

Sherpa Ref: 21280-LET-001 FINAL

26 September 2018

Attention: Jeff Lord, Director
DBL Property Pty Ltd
Suite 2, Upper Ground Floor,
437 Kent Street, Sydney, NSW 2000

Dear Jeff

Subject: Proposed Warehouse Development, Lot 9, 28 McPherson Street.

As requested, the proposed IN1 warehouse development at Lot 9, 28 McPherson St as per the location shown in Attachment 1 has been reviewed in the context of the BIP QRA to identify potential land use safety planning risk issues.

The most recent publicly available BIP risk contours remain those from the 2012 BIP Summary QRA report 2012 (as shown in Attachment 2).

Essentially:

1. The individual fatality risk at the proposed development location is below 50×10^{-6} per year and therefore meets the relevant risk criterion, ie risk to industrial land uses is below 50×10^{-6} per year.
2. The most recent review of population data (based on the ABS 2016 Census) includes an area covering Lot 9. This lot is within ABS Transport Zone 401 which shows an average density of 0.0023 people / m². This corresponds to a population of 97 people over the total 41,290m² site area of Lot 9. This is quite similar to the total proposed carspaces of 117 hence the impact on societal risk is likely to be small compared to the populations already considered in the most recent modelling.

Therefore the development is likely to be compatible with the area risk profile. However given that the overall societal risk in the area is quite high, it is probable that a formal demonstration that the societal risk is not significantly altered will be required by the approval authority.

Yours sincerely

Jenny Polich
Principal Engineer, Sherpa Consulting Pty Ltd

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Attachment 1 – Proposed development location, Lot 9, 28 McPherson Street



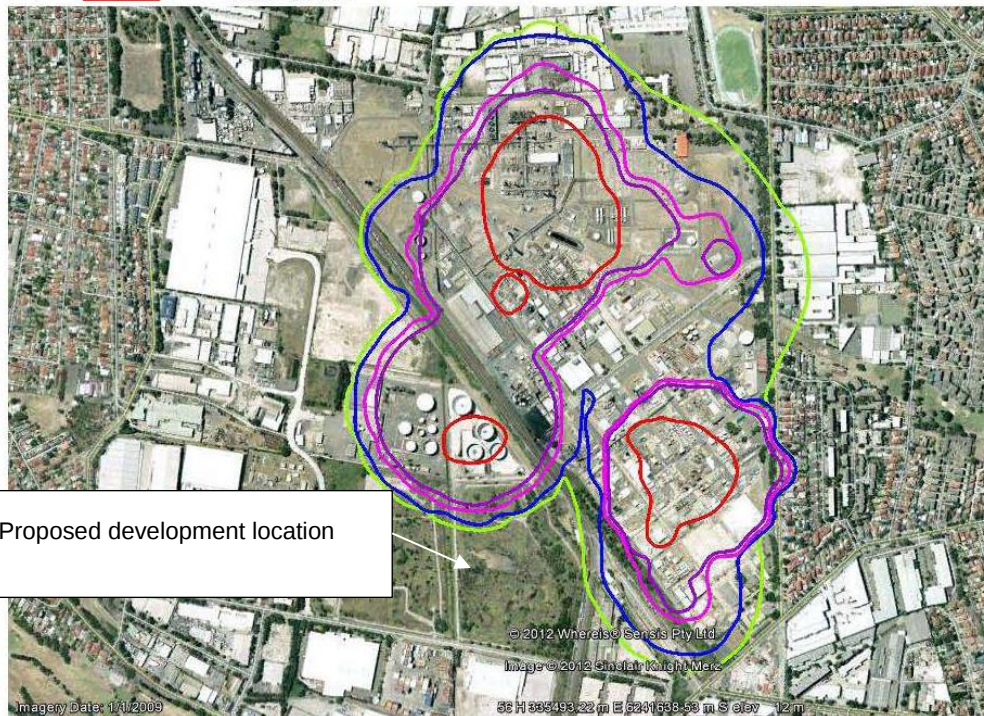
Individual Fatality Risk Contours BIP Summary QRA report 2012 page 77
(see <http://www.planning.nsw.gov.au/~media/Files/DPE/Reports/quantitative-risk-assessment-summary-report-botany-industrial-park-2012-09-25.ashx>)



FIGURE 9.1: CUMULATIVE BIP INDIVIDUAL FATALITY RISK

LEGEND:

-  0.5×10^{-6} per year
-  1×10^{-6} per year
-  5×10^{-6} per year
-  10×10^{-6} per year
-  50×10^{-6} per year



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