



## State Environmental Planning Policy (Resilience and Hazards)

Burrah Park Estate, Badgerys Creek

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Prepared for:

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## Quality Management

Rev	Date	Remarks	Prepared By	Reviewed By
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## Executive Summary

This SEPP-RH Assessment has been prepared by Riskcon Engineering Pty Ltd to accompany a State Significant Development Application (SSDA) for a Concept and Stage 1 SSDA for a Warehouse and Logistics Estate at 1953 – 2109 Elizabeth Drive, Badgerys Creek. The site is legally described as Lot 1 in Deposited Plan 1287712.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-70316465).

This report concludes that the proposed warehouse and distribution centre is suitable and warrants approval subject to the implementation of the following mitigation measures:

- Any Dangerous Goods (DG) shall be stored in accordance with the Work Health and Safety Regulation 2017 and any documentation required by the Regulation shall be prepared prior to occupying the space with DGs.
- The proposed classes and quantities of DGs proposed for use by tenants should be considered on an individual and cumulative basis. If required, further assessment should be undertaken to determine if the individual tenancy or entire site may be potentially hazardous or offensive based on the operations of tenants and the inclusion of increased quantities or different classes of DGs.

Based on the outcomes of the assessment, SEPP-RH does not apply and a Preliminary Hazard Analysis (PHA) is not required subject to the individual and cumulative warehouse occupancies and associated dangerous goods storages.

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## Abbreviations

Abbreviation	Description
CBD	Central Business District
DA	Development Application
DG	Dangerous Goods
DoP	Department of Planning
ENT	Enterprise (Land Zoning)
EPA	Environmental Protection Authority
LPG	Liquified Petroleum Gas
PHA	Preliminary Hazard Analysis
SEARS	Secretary’s Environmental Assessment Requirements
SEPP-RH	State Environmental Planning Policy – Resilience and Hazards
SSDA	State Significant Development Application
WH	Warehouse

## 1.0 Introduction

### 1.1 Background

This report has been prepared to accompany an SSDA at 1953 -2109 Elizabeth Drive, Badgerys Creek (SSD-70316465). The application seeks consent for a concept plan including future development lots and building footprints. The development also seeks consent for the Stage 1 works which will include bulk earthworks across the site, infrastructure delivery, road access/intersections, internal road construction, civil infrastructure and utilities, stormwater infrastructure works and the construction of three (3) warehouse buildings.

Specifically, development consent is sought for:

- Concept plan
  - Concept Masterplan for the Burrah Park comprising warehouse buildings, internal road network layout, building locations, GFA, car parking, concept landscaping, building heights, setbacks, signage strategy, public art strategy, design excellence strategy and Connection with Country framework.
  - Developable area 131.45 ha
  - Total approximate GFA 63.00 ha
- Stage 1 – site preparation works
  - Demolition and removal of existing structures and vegetation.
  - Heritage salvage works (if applicable).
  - Construction of roads, access infrastructure, including a signalised intersection with Elizabeth Drive.
  - Dam de-watering and de-commissioning.
  - Bulk earthworks, cut and fill, benching, battering and retaining walls.
  - Lead in infrastructure, utilities and servicing.
  - Stormwater infrastructure including construction of Sydney Water basins and Water Sensitive Urban Design (WSUD) elements
- Stage 1 – Development
  - Construction and fit out of 3 warehouse buildings and ancillary office space.
  - Stormwater management, fencing and landscaping.
  - Internal road network, active transport network, public domain and open space.
  - Subdivision, and
  - Estate and on lot signage.
  - Total approximate GFA 85,864 sqm
  - Warehouse 1.1 – 26,860 sqm GFA
  - Warehouse 1.2 – 31,443 sqm GFA
  - Warehouse 3.1 – 27,561 sqm GFA

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 22<sup>nd</sup> May 2024 and issued for the SSDA (SSD-70316465). Specifically, this report has been prepared to respond to the SEARs requirement issued below in **Table 1-1**.

**Table 1-1: SEARs Requirements**

Item	Description of Requirement	Outcome and Assessment Location
Hazards and Risk	<ul style="list-style-type: none"> <li>• A preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and Applying SEPP 33 (DoP, 2011), that includes:               <ul style="list-style-type: none"> <li>○ a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• SEPP-RH does not apply.</li> <li>• Section 4 for Lot-based assessments.</li> <li>• Appendices for individual tenancy-based assessments.</li> </ul>
Hazards and Risk	<ul style="list-style-type: none"> <li>• A Preliminary Hazard Analysis (PHA) prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP,2011) and <i>Multi-Level Risk Assessment</i> (Dop,2011), should the preliminary risk screening indicate that the project is “potentially hazardous”</li> </ul>	<ul style="list-style-type: none"> <li>• PHA not required based on quantity of goods stored.</li> </ul>

## 1.2 Scope of Services

The scope of work is to prepare a preliminary screening assessment for the concept approval in accordance with ‘Applying SEPP 33’ (Ref. [1]). The scope includes providing each warehouse with an allowance for storage of LPG forklift cylinders, some aerosols and flammable liquid quantities.

## 2.0 Project Description

### 2.1 Site Description

The proposed Burrah Park Estate development is located within the Badgerys Creek Aerotropolis Precinct occupying the lots at 1953 – 2109 Elizabeth Drive, Badgerys Creek. The site is approximately 55 km west of the Sydney Central Business District (CBD). The location of the site in proximity to the CBD is shown in **Figure 2-1**.



**Figure 2-1: Site Location (source Google Maps)**

The site is dissected by the M12 motorway and Metro and as such comprises one allotment over three areas, being the southern, northern and northeast **Figure 2-2**. The subdivision of these lots into three separate lots was approved by Penrith Council in 2023 and is currently being registered. **Figure 2-3** below shows an aerial is of the southern lot which is intended to be developed as part of this SSD.



**Figure 2-2: Site Divided Into Three (3) Lots**



**Figure 2-3: Site Context - Development Area**

The key features of the site are summarised in **Table 2-1**.

**Table 2-1: Key Features of Site and Locality**

Item	Description of Requirement
Land Configuration	<p>The site is an irregular shaped allotment with an area of 280.49ha, comprising of three separate lots (currently being registered). The lot area is divided as follows (as per the subdivision plan):</p> <ul style="list-style-type: none"> <li>• Lot 1 (southern) – 171.9ha</li> <li>• Lot 2 (northern) – 60.83ha</li> <li>• Lot 3 (northeastern) – 47.76ha</li> </ul> <p>The site generally slopes from high points adjacent to Elizabeth Drive (RL 75) to low points in the northeast corner (RL 40). Topography is characterised by a central ridgeline running from the central portion of the southern boundary towards the northeast.</p>
Surrounding Land Use	<p>Surrounding land uses include:</p> <ul style="list-style-type: none"> <li>• M12 Motorway and Metro (under construction) to the north and east with predominantly rural uses beyond</li> <li>• Western Sydney Airport is under construction opposite the site on the southern side of Elizabeth Drive,</li> <li>• Rural residential uses on the opposite side of Cosgroves Creek to the west.</li> </ul>
Site Access and Road Network	<p>The site is accessible from Elizabeth Drive, a State arterial road aligned in an east-west direction adjacent to the southern boundary.</p>
Easements and Covenants	<p>An easement for electricity purposes is located on the northern side of the site.</p>
Services	<p>The site has power and water available.</p>
Acid Sulfate Soils	<p>Not mapped.</p>
Contamination	<p>The site has the potential to be contaminated, due to the current agricultural land use. A Detailed Site Investigation will be submitted as part of the SSDA lodgement.</p> <p>As per previous Detailed Site Investigation prepared by Douglas Park, the site is appropriate for proposed development subject to remediation works undertaken.</p>
Stormwater and Flooding	<p>As indicated in the <i>Wianamatta (South) Creek Flood Study – Existing Conditions (Prepared by Advisian for Infrastructure NSW, November 2020)</i> the site is subject to 1:100 ARI (average recurrence interval) along the main creek lines of Cosgroves and Badgerys Creek.</p>
Bushfire Prone Land	<p>The site is classified as bushfire prone land. A bushfire report will be submitted with the SSDA.</p>
Flora and Fauna	<p>The site currently consists of cleared rural land with the occasional scattered Cumberland Plain Woodland, trees, weeds, and shrubs. Most of the site is certified under the Cumberland Plain Conservation Plan (CPCP)</p>

Riparian Corridor	Cosgroves Creek and Oaky Creek run along the western part of the site, while Badgerys Creek runs along the eastern side. The proposed development is designed to generally avoid land zoned ENZ. The site contains multiple hydrolines and dams.
Aboriginal Heritage	Aboriginal objects have been identified along the Oaky Creek – Cosgroves Creek corridor along the entirety of the western study area boundary.
European Heritage	<p>The site does not contain any State or locally significant heritage items.</p> <p>The site does form part of the former CSIRO McMaster Field Station which is identified as a potential heritage item under the Precinct Plan.</p> <p>The site is adjacent to the McGarvie Smith Farm which is identified as a local Heritage Item under the <i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i>.</p>

## 2.2 General Description

The site is a large-scale development consisting of forty-two (42) warehouse tenancies (**Figure 2-4**). The overall development is divided into Super Lots which are collections of warehouses occupying blocks within the development. The distribution of Super Lots and the associated individual warehouses are summarised in **Table 2-2**.

**Table 2-2: Distribution of Super Lots and Warehouses Throughout the Development**

Super Lot	Associated Warehouses	Size (m <sup>2</sup> )	Total No.	Total size (m <sup>2</sup> )	% of total WH floor space in Super Lot
Super Lot 01a	WH 1.1a	12803	7	66,786	19.2
	WH 1.1b	12357			18.5
	WH 1.2a	14872			22.3
	WH 1.2b	14871			22.3
	WH 1.3	3938			5.9
	WH 1.4	4492			6.7
	WH 1.5	3453			5.2
Super Lot 01b	WH 1.6a	13,593	5	69,286	19.6
	WH 1.6b	14530			21.0
	WH 1.7	13678			19.7
	WH 1.8a	9948			14.4
	WH 1.8b	17537			25.3
Super Lot 02a	WH 2.1	28,002	2	52,430	53.4
	WH 2.2	24,428			46.6
Super Lot 02b	WH 2.3	12,704	10	67,111	18.9
	WH 2.4	4,650			6.9
	WH 2.5	3,723			5.5
	WH 2.6a	2,744			4.1
	WH 2.6b	1,528			2.3

Super Lot	Associated Warehouses	Size (m <sup>2</sup> )	Total No.	Total size (m <sup>2</sup> )	% of total WH floor space in Super Lot
	WH 2.7a	7,881			11.7
	WH 2.7b	7,776			11.6
	WH 2.7c	7,843			11.7
	WH 2.8a	9,405			14.0
	WH 2.8b	8,857			13.2
Super Lot 03a	WH 3.1	26,061	2	31,323	83.2
	WH 3.2	5,262			16.8
Super Lot 03b	WH 3.3a	500	2	1,000	50.0
	WH 3.3b	500			50.0
Super Lot 4a	WH 4.1	27,960	2	57,165	45.7
	WH 4.2	29,205			54.3
Super Lot 4b	WH 4.3	31,954	2	63,908	50.0
	WH 4.4	31,954			50.0
Super Lot 5a	WH 5.1	6,373	1	6,373	100.0
Super Lot 5b	WH 5.2a	6,373	6	92,089	6.3
	WH 5.2b	5,839			6.2
	WH 5.3	5,738			28.5
	WH 5.4	26,248			28.6
	WH 5.5	26,363			21.5
	WH 5.6	19,811			8.8
Super Lot 6a	WH 6.1a	16,493	3	52,272	31.6
	WH 6.1b	15,116			28.9
	WH 6.2	20,663			39.5
<b>Totals</b>			41	556,791 m <sup>2</sup>	

The tenants for the units at this point are unknown; however, to improve the flexibility of the building leasing options, it is proposed to provide a speculative level of DG storage to facilitate the operations of tenants. The future tenants may require DG storage for products typically used in warehousing operations such as forklift cylinders, aerosols, paints, etc.

### 2.3 Quantities of Dangerous Goods Stored and Handled

As each warehouse is part of lot, the distribution of allowable Dangerous Goods is variable based on the number of warehouses in that lot. **Table 2-3** summarizes the DGs for which an allowance will be made in each warehouse, the distribution within each lot and warehouse is provided in the following report sections.

**Table 2-3: DG Allowances per Warehouse**

Description	Class	PG	Quantity	Vessel	Total Storage
Forklift cylinders	2.1	n/a	Up to 10	18 kg	Max 180 kg
Aerosols	2.1	n/a	Case-by-case basis	-	Max 1000 kg
Flammable liquids	3	II & III	Case-by-case basis	-	Case-by-case basis



Figure 2-4: Development Layout

### 3.0 Methodology

#### 3.1 General Methodology

The methodology used in this assessment is as follows:

- Review the types and proposed quantities of DGs to be potentially stored at the site.
- Compare the quantities of DGs to 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-RH assessment.

#### 3.2 Data taken from “Applying SEPP 33”

**Figure 3-1**, 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 3-1: Screening Method to be Used**

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

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 <sup>1</sup> )	
	10 tonne or 16 m <sup>3</sup>	if stored above ground
	40 tonne or 64 m <sup>3</sup>	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 3-2: General Screening Threshold Quantities**

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

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 3-3: Transportation Screening Thresholds**

## 4.0 SEPP Review

### 4.1 Division of Lots

As outlined in **Section 4.0**, the development is divided into Super Lots from 1a to 6a. To provide a relative quantity of DGs at each proposed warehouse, the warehouses have been assessed based on their Lot number, as opposed to their Super Lot number (i.e. All warehouses in 'Super Lot 1a' and 'Super Lot 1b' are to be assessed as being in 'Lot 1'), this approach has been adopted as it provides a relatively equal distribution of total warehouse floor area while not providing excessive allowance of DGs to smaller warehouses such as WH 3.3a and WH 3.3b which make up Super Lot 3b and have a total floor area of 1,000 m<sup>2</sup>.

The DG allowance for each individual warehouse has been determined based on relative floor area compared to other warehouses in that Lot.

### 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 Lot 1

### 4.3.1 Warehouses

**Table 4-1** provides a summary of the warehouses contained in the Lot 1 assessment including the floor space and relative contribution of floor space for the Lot.

**Table 4-1: Lot 1 Warehouses**

Warehouses	Size (m <sup>2</sup> )	Total No.	Total size (m <sup>2</sup> )	% of total WH floor space in Lot
WH 1.1a	12,803	12	136,072	9.4
WH 1.1b	12,357			9.1
WH 1.2a	14,872			10.9
WH 1.2b	14,871			10.9
WH 1.3	3,938			2.9
WH 1.4	4,492			3.3
WH 1.5	3,453			2.5
WH 1.6a	13,593			10.0
WH 1.6b	14,530			10.7
WH 1.7	13,678			10.1
WH 1.8a	9,948			7.3
WH 1.8b	17,537			12.9

### 4.3.2 Proposed Storage Details

The total quantities of DGs that are to be stored at the Lot and an assessment of whether the Class is subject to SEPP-RH, is shown in **Table 4-2**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Table 4-2: DG Classes or Materials Stored and Maximum Quantities in Lot 1**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	2,160 kg	Y
Aerosols	2.1	n/a	7,550 kg	Y
Flammable liquids	3	II & III	4,200 L	Y

### 4.3.3 Storage – Lot 1 Individual Tenancies

The storage provided for each of the individual tenancies in Lot 1 is summarised in **Table 4-3**. Assessment of the individual tenancies has been provided in **Appendix A**. It is necessary to assess the cumulative impact of the tenancies all holding the DG quantities. This has been conducted in **Section 4.3.4**.

**Table 4-3: Quantities Stored (Lot 1 Tenancies)**

Warehouse	DG Quantity (kg)		
	Class 2.1 (Forklift LPG Cylinders)	Class 2.1 Aerosols	Class 3 (PG II & III)
WH 1.1a	180	750	400
WH 1.1b	180	700	400
WH 1.2a	180	800	450
WH 1.2b	180	850	450
WH 1.3	180	200	100
WH 1.4	180	250	150
WH 1.5	180	150	50
WH 1.6a	180	750	450
WH 1.6b	180	800	450
WH 1.7	180	750	450
WH 1.8a	180	550	300
WH 1.8b	180	1000	550

#### 4.3.4 Storage Cumulative

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

**Table 4-4: Lot 1 Quantities Stored and SEPP-RH Threshold (Cumulative)**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	9,710	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	4,200	4,200	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

#### 4.3.5 Transport

Any DGs stored at the sites will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

## 4.4 Lot 2

### 4.4.1 Warehouses

**Table 4-5** provides a summary of the Warehouses contained in the Lot 2 assessment including the floor space and relative contribution of floor space for the Lot.

**Table 4-5: Lot 2 Warehouses**

Warehouses	Size (m <sup>2</sup> )	Total No.	Total size (m <sup>2</sup> )	% of total WH floor space in Lot
WH 2.1	28,002	12	119,541	23.4
WH 2.2	24,428			20.4
WH 2.3	12,704			10.6
WH 2.4	4,650			3.9
WH 2.5	3,723			3.1
WH 2.6a	2,744			2.3
WH 2.6b	1,528			1.3
WH 2.7a	7,881			6.6
WH 2.7b	7,776			6.5
WH 2.7c	7,843			6.6
WH 2.8a	9,405			7.9
WH 2.8b	8,857			7.4

### 4.4.2 Proposed Storage Details

The total quantities of DGs that are to be stored at the Lot and an assessment of whether the Class is subject to SEPP-RH, is shown in **Table 4-6**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Table 4-6: DG Classes or Materials Stored and Maximum Quantities in Lot 2**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	2,160 kg	Y
Aerosols	2.1	n/a	6,200 kg	Y
Flammable liquids	3	II & III	4,200 L	Y

### 4.4.3 Storage – Lot 2 Individual Tenancies

The storage provided for each of the individual tenancies in Lot 2 is summarised in **Table 4-7**. Assessment of the individual tenancies has been provided in **Appendix B**. It is necessary to assess the cumulative impact of the tenancies all holding the DG quantities. This has been conducted in **Section 4.4.4**.

**Table 4-7: Quantities Stored (Lot 2 Tenancies)**

Warehouse	DG Quantity (kg)		
	Class 2.1 (Forklift LPG Cylinders)	Class 2.1 Aerosols	Class 3 (PG II & III)
WH 2.1	180	1000	1050
WH 2.2	180	1000	900
WH 2.3	180	800	450
WH 2.4	180	300	150
WH 2.5	180	200	100
WH 2.6a	180	150	100
WH 2.6b	180	100	50
WH 2.7a	180	500	250
WH 2.7b	180	500	250
WH 2.7c	180	500	250
WH 2.8a	180	600	350
WH 2.8b	180	550	300

#### 4.4.4 Storage Cumulative

Threshold limits for the application of SEPP-RH are presented in **Table 4-8** along with maximum DG quantities that will be stored at the Lot. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Table 4-8: Lot 2 Quantities Stored and SEPP-RH Threshold (Cumulative)**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	9,710	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	4,200	4,200	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

#### 4.4.5 Transport

Any DGs stored at the sites will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### 4.5 Lot 3

#### 4.5.1 Warehouses

**Table 4-9** provides a summary of the Warehouses contained in the Lot 3 assessment including the floor space and relative contribution of floor space for the Lot.

**Table 4-9: Lot 3 Warehouses**

Warehouses	Size (m <sup>2</sup> )	Total No.	Total size (m <sup>2</sup> )	% of total WH floor space in Lot
WH 3.1	26,061	4	32,323	80.6
WH 3.2	5,262			16.3
WH 3.3a	500			1.5
WH 3.3b	500			1.5

#### 4.5.2 Proposed Storage Details

The total quantities of DGs that are to be stored at the Lot and an assessment of whether the Class is subject to SEPP-RH, is shown in **Table 4-10**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Table 4-10: DG Classes or Materials Stored and Maximum Quantities in Lot 3**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	720 kg	Y
Aerosols	2.1	n/a	2,200 kg	Y
Flammable liquids	3	II & III	4,450 L	Y

#### 4.5.3 Storage – Lot 3 Individual Tenancies

The storage provided for each of the individual tenancies in Lot 3 is summarised in **Table 4-11**. Assessment of the individual tenancies has been provided in **Appendix C**. It is necessary to assess the cumulative impact of the tenancies all holding the DG quantities. This has been conducted in **Section 4.5.4**.

**Table 4-11: Quantities Stored (Lot 3 Tenancies)**

Warehouse	DG Quantity (kg)		
	Class 2.1 (Forklift LPG Cylinders)	Class 2.1 Aerosols	Class 3 (PG II & III)
WH 3.1	180	1000	3600
WH 3.2	180	1000	750
WH 3.3a	180	100	50
WH 3.3b	180	100	50

#### 4.5.4 Storage Cumulative

Threshold limits for the application of SEPP-RH are presented in **Table 4-12** along with maximum DG quantities that will be stored at the Lot. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Table 4-12: Lot 3 Quantities Stored and SEPP-RH Threshold (Cumulative)**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	2,920	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	4,450	4,450	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

#### 4.5.5 Transport

Any DGs stored at the sites will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### 4.6 Lot 4

#### 4.6.1 Warehouses

**Table 4-13** Table 4-9 provides a summary of the Warehouses contained in the Lot 4 assessment including the floor space and relative contribution of floor space for the Lot.

**Table 4-13: Lot 4 Warehouses**

Warehouses	Size (m <sup>2</sup> )	Total No.	Total size (m <sup>2</sup> )	% of total WH floor space in Lot
WH 4.1	27,960	4	121,073	21.1
WH 4.2	29,205			25.1
WH 4.3	31,954			26.9
WH 4.4	31,954			26.9

#### 4.6.2 Proposed Storage Details

The total quantities of DGs that are to be stored at the Lot and an assessment of whether the Class is subject to SEPP-RH, is shown in **Table 4-14**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Table 4-14: DG Classes or Materials Stored and Maximum Quantities in Lot 4**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	720 kg	Y
Aerosols	2.1	n/a	4,000 kg	Y
Flammable liquids	3	II & III	4,400 L	Y

#### 4.6.3 Storage – Lot 4 Individual Tenancies

The storage provided for each of the individual tenancies in Lot 4 is summarised in **Table 4-15**. Assessment of the individual tenancies has been provided in **Appendix D**. It is necessary to assess the cumulative impact of the tenancies all holding the DG quantities. This has been conducted in **Section 4.6.4**.

**Table 4-15: Quantities Stored (Lot 4 Tenancies)**

Warehouse	DG Quantity (kg)		
	Class 2.1 (Forklift LPG Cylinders)	Class 2.1 Aerosols	Class 3 (PG II & III)
WH 4.1	180	1000	900
WH 4.2	180	1000	1100
WH 4.3	180	1000	1200
WH 4.4	180	1000	1200

#### 4.6.4 Storage Cumulative

Threshold limits for the application of SEPP-RH are presented in **Table 4-16** along with maximum DG quantities that will be stored at the Lot. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Table 4-16: Lot 4 Quantities Stored and SEPP-RH Threshold (Cumulative)**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	4,720	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	4,400	4,400	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

#### 4.6.5 Transport

Any DGs stored at the sites will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### 4.7 Lot 5

#### 4.7.1 Warehouses

**Table 4-17** provides a summary of the Warehouses contained in the Lot 5 assessment including the floor space and relative contribution of floor space for the Lot.

**Table 4-17: Lot 5 Warehouses**

Warehouses	Size (m <sup>2</sup> )	Total No.	Total size (m <sup>2</sup> )	% of total WH floor space in Lot
WH 5.1	6,373	7	98,462	6.5
WH 5.2a	6,373			5.9
WH 5.2b	5,839			5.8
WH 5.3	5,738			26.7
WH 5.4	26,248			26.8
WH 5.5	26,363			20.1

WH 5.6	19,811			8.2
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#### 4.7.2 Proposed Storage Details

The total quantities of DGs that are to be stored at the Lot and an assessment of whether the Class is subject to SEPP-RH, is shown in **Table 4-18**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Table 4-18: DG Classes or Materials Stored and Maximum Quantities in Lot 5**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	1,260 kg	Y
Aerosols	2.1	n/a	6,962 kg	Y
Flammable liquids	3	II & III	4,350 L	Y

#### 4.7.3 Storage – Lot 5 Individual Tenancies

The storage provided for each of the individual tenancies in Lot 5 is summarised in **Table 4-19**. Assessment of the individual tenancies has been provided in **Appendix E**. It is necessary to assess the cumulative impact of the tenancies all holding the DG quantities. This has been conducted in **Section 4.7.4**.

**Table 4-19: Quantities Stored (Lot 5 Tenancies)**

Warehouse	DG Quantity (kg)		
	Class 2.1 (Forklift LPG Cylinders)	Class 2.1 Aerosols	Class 3 (PG II & III)
WH 5.1	180	329	250
WH 5.2a	180	1,012	250
WH 5.2b	180	450	250
WH 5.3	180	1,782	1,150
WH 5.4	180	1,789	1,200
WH 5.5	180	1,345	900
WH 5.6	180	555	350

#### 4.7.4 Storage Cumulative

Threshold limits for the application of SEPP-RH are presented in **Table 4-20** 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 4-20: Lot 5 Quantities Stored and SEPP-RH Threshold (Cumulative)**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	8,222	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	4,350	4,350	5,000	N

#### 4.7.5 Transport

Any DGs stored at the sites will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

## 4.8 Lot 6

### 4.8.1 Warehouses

**Table 4-21** provides a summary of the Warehouses contained in the Lot 6 assessment including the floor space and relative contribution of floor space for the Lot.

**Table 4-21: Lot 6 Warehouses**

Warehouses	Size (m <sup>2</sup> )	Total No.	Total size (m <sup>2</sup> )	% of total WH floor space in Lot
WH 6.1a	16,493	3	52,272	31.6
WH 6.1b	15,116			28.9
WH 6.2	20,663			39.5

### 4.8.2 Proposed Storage Details

The total quantities of DGs that are to be stored at the Lot and an assessment of whether the Class is subject to SEPP-RH, is shown in **Table 4-22**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Table 4-22: DG Classes or Materials Stored and Maximum Quantities in Lot 6**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	540 kg	Y
Aerosols	2.1	n/a	3,000 kg	Y
Flammable liquids	3	II & III	4,450 L	Y

### 4.8.3 Storage – Lot 6 Individual Tenancies

The storage provided for each of the individual tenancies in Lot 6 is summarised in **Table 4-23**. Assessment of the individual tenancies has been provided in **Appendix F**. It is necessary to assess the cumulative impact of the tenancies all holding the DG quantities. This has been conducted in **Section 4.8.4**.

**Table 4-23: Quantities Stored (Lot 6 Tenancies)**

Warehouse	DG Quantity (kg)		
	Class 2.1 (Forklift LPG Cylinders)	Class 2.1 Aerosols	Class 3 (PG II & III)
WH 6.1a	540	2,614	1,559
WH 6.1b	540	2,490	1,486
WH 6.2	540	3,275	1,954

#### 4.8.4 Storage Cumulative

Threshold limits for the application of SEPP-RH are presented in **Table 4-24** along with maximum DG quantities that will be stored at the Lot. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Table 4-24: Lot 6 Quantities Stored and SEPP-RH Threshold (Cumulative)**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	3,540	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	4,450	4,450	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

#### 4.8.5 Transport

Any DGs stored at the sites will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### 4.9 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]).

It is not expected that any operations causing excessive noise or offense which are not typical of land zoning would occur as it is expected many logistics-based businesses will occupy the development. It should also be noted that this development resides immediately adjacent to The Western Sydney Aerotropolis and the M12 Motorway, which will increase the maximum background noise and reduce relative impact from the site. Notwithstanding this, the operations of each business will need to be assessed on a case-by-case basis and where appropriate additional assessment should be undertaken.

In summary, it is not likely there will be potential for “offensive” operations at the site or noise that has been assessed as part of the Development Approval (DA) and therefore SEPP-RH would not apply in this case.

## 4.10 Cumulative Impacts

Burrah Park Estate is to be located within the Western Sydney Aerotropolis Precinct which has been delegated Enterprise (ENT) land zoning. This will permit land uses that supplement or complement the functions of the city and the Airport as a 24-hour transport hub. Typical uses associated with the zone will support a range of commercial and industrial sectors that will benefit from the proximity to the airport such as distribution centres, landscape material supplies and vehicle repair workshops.

Residential development and other noise sensitive uses such as schools and hospitals will not be permitted in this zone, however, the zoning does permit sensitive land uses such as childcare centres and cafes to be included in developments to support the workers. Whilst the allocations of DGs provided in the previous sections assumes that the cumulative quantity of any Lot will fall below the SEPP-RH threshold, a tenant may propose increased levels of storage which require further assessment and a subsequent PHA to be conducted.

Under the Department of Planning's Hazardous Industry Planning Advisory Paper No.4 – Risk Criteria for Land Use Safety Planning (Ref. [4]), childcare facilities are considered sensitive uses. Therefore, the suggested risk criteria for individual fatality would be reduced by two orders of magnitude from  $50 \times 10^{-6}$  per year for an industrial development to  $0.5 \times 10^{-6}$  per year for sensitive uses. In the event a tenant wishes to store a quantity of DGs exceeding SEPP-RH thresholds or the cumulative quantity of the surrounding storages exceeds the SEPP-RH threshold, then a PHA will be required with the more onerous risk criteria of  $0.5 \times 10^{-6}$  per year being used for assessment.

It has been assumed that should tenants propose storage of any DGs, that they shall be stored in accordance with the Work Health and Safety Regulation 2017 (Ref. [5]) and the relevant Australian Standards.

## 5.0 Conclusion and Recommendations

### 5.1 Conclusions

A review of the site layout was provided with the distribution of warehouses and floor space across the site summarised. A speculative quantity of DGs, including forklift cylinders (LPG), aerosols, and flammable liquids was distributed across the warehouses on the basis of floor space and lot number to provide leasing flexibility.

Each lot (Lot 1 – 6) was assessed on a cumulative basis, the results of this assessment indicated the threshold quantities for the DGs that may be stored do not exceed the threshold quantities in SEPP-RH. Based on the quantities provided, the DG-related transport and truck movements were assessed as not exceeding the SEPP-RH thresholds. Individual assessments of each warehouse was also provided in the Appendices. On the basis of DG storage and DG-related transport and truck movements, each warehouse does not exceed the SEPP-RH thresholds.

An assessment of potential offense was conducted, based on the land zoning and surrounding developments, the site was assessed to be not potentially offensive. As the land is zoned as enterprise, there is the possibility for childcare facilities being included in warehouse tenancies. In the event that a PHA is required, due either to cumulative DG storage or individual storage, the assessable risk criteria for fatalities may be reduced from  $50 \times 10^{-6}$  fatalities per year for an industrial land use to  $0.5 \times 10^{-6}$  fatalities per year for a sensitive land use.

Based on the proposed storage quantities of DGs, DG-related truck movements and offense assessment, the site does not exceed SEPP-RH thresholds and is considered not potentially hazardous or offensive and a PHA is not required.

### 5.2 Recommendations

Notwithstanding the above, the following recommendations have been made:

- Any Dangerous Goods (DG) shall be stored in accordance with the Work Health and Safety Regulation 2017 and any documentation required by the Regulation shall be prepared prior to occupying the space with DGs.
- The proposed classes and quantities of DGs proposed for use by tenants should be considered on an individual and cumulative basis. If required, further assessment should be undertaken to determine if the individual tenancy or entire site may be potentially hazardous or offensive based on the operations of tenants and the inclusion of increased quantities or different classes of DGs.

## 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.
- [4] Government of New South Wales, "Work Health and Safety Regulation 2017," Government of New South Wales, Sydney, 2017.

## Appendix A

### Lot 1 Warehouses SEPP-RH Assessments

Appendix A

## A1. Warehouse 1.1a

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.1a and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-1**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-1: DG Classes or Materials Stored and Maximum Quantities in WH 1.1a**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	750 kg	Y
Flammable liquids	3	II & III	400 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-2** along with maximum DG quantities that will be stored at WH 1.1a. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-2: WH 1.1a Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	930	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	400	400	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.1a and as such a PHA is not required.

## A2. Warehouse 1.1b

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.1b and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-3**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-3: DG Classes or Materials Stored and Maximum Quantities in WH 1.1b**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	700 kg	Y
Flammable liquids	3	II & III	400 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-4** along with maximum DG quantities that will be stored at WH 1.1b. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-4: WH 1.1b Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	880	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	400	400	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.1b and as such a PHA is not required.

### A3. Warehouse 1.2a

#### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.2a and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-5**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-5: DG Classes or Materials Stored and Maximum Quantities in WH 1.2a**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	800 kg	Y
Flammable liquids	3	II & III	450 L	Y

#### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-6** along with maximum DG quantities that will be stored at WH 1.2a. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-6: WH 1.2a Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	980	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	450	450	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

#### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

#### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

#### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.2a and as such a PHA is not required.

#### A4. Warehouse 1.2b

##### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.2b and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-7**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-7: DG Classes or Materials Stored and Maximum Quantities in WH 1.2b**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	850 kg	Y
Flammable liquids	3	II & III	450 L	Y

##### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-8** along with maximum DG quantities that will be stored at WH 1.2b. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-8: WH 1.2b Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,030	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	450	450	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

##### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

##### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

##### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.2b and as such a PHA is not required.

## A5. Warehouse 1.3

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.3 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-9**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-9: DG Classes or Materials Stored and Maximum Quantities in WH 1.3**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	200 kg	Y
Flammable liquids	3	II & III	100 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-10** along with maximum DG quantities that will be stored at WH 1.3. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-10: WH 1.3 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	380	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	100	100	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.3 and as such a PHA is not required.

## A6. Warehouse 1.4

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.4 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-11**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-11: DG Classes or Materials Stored and Maximum Quantities in WH 1.4**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	250 kg	Y
Flammable liquids	3	II & III	150 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-12** along with maximum DG quantities that will be stored at WH 1.4. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-12: WH 1.4 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	430	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	150	150	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.4 and as such a PHA is not required.

## A7. Warehouse 1.5

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.5 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-13**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-13: DG Classes or Materials Stored and Maximum Quantities in WH 1.5**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	150 kg	Y
Flammable liquids	3	II & III	50 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-14** along with maximum DG quantities that will be stored at WH 1.5. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-14: WH 1.5 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	330	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	50	50	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.5 and as such a PHA is not required.

## A8. Warehouse 1.6a

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.6a and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-15**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-15: DG Classes or Materials Stored and Maximum Quantities in WH 1.6a**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	750 kg	Y
Flammable liquids	3	II & III	450 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-16** along with maximum DG quantities that will be stored at WH 1.6a. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-16: WH 1.6a Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	930	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	450	450	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.6a and as such a PHA is not required.

A9. Warehouse 1.6b

a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.6b and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-17**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-17: DG Classes or Materials Stored and Maximum Quantities in WH 1.6b**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	800 kg	Y
Flammable liquids	3	II & III	450 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-18** along with maximum DG quantities that will be stored at WH 1.6b. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-18: WH 1.6b Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	980	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	450	450	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.6b and as such a PHA is not required.

A10. Warehouse 1.7  
 a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.7 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-19**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-19: DG Classes or Materials Stored and Maximum Quantities in WH 1.7**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	750 kg	Y
Flammable liquids	3	II & III	450 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-20** along with maximum DG quantities that will be stored at WH 1.7. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-20: WH 1.7 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	930	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	450	450	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.7 and as such a PHA is not required.

A11. Warehouse 1.8a  
 a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.8a and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-21**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-21: DG Classes or Materials Stored and Maximum Quantities in WH 1.8a**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	550 kg	Y
Flammable liquids	3	II & III	300 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-22** along with maximum DG quantities that will be stored at WH 1.8a. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-22: WH 1.8a Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	730	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	300	300	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.8a and as such a PHA is not required.

A12. Warehouse 1.8b  
 a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 1.8b and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table A-23**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table A-23: DG Classes or Materials Stored and Maximum Quantities in WH 1.8b**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	550 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table A-24** along with maximum DG quantities that will be stored at WH 1.8b. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table A-24: WH 1.8b Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	550	550	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 1.8b and as such a PHA is not required.

## Appendix B

### Lot 2 Warehouses SEPP-RH Assessments

Appendix B

## B1. Warehouse 2.1

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.1 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-1**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-1: DG Classes or Materials Stored and Maximum Quantities in WH 2.1**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	1,050 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-2** along with maximum DG quantities that will be stored at WH 2.1. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-2: WH 2.1 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	1,050	1,050	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.1 and as such a PHA is not required.

## B2. Warehouse 2.2

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.2 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-3**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-3: DG Classes or Materials Stored and Maximum Quantities in WH 2.2**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	900 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-4** along with maximum DG quantities that will be stored at WH 2.2. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-4: WH 2.2 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	900	900	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.2 and as such a PHA is not required.

### B3. Warehouse 2.3

#### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.3 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-5**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-5: DG Classes or Materials Stored and Maximum Quantities in WH 2.3**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	800 kg	Y
Flammable liquids	3	II & III	450 L	Y

#### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-6** along with maximum DG quantities that will be stored at WH 2.3. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-6: WH 2.3 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	980	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	450	450	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

#### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

#### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

#### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.3 and as such a PHA is not required.

#### B4. Warehouse 2.4

##### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.4 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-7**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-7: DG Classes or Materials Stored and Maximum Quantities in WH 2.4**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	300 kg	Y
Flammable liquids	3	II & III	150 L	Y

##### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-8** along with maximum DG quantities that will be stored at WH 2.4. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-8: WH 2.4 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	480	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	150	150	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

##### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

##### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

##### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.4 and as such a PHA is not required.

## B5. Warehouse 2.5

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.5 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-9**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-9: DG Classes or Materials Stored and Maximum Quantities in WH 2.5**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	200 kg	Y
Flammable liquids	3	II & III	100 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-10** along with maximum DG quantities that will be stored at WH 2.5. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-10: WH 2.5 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	380	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	100	100	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.5 and as such a PHA is not required.

B6. Warehouse 2.6a

a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.6a and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-11**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-11: DG Classes or Materials Stored and Maximum Quantities in WH 2.6a**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	150 kg	Y
Flammable liquids	3	II & III	100 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-12** along with maximum DG quantities that will be stored at WH 2.6a. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-12: WH 2.6a Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	330	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	100	100	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.6a and as such a PHA is not required.

B7. Warehouse 2.6b

a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.6b and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-13**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-13: DG Classes or Materials Stored and Maximum Quantities in WH 2.6b**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	100 kg	Y
Flammable liquids	3	II & III	50 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-14** along with maximum DG quantities that will be stored at WH 2.6b. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-14: WH 2.6b Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	280	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	50	50	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.6b and as such a PHA is not required.

B8. Warehouse 2.7a

a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.7a and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-15**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-15: DG Classes or Materials Stored and Maximum Quantities in WH 2.7a**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	500 kg	Y
Flammable liquids	3	II & III	250 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-16** along with maximum DG quantities that will be stored at WH 2.7a. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-16: WH 2.7a Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	680	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	250	250	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.7a and as such a PHA is not required.

B9. Warehouse 2.7b

a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.7b and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-17**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-17: DG Classes or Materials Stored and Maximum Quantities in WH 2.7b**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	500 kg	Y
Flammable liquids	3	II & III	250 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-18** along with maximum DG quantities that will be stored at WH 2.7b. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-18: WH 2.7b Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	680	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	250	250	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.7b and as such a PHA is not required.

B10. Warehouse 2.7c  
a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.7c and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-19**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-19: DG Classes or Materials Stored and Maximum Quantities in WH 2.7c**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	500 kg	Y
Flammable liquids	3	II & III	250 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-20** along with maximum DG quantities that will be stored at WH 2.7c. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-20: WH 2.7c Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	680	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	250	250	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.7c and as such a PHA is not required.

B11. Warehouse 2.8a  
a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.8a and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-21**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-21: DG Classes or Materials Stored and Maximum Quantities in WH 2.8a**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	600 kg	Y
Flammable liquids	3	II & III	350 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-22** along with maximum DG quantities that will be stored at WH 2.8a. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-22: WH 2.8a Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	780	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	350	350	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.8a and as such a PHA is not required.

B12. Warehouse 2.8b  
a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 2.8b and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table B-23**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table B-23: DG Classes or Materials Stored and Maximum Quantities in WH 2.8b**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	550 kg	Y
Flammable liquids	3	II & III	300 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table B-24** along with maximum DG quantities that will be stored at WH 2.8b. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table B-24: WH 2.8b Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	730	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	300	300	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 2.8b and as such a PHA is not required.

## Appendix C

### Lot 3 Warehouses SEPP-RH Assessments

Appendix C

## C1. Warehouse 3.1

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 3.1 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table C-1**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table C-1: DG Classes or Materials Stored and Maximum Quantities in WH 3.1**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	3,600 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table C-2** along with maximum DG quantities that will be stored at WH 3.1. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table C-2: WH 3.1 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	3,600	3,600	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 3.1 and as such a PHA is not required.

## C2. Warehouse 3.2

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 3.2 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table C-3**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table C-3: DG Classes or Materials Stored and Maximum Quantities in WH 3.2**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	750 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table C-4** along with maximum DG quantities that will be stored at WH 3.2. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table C-4: WH 3.2 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	750	750	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 3.2 and as such a PHA is not required.

C3. Warehouse 3.3a  
a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 3.3a and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table C-5**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table C-5: DG Classes or Materials Stored and Maximum Quantities in WH 3.3a**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	100 kg	Y
Flammable liquids	3	II & III	50 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table C-6** along with maximum DG quantities that will be stored at WH 3.3a. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table C-6: WH 3.3a Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	280	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	50	50	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 3.3a and as such a PHA is not required.

C4. Warehouse 3.3b  
a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 3.3b and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table C-7**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table C-7: DG Classes or Materials Stored and Maximum Quantities in WH 3.3b**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	100 kg	Y
Flammable liquids	3	II & III	50 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table C-8** along with maximum DG quantities that will be stored at WH 3.3b. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table C-8: WH 3.3b Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	280	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	50	50	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 3.3b and as such a PHA is not required.

## Appendix D

# Lot 4 Warehouses SEPP-RH Assessments

Appendix D

## D1. Warehouse 4.1

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 4.1 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table D-1**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table D-1: DG Classes or Materials Stored and Maximum Quantities in WH 4.1**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	900 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table D-2** along with maximum DG quantities that will be stored at WH 4.1. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table D-2: WH 4.1 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	900	900	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 4.1 and as such a PHA is not required.

## D2. Warehouse 4.2

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 4.2 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table D-3**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table D-3: DG Classes or Materials Stored and Maximum Quantities in WH 4.2**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	1,100 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table D-4** along with maximum DG quantities that will be stored at WH 4.2. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table D-4: WH 4.2 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	1,100	1,100	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 4.2 and as such a PHA is not required.

### D3. Warehouse 4.3

#### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 4.3 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table D-5**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table D-5: DG Classes or Materials Stored and Maximum Quantities in WH 4.3**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	1,200 L	Y

#### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table D-6** along with maximum DG quantities that will be stored at WH 4.3. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table D-6: WH 4.3 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	1,200	1,200	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

#### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

#### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

#### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 4.3 and as such a PHA is not required.

#### D4. Warehouse 4.4

##### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 4.4 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table D-7**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table D-7: DG Classes or Materials Stored and Maximum Quantities in WH 4.4**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	1,200 L	Y

##### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table D-8** along with maximum DG quantities that will be stored at WH 4.4. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table D-8: WH 4.4 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	1,200	1,200	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

##### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

##### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

##### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 4.4 and as such a PHA is not required.

## Appendix E

# Lot 5 Warehouses SEPP-RH Assessments

Appendix E

## E1. Warehouse 5.1

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 5.1 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table E-1**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table E-1: DG Classes or Materials Stored and Maximum Quantities in WH 5.1**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	500 kg	Y
Flammable liquids	3	II & III	250 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table E-2** along with maximum DG quantities that will be stored at WH 5.1. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table E-2: WH 5.1 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	680	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	250	250	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 5.1 and as such a PHA is not required.

## E2. Warehouse 5.2a

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 5.2a and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table E-3**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table E-3: DG Classes or Materials Stored and Maximum Quantities in WH 5.2a**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	450 kg	Y
Flammable liquids	3	II & III	250 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table E-4** along with maximum DG quantities that will be stored at WH 5.2a. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table E-4: WH 5.2a Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	630	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	250	250	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 5.2a and as such a PHA is not required.

## E1. Warehouse 5.2b

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 5.2b and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table E-5**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table E-5: DG Classes or Materials Stored and Maximum Quantities in WH 5.2b**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	450 kg	Y
Flammable liquids	3	II & III	250 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table E-6** along with maximum DG quantities that will be stored at WH 5.2b. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table E-6: WH 5.2b Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	630	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	250	250	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 5.2b and as such a PHA is not required.

## E2. Warehouse 5.3

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 5.3 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table E-7**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table E-7: DG Classes or Materials Stored and Maximum Quantities in WH 5.3**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	1,150 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table E-8** along with maximum DG quantities that will be stored at WH 5.3. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table E-8: WH 5.3 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	1,150	1,150	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 5.3 and as such a PHA is not required.

### E3. Warehouse 5.4

#### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 5.4 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table E-9**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table E-9: DG Classes or Materials Stored and Maximum Quantities in WH 5.4**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	900 L	Y

#### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table E-10** along with maximum DG quantities that will be stored at WH 5.4. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table E-10: WH 5.4 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	900	900	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

#### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

#### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

#### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 5.4 and as such a PHA is not required.

#### E4. Warehouse 5.5

##### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 5.5 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table E-11**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table E-11: DG Classes or Materials Stored and Maximum Quantities in WH 5.5**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	900 L	Y

##### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table E-12** along with maximum DG quantities that will be stored at WH 5.5. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table E-12: WH 5.5 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	900	900	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

##### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

##### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

##### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 5.5 and as such a PHA is not required.

## E5. Warehouse 5.6

### a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 5.6 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table E-13**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table E-13: DG Classes or Materials Stored and Maximum Quantities in WH 5.6**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	600 kg	Y
Flammable liquids	3	II & III	350 L	Y

### b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table E-14** along with maximum DG quantities that will be stored at WH 5.6. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table E-14: WH 5.6 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	780	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	350	350	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

### c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

### d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

### e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 5.6 and as such a PHA is not required.

## Appendix F

### Lot 6 Warehouses SEPP-RH Assessments

Appendix F

F1. Warehouse 6.1a  
 a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 6.1a and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table F-1**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table F-1: DG Classes or Materials Stored and Maximum Quantities in WH 6.1a**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	1,400 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table F-2** along with maximum DG quantities that will be stored at WH 6.1a. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table F-2: WH 6.1a Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	1,400	1,400	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 6.1a and as such a PHA is not required.

F2. Warehouse 6.1b  
 a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 6.1b and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table F-3**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table F-3: DG Classes or Materials Stored and Maximum Quantities in WH 6.1b**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	1,300 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table F-4** along with maximum DG quantities that will be stored at WH 6.1b. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table F-4: WH 6.1b Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	1,300	1,300	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 6.1b and as such a PHA is not required.

F3. Warehouse 6.2  
a. Proposed Storage Details

The total quantities of DGs that are to be stored at WH 6.2 and an assessment of whether the Class is subject to SEPP-RH, is shown in **Appendix Table F-5**. The data has been estimated to provide some flexibility for tenants that may potentially store DGs as part of operations within the warehouses.

**Appendix Table F-5: DG Classes or Materials Stored and Maximum Quantities in WH 6.2**

Description	Class	PG	Total Quantity	Class Subject to SEPP (Y/N)
Forklift cylinders	2.1	n/a	180 kg	Y
Aerosols	2.1	n/a	1,000 kg	Y
Flammable liquids	3	II & III	1,750 L	Y

b. Storage Assessment

Threshold limits for the application of SEPP-RH are presented in **Appendix Table F-6** along with maximum DG quantities that will be stored at WH 6.2. The results summarised in the table indicates the SEPP-RH criteria is not exceeded; hence, no further assessment would be required.

**Appendix Table F-6: WH 6.2 Quantities Stored and SEPP-RH Threshold**

Description	Class	PG	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
Forklift cylinders	2.1	n/a	-	1,180	10,000	N
Aerosols	2.1	n/a	-			
Flammable liquids	3	II & III	1,750	1,750	5,000	N

\*Density of flammable liquids assumed to be 1,000 kg/m<sup>3</sup>

c. Transport Assessment

Any DGs stored at the Warehouse will be used for operational purposes; hence, there would be no regular deliveries of DG quantities in packages exceeding the transport limit thresholds. Therefore, the transport thresholds would not be expected to be exceeded by the development and SEPP-RH does not apply.

d. Assessment of Offense

It is not expected that the tenancy will produce noise or odour in excess of the background levels expected by such a development. As such SEPP-RH does not apply. Tenancy applications shall be assessed on a case-by-case basis and where operations may cause excess noise, odour or require a license for environmental discharge, further assessment shall be undertaken.

e. Summary

Based on the proposed DG storages levels, low number of DG-related deliveries and truck movements which would be required to service the warehouse and expected low-offense nature of any proposed tenant. SEPP-RH does not apply to Warehouse 6.2 and as such a PHA is not required.