

Hazardous and Offensive Development Statement; Application of SEPP 33

Proposed Industrial Warehouse, Hollinsworth Road, Marsden Park

Objective:

The objective of this review is to demonstrate whether a proposed warehouse development is potentially hazardous using the risk screening method and thresholds in accordance with the Department's 'Hazardous and Offensive Development Application Guidelines': Applying SEPP 33.

Background:

The proposal covers the development of the warehouse, distribution centres and agricultural produce facility. The hazardous materials will only be stored, handled and used in Building 5 (Valley Fresh).

Valley Fresh provides a range of specialised services within purpose built warehouses designed to maximise supply chain efficiencies. Valley Fresh operates a range of 'state of the art' machines to pack produce. Services include precooling, ripening, cool chain management, packing/repacking, storage, quality control, distribution and logistics and fumigation.

The Valley Fresh warehouse will generally involve the following activities:

Trucks arrive at site delivering fresh produce on site from local, national and international sources. The trucks reverse into loading docks and are unpacked by warehouse staff.

The produce is warehoused within the cold storage areas, ripened or fumigated if needed and packaged. Valley Fresh do not 'process' produce. Produce remains as it arrived. Only the way it is packed will change.

Once the produce is ready for distribution it will be loaded onto trucks from the loading docks and distributed to various locations across NSW and beyond.

Valley Fresh have confirmed they will store and use the following chemical on site:

1 x 95kg cylinder of methyl bromide which is used for the fumigation of fresh produce as directed by quarantine. It will be stored in the service area in the rear of the fumigation chamber. This room is locked and appropriate safety signage displayed.

3-4 x 30kg cylinders of ethylene gas which is used to ripen the fruit. The gas is stored as part of the ripening system with bollards to protect it. The gas is used in the ripening process. Gas cylinders are locked and appropriate signage is displayed.

There are no hazardous materials stored, handled or used in other development facilities.

Evaluation of Hazards

To determine whether the Building 5 (Valley Fresh) proposed development is potentially hazardous the risk screening method outlined in the Hazardous and Offensive Development Application Guidelines, Applying SEPP 33 was used. Relevant tables and graphs from the Hazardous and Offensive Development Application Guidelines, Applying SEPP 33 document were utilised to determine screening thresholds — quantities below which it can be assumed there is unlikely to be a significant off-site risk. The tables and graphs are based on the dangerous goods classification.

Table 1 below summarises the results.

Table 1

Area No	Material	DG Class	Qty (kg)	Screening Method	Threshold (kg)	Notes
Building 5	Methyl Bromide	2.3	95	Table 3	100 kg	Below the threshold
Building 5	Ethylene	2.1	120	Figure 6 graph	100 kg	Above the "sensitive" location threshold of 14m* from the closest residential boundary.

* Storage of ethylene gas is expected to be located 25m from the nearest site boundary, based on site plan attached

Findings

Class 2.3

The threshold limit is 100 kg. The development application is below the threshold limit. The development is not potentially hazardous on the basis of that material.

Class 2.1

The 'screening distance' for 120 kg of class 2.1 (flammable gas) is 14m for "sensitive" locations such as residential land uses. The class 2.1 (ethylene gas) storage at Building 5 will be located 25m from the nearest site boundary so it is well within the limit for sensitive locations. Therefore the development is not potentially hazardous on the basis of that material.

Transportation hazards

The development was also assessed for the transportation hazards related to number of generated traffic movements of hazardous materials entering or leaving the site. Based on the very limited hazardous materials quantities, it is anticipated that the vehicles entering with hazardous materials will be significantly below the numbers of Table 2 (Transportation Screening Thresholds), both from the annual cumulative, peak weekly vehicle movements and tonnage.

Conclusion

The proposed development, Industrial Warehouse Estate, Hollinsworth Road, Marsden Park, is below the screening thresholds for what is defined as a hazardous or offensive industry under SEPP 33 and accordingly a preliminary hazardous analysis (PHA) is not required.

Disclaimer

This report dated 11 December 2017 was prepared by Marair Dangerous Goods Specialists Pty Ltd and its Associates using information and quantities provided solely by Logos Property. The NSW Planning document *Hazardous and Offensive Development Application Guidelines Applying SEPP 33* was used to determine whether a Preliminary Hazardous Analysis was required.

Contact

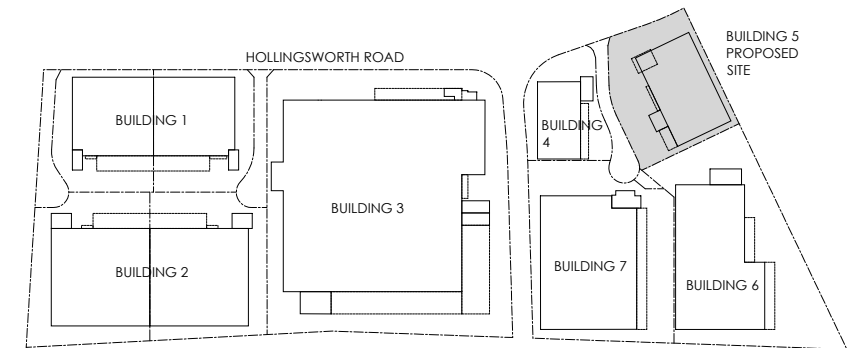
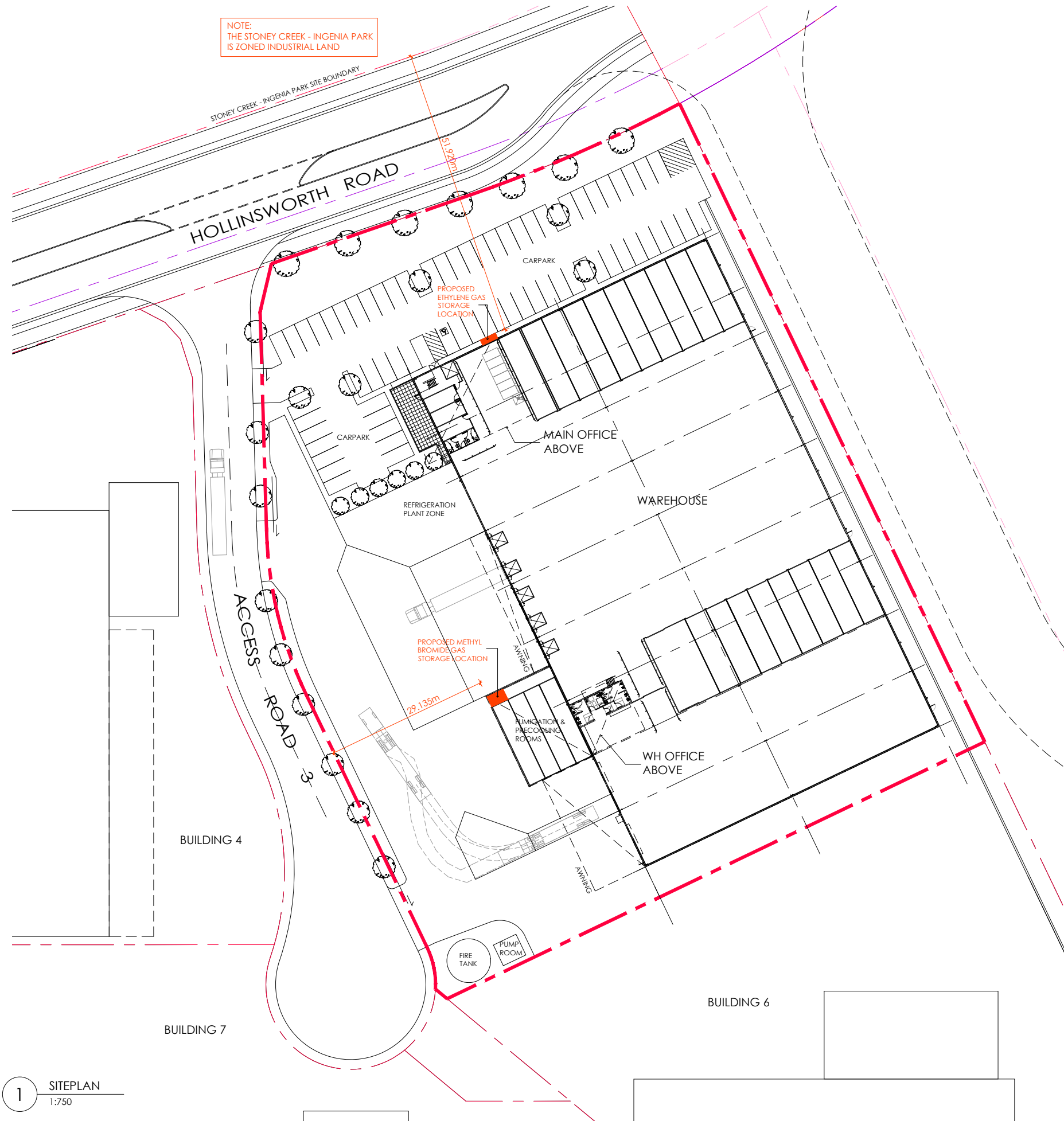
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ESTATE MASTERPLAN PLAN
NTS

1 SITEPLAN
1:750

Architect

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Amendments

A Issue for DA

12.12.17



Client
LOGOS
Project
Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765

Drawn
TT
Scale
1:750 @ A3

Checked
PM
Date
OCT 2017

Approved
PM

Drawing Title
BUILDING 5: DANGEROUS GOODS STORAGE

Project Number
1706

Drawing Number
LG MAR DA56

Rev
A

Status
DEVELOPMENT APPLICATION

