

From: [Nicholas Hon](#)
To: [Ania Dorocinska](#)
Cc: [Doris Yau](#)
Subject: RE: Notice of Exhibition – Bunnings Warehouse Leppington (SSD-10366)
Date: Tuesday, 10 December 2019 2:28:19 PM
Attachments: [2018-08-13 Jemena Sydney Primary Main 550 mm pipeline - APD.JPG](#)

Hi Ania,

Thanks for forwarding this for our review. Our advice at this stage is set-out below, in accordance with the two Hazards and Risk SEARs of 30 August 2019.

1st dot-point: Requirement for Preliminary Hazard Analysis (PHA)

EIS Appendix I includes a preliminary risk screening performed in accordance with the Department's *Applying SEPP 33*, as required under the SEAR. The screening indicated that the quantities of dangerous goods stored within the SSD and transported to and from the SSD are below the thresholds in *Applying SEPP 33*. As such, the SSD is not potentially hazardous under SEPP 33 and a PHA does not need to be submitted. Notwithstanding, we recommend the following conditions to be included in the consent if the SSD is approved:

1. The Applicant must ensure that the dangerous goods quantities at any time within the development and transported to and from the development will not exceed the screening threshold quantities listed in the Department's *Hazardous and Offensive Development Guidelines, Applying SEPP 33*.
2. The Applicant must store and handle all chemicals, fuels and oils within the development in accordance with:
 - (a) the requirements under all relevant Australian Standards; and
 - (b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook* if the chemicals, fuels and oils are liquids.In the event of an inconsistency between the requirements listed from (a) and (b) above, the most stringent requirement shall prevail to the extent of the inconsistency.

2nd dot-point: Consultation with Jemena on high pressure gas pipelines

As discussed on Friday, the Applicant has not directly consulted with Jemena on their pipelines. As such, this SEAR has not been met.

Attached is the Jemena pipeline which is only about 20 m from the SSD boundary. In noting that the application has been referred to Jemena for their comment and the Applicant has been requested to directly consult with Jemena, we will provide further advice after reviewing the relevant information to be provided.

Thanks.

Regards,

Nicholas Hon
Technical Specialist (Hazards)

Industry Assessments
320 Pitt Street | Sydney NSW 2000
T 02 9274 6344



Planning,
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From: Ania Dorocinska <Ania.Dorocinska@planning.nsw.gov.au>
Sent: Friday, 6 December 2019 10:26 AM
To: Nicholas Hon <Nicholas.Hon@planning.nsw.gov.au>
Subject: FW: Notice of Exhibition – Bunnings Warehouse Leppington (SSD-10366)

Morning Nicholas,

The application has been referred to Jemena, however, I will call the Applicant regarding their lack of consultation.

Kind regards,

Ania Dorocinska

Senior Environmental Assessment Officer

Industry Assessments | Department of Planning, Industry and Environment
T 02 9274 6225 M 0414 848 343 | E ania.dorocinska@planning.nsw.gov.au
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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



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From: Jessica Fountain
Sent: Wednesday, 13 November 2019 3:39 PM
To: luke.duncan@jemena.com.au; renee.mccall@jemena.com.au
Cc: Ania Dorocinska <Ania.Dorocinska@planning.nsw.gov.au>
Subject: Notice of Exhibition – Bunnings Warehouse Leppington (SSD-10366)

Dear Sir/Madam

The Department of Planning, Industry and Environment has received an Environmental Impact Statement (EIS) for Bunnings Warehouse Leppington (SSD-10366).

The EIS will be publicly exhibited from 20/11/2019 to 18/12/2019.

The EIS can be viewed on the Department's Major Projects site at <https://www.planningportal.nsw.gov.au/major-projects/project/20991> from 20/11/19. If you wish to view the documents prior to this date, you will need to register an account on the Major Projects website. A User Guide is attached for your reference.

The Department invites you to advise on the proposal, including advice on recommended conditions by the due date.

If you have any enquiries, please contact Ania Dorocinska on (02) 9274 6225 or ania.dorocinska@planning.nsw.gov.au.

Regards

Jess Fountain
DA Coordinator

Key Sites and Industry Assessments | Department of Planning, Industry and Environment
T 02 9860 1559 | **E** Jessica.fountain@planning.nsw.gov.au
Level 29, 320 Pitt Street, Sydney | GPO Box 39, Sydney NSW 2001
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