li>- identify any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained;</li> <li>- describe how infrastructure on and off site will be co-ordinated and funded to ensure it is in place prior to commencement of construction; and</li> <li>- provide detailed description of cooling/heating systems to be installed onsite.</li> </ul> </li> <li>• <b>Air Quality and Odour</b> - including: <ul style="list-style-type: none"> <li>- description of all potential odour sources and predicted odour emissions from the construction and operation of the facility; including: <ul style="list-style-type: none"> <li>- details of air quality and odour impacts on private properties, in accordance with relevant Environment Protection Authority guidelines; and</li> </ul> </li> <li>- details of mitigation, management and monitoring measures for preventing and/or minimising emissions.</li> </ul> </li> <li>• <b>Waste</b> – including: <ul style="list-style-type: none"> <li>- details of the quantities and classification of waste and wastewater to be generated on site;</li> <li>- details on waste storage, handling and disposal; and</li> <li>- details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>.</li> </ul> </li> </ul>
<b>Plans and Documents</b>	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . Provide these as part of the EIS rather than as separate documents.
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Blacktown City Council;</li> <li>• TransGrid;</li> <li>• Roads and Maritime Services;</li> <li>• Transport for NSW; and</li> <li>• NSW Food Authority.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to the requirements for lodgement.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following

	attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.
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## **ATTACHMENT 1**

### **Technical and Policy Guidelines**

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

Aspect	Policy /Methodology
<b>Transport and Access</b>	
	State Environmental Planning Policy (Infrastructure)
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
<b>Hazards and Risk</b>	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33: Hazardous And Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 4 (DUAP, 1992): Criteria for Land Use Planning, (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 (HIPAP No 6): Guidelines for Hazardous Analysis, (DUAP)
	Multi-Level Risk Assessment (DUAP)
<b>Noise and Vibration</b>	
	Assessing Vibration: A technical guide (DEC, 2006).
	Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZECC, 1990).
	NSW Industrial Noise Policy (EPA, 2000).
	Environmental Criteria for Road Traffic Noise (EPA, 1999).
	Environmental Noise Control Manual (DECC).
	Interim Construction Noise Guideline (DECC, 2009).
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Bunding and Spill Management (EPA)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	The NSW State Rivers and Estuaries Policy (NSW Water Resources Council)
	Water Sharing Plan for the Metropolitan Region Unregulated River Water Sources (NOW) 2011
<b>Soils and Water</b>	
<b>Groundwater</b>	
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)

	The NSW State Groundwater Dependent Ecosystem Policy (DLWC) Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Erosion and Sediment</i>	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion – 2nd Edition
	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
<i>Stormwater</i>	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
<i>Wastewater</i>	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
<b>Air Quality</b>	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
<b>Odour</b>	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy 2007 - Overview (DECC)
	Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)

**ATTACHMENT 2**  
**Government Authority and Council Responses to Request for Key Issues**



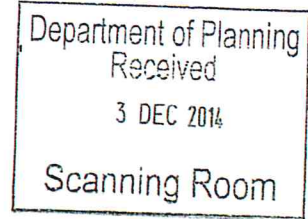
PCU057247



File no: MC-14-2312

27 November 2014

Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001



Attention: **Rebecca Sommer**

Dear Rebecca,

**Swire Cold Storage Facility, Sydney Business Park, Marsden Park**

Thank you for your correspondence received by Council 19 November 2014, wherein Council was given the opportunity to provide comments for inclusion in the Secretary's Environmental Assessment Requirements (SEARs) for the abovementioned State Significant Development.

A review of the Preliminary Environmental Impact Statement has been undertaken and Council is particularly concerned at the visual treatment of the building it is just a shed with exposed tanks. No attempt has been made to use a combination of colours and finishes to address the bulk and significant height of 33m. Council requests that the list of issues outlined in **Attachment A** to this letter be included by the Department in the final SEARs to the Applicant to be fully addressed in their Environmental Impact Statement

Should you require any further information regarding this matter, please contact Council's Assistant Team Leader – Sara Smith, on 9839 6000.

Yours sincerely,

Judith Portelli  
**MANAGER DEVELOPMENT SERVICES AND ADMINISTRATION**

**Council Chambers** • 62 Flushcombe Road • Blacktown NSW 2148

**Telephone:** (02) 9839 6000 • **Facsimile:** (02) 9831-1961 • DX 8117 Blacktown

**Email:** council@blacktown.nsw.gov.au • **Website:** www.blacktown.nsw.gov.au

**All correspondence to:** The General Manager • PO Box 63 • Blacktown NSW 2148

## **ATTACHMENT A**

The EIS must address the following matters:

### **Planning**

1. Statement of Environmental Effects to include operational details including the hours of operation, staff numbers, delivery times. The types of trucks to be used.
2. Statement of Compliance against State Environment Planning Policy (Sydney Region Growth Centres) 2006 and Growth Centre Precincts Development Control Plan.
3. Details of any payable Local Contributions.
4. Provide details on staging of the development (if proposed).
5. Car parking shall comply with the requirements of Blacktown Development Control Plan 2006.
6. Submission of signage including assessment against SEPP 64.
7. Lighting plan for the car park shall be submitted.
8. Details of any dangerous or hazardous goods, including assessment against SEPP 33 and a Preliminary Hazard Analysis if required.
9. Details of screening to all tanks that are proposed to be visible to a public road / place.
10. Full details of external finishes and colours including photomontages. Council is very concerned at a lack of architectural merit and treatment to the 33m high building. The plans provide no mix of colours and finishes. The colours are considered to be too dark and will impact on the skyline.  

Particular concern is raised with the elevation to Hollinsworth Road, which is a major collector road, the elevation is unacceptable in its current form as it just a 'shed' with no mix of finishes, the building should have some masonry elements.
11. Full details of all boundary fencing.
12. Any external storage areas are to be fully screened to the full height of the goods to be stored. Any screening of storage shall not impede sight distances for trucks or vehicles.
13. Concerns are raised regarding the "empty pallet" areas located towards Hollinsworth Road. No storage of any goods is to be permitted within the setback to Hollinsworth Road.
14. Details of any retaining walls including materials of construction.

### **Engineering and Drainage**

1. Stormwater water quality improvement targets are to be achieved on-site prior to discharge, accounting for all bypass. The targets are to be assessed using MUSIC and in accordance with all the requirements of Blacktown City Council's Water Sensitive Urban Design. An electronic copy of MUSIC is to be provided to Council for assessment. The required percentage reductions in post development average annual load of pollutants are:

<b>Pollutant</b>	<b>% post development pollutant reduction targets</b>
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45
Total Hydrocarbons	90

**Note:**

- a) As MUSIC does not assess hydrocarbons, a gross pollutant trap targeting hydrocarbons and designed to treat the minimum 6 month flow may be required to reach the target unless other treatment systems are used.
  - b) An electronic copy of the MUSIC model is to be provided to Council during assessment.
2. The development should achieve a minimum of 80% (assessed using MUSIC) of the non-potable water uses on-site being met using rainwater. Non-potable uses include all toilet flushing and landscape watering. Allow for toilet reuse of 0.1 KL/day per toilet/urinal, ignoring any disabled toilet. Differentiate between head office use (say 5 days/week) and warehouse use. For watering landscaped areas (ignoring turf areas) allow 0.4 kL/year/m<sup>2</sup> as PET-Rain. For bioretention filter areas only (if used) allow 1 kL/year/m<sup>2</sup> as PET-Rain. Allow for a 20% loss in rainwater tank size volume in MUSIC compared to that shown on the design plans to allow for anaerobic zones, mains water top up levels and overflow levels.

**Environmental Health**

1. Considering the 24hour proposed operating time and proximity to residential receivers, an acoustic assessment is required that assesses on site plant, truck movements and refrigeration units attached to trucks left idling on the premises.
2. Plans must be submitted to demonstrate compliance with:
  - Food Act 2003 and Regulations there under.
  - Australian Standard 4674-2004 Design, construction and fit-out of food premises.
  - Australian Standard 1668.2-2002 The use of ventilation and air conditioning in buildings – Ventilation design for indoor air contaminant control.
3. Details of the truck workshop will need to be provided, including bunding and stormwater management.

**Traffic**

1. A traffic report should be submitted with the application to address traffic implication of the proposal.

**Building**

1. Submission of an Access report from an accredited consultant.
2. Submission of a Fire Engineering Brief for the building.

Rebecca Sommer  
Senior Planner  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ms Sommer

**Request for EARs for Swire Cold Storage Facility  
Sydney Business Park – Marsden Park Industrial Precinct  
Marsden Park, Blacktown City Council**

Thank you for your letter dated 18 November 2014, requesting Transport for NSW (TfNSW) provide input into the Secretary's Environmental Assessment Requirements (SEARs) for the above proposal. It should be noted Roads and Maritime Services will be submitting a separate response.

Transport for NSW has reviewed the supporting documentation provided by JBA Urban Planning Consultants in the 3 November 2014 request to the Secretary, Department of Planning and Environment, for SEARs.

The proponent's letter requesting SEARs appears to identify most key environmental and planning issues associated with the proposal. For this type of development, standard SEARs should be largely adequate; noting the following:

- The proposed design vehicle (32m Super B double) seems reasonable as the largest vehicle likely to access the proposed facility in the foreseeable future. However, a vehicle of this length would be Performance Based Standards Level 3A (PBS3A) and the available network for vehicles of this type is limited (and likely to remain so) within the Sydney metropolitan area. The traffic assessment should include an investigation of the suitability of the adjacent road network (including site entry and exit) to accommodate a vehicle of this dimension. Also, parking and layover facilities for this type of vehicle are limited within the metropolitan area. Depending upon likely origins and destinations (OD) of the vehicles it may be appropriate for the proponent to consider the provision of on-site driver rest facilities in order to facilitate meeting Chain of Responsibility legislation.
- Given proposed 24/7 operation both Noise and Lighting assessments will be important given proximity of some sensitive receivers. Given the proposed facility is a cold storage then it is expected that most (if not all) trailers will be refrigerated and the noise assessment needs to reflect this, noting the movement and staging of these vehicles within the site.

Thank you for allowing TfNSW to provide input into the SEARs for this proposal. Should you have any questions regarding this matter, please contact Robert Rutledge, Principal Land Use and Transport Planner on 8202 2203 or at [Robert.rutledge@transport.nsw.gov.au](mailto:Robert.rutledge@transport.nsw.gov.au).

Yours sincerely



3/2/14

Mark Ozinga  
**Manager, Land Use Planning & Development  
Planning and Programs Division**

Objective Ref# SO14/21300-PP14/21318



Transport  
Roads & Maritime  
Services

28 November 2014

Our Reference: SYD14/01375 (A8016272)  
DP&I Ref: SSD14\_6799

Department of Planning  
Received  
3 DEC 2014  
Scanning Room

Director  
Industry, Key Sites & Social Project  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Attention: Rebecca Sommer

Dear Sir/Madam,

**REQUEST FOR SEAR INPUT FOR THE PROPOSED SWIRE COLD STORAGE FACILITY,  
MARSDEN PARK**

Reference is made to your email dated 19 November 2014 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEAR).

Roads and Maritime require the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).
2. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
3. Proposed number of car parking spaces and compliance with the appropriate parking codes.
4. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
5. Roads and Maritime will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

6. Roads and Maritime requires an assessment of the likely toxicity levels of loads transported on arterial and local roads to / from the site and, consequently, the preparation of an incident management strategy for crashes involving such loads, if relevant.
7. Roads and Maritime will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Any inquiries in relation to this development application can be directed to Xi Lin on 8849 2906 or [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely,



Angela Malloch  
**Senior Land Use Planner**  
**Network and Safety Section**



Our reference: DOC14/278316-01  
Contact: Nazrul Chowdhury; (02) 9995 6862

Mr Chris Ritchie  
Manager – Industry, Key Sites and Social Projects  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Ritchie

**Request for Environmental Assessment Requirements - Proposed Swire Cold Storage Facility – Sydney Business Park - Marsden Park Industrial Precinct - Blacktown City Council**

I refer to your letter emailed to the Environment Protection Authority (EPA) on 19 November 2014, seeking its input into the Department of Planning & Environment (DPE) Secretary's Environmental Assessment Requirements (SEARs) for the proposed Swire Cold Storage Facility, Marsden Park.

The EPA has considered the information provided, discussed the proposed development with DPE and has identified an issue with project.

The key component requiring further review and assessment for the project is the proposal's Hazardous Materials Section. Anhydrous ammonia is proposed to be used in the reticulate refrigeration system, up to 7,000 tonnes in the second year of the plant's operation. It is currently unclear how the anhydrous ammonia will be stored on the site or will the anhydrous ammonia continually be recirculated in the system.

The proposal may require an Environment Protection Licence (EPL) under the Protection of Environment Operations Act 1997 (POEO Act). The EPA would like DPE to determine in accordance with Schedule 1 of the POEO Act, whether the proposal requires EPA's input into the SEARs by requesting the proponent to provide the storage capacity of anhydrous ammonia.

If the proposal is to remain unlicensed the EPA would like DPE to put adequate requirements in the SEARs in order to achieve a detailed assessment of all possible water, air and noise pollutions and waste generations both during the construction and the operational phases of the proposed development.

Should you have any further queries regarding the letter, please contact Nazrul Chowdhury on (02) 9995 6862.

Yours sincerely

 11/12/2014

**STUART CLARK**  
**A/ Unit Head Sydney Industry**  
**Environment Protection Authority**

cc: Ms Rebecca Sommer,  
Senior Planner, Industry Assessments Officer, Department of Planning & Environment

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