



DOC18/122056-03  
Your Ref.

Mr Chris Ritchie  
Director Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Ritchie

21 May 2018

**Exhibition of Environmental Assessment for ASICS Warehouse and Distribution Centre -  
4 Darling Street Marsden Park (SSD-9153)**

The Environment Protection Authority ("EPA") refers to the letter received by the Environment Protection Authority on 26 April 2018 seeking EPA comments on the Environmental Impact Statement ("EIS") and recommended conditions of consent, for the above proposal. The EPA also refer to the EIS documents viewed on the Department of Planning and Environment ("DPE") website at <http://www.major.projects.planning.nsw.gov.au/page/on-exhibition/>.

The EPA has reviewed the EIS and the additional information provided. Details of EPA's submission, including comments on the environmental assessment and recommended consent conditions are included as **Attachment 1** to this letter. The EPA recommends that DPE consider incorporating the proposed conditions into the conditions of consent should DPE intend to grant approval.

The proposal is considered a State Significant Development under Part 4, Division 4.1 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") however it does not involve facilitation of a scheduled activity under *Protection of Environment Operations Act 1997* ("POEO Act"). Nevertheless, the EPA would appreciate the opportunity to review the draft Director-General's condition of consent for the proposal prior to their finalisation.

If you have any queries regarding this matter please contact Lilian De Torres on (02) 9995 5059 or [Lilian.DeTorres@epa.nsw.gov.au](mailto:Lilian.DeTorres@epa.nsw.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'C Mitchell'.

**Christine Mitchell**  
**A/Unit Head – Sydney Industry**  
**Environment Protection Authority**

## **Attachment 1: EPA comments and Recommended Conditions of Consent on the EIS for ASICS Warehouse and Distribution Centre, 4 Darling Street, Marsden Park**

The EPA has reviewed the above EIS and comments on the following aspects of the proposal:

### **SEARs Requirements**

In the letter provided to DPE on 6 March 2018, the EPA stated its concern how the construction activities will pose certain environmental risks that needs to be addressed. The EPA comments on the following SEARs advise as per the EIS presented:

- **Detailed information of the site's proposed stormwater infrastructure, including the drainage systems for separation of dirty and clean areas during construction and operation, must be included in the proposed Stormwater Management Plans.**

Appendix D of the EIS presents the Stormwater Management Plan. Dirty water will be captured by a sediment basin and about 1/3 of the stormwater from roofs will be stored in rainwater tanks for reuse. The remaining water runoff from the site area drains towards the regional basin and will be discharged to culverts of Richmond road and tributaries of Bells Creek.

It was stated that dirty water will be designed to be captured by a sediment basin located on the eastern lowest side of the site. Please confirm if the proposed sediment basin will only be one. As some of the paragraphs of Section 4.1 of Appendix D were referring to "sediment basins" – in plural form which is contradicted by the first paragraph that only one sediment basin has been proposed.

- **A map showing the location of all the sensitive receptors including the residential land users that will be affected by dust and noise during the construction and operational activities including the mitigation measures proposed to minimise these impacts.**

Figure 2.2 or Figure 2.6 of Section 2.5 'Surrounding Land Use' of the EIS should have been a good map to show locations of sensitive receptors but the maps were smaller and there's no labels to show where the caravan park and the residential zoned land to the northeast, northwest and southeast of the site are located.

Generally, most of the figures presented in the EIS were not legible for reading. Perhaps increasing the figures to appropriate sizes will make the figures readable (e.g. figures 3.1, 3.2, 3.3, 3.4, 3.8, 4.2 etc.).

Figure 2 of Appendix H -SSD Noise Assessment Report done by Renzo Tonin and Associates is a good example of an appropriate size, legible and labelled map.

Appendix H - SSD Noise Assessment Report concludes that noise from the proposed facility's operation has been predicted to comply at all surrounding receivers for any given period. Proposed noise conditions will be included in the EPA's recommended conditions of consent.

Section 6.4.1 of the EIS stated the standard best practice techniques to minimise dust emission during construction stage. This is taken into consideration and is proposed to be included in the EPA's recommended conditions of consent.

- **Detailed information about the wastes generated during construction and operation of the facility, including the mitigation measures proposed to minimise these impacts.**

The anticipated waste generation during construction and operational phases of the project was addressed in Section 6.8 of the EIS. Appendix J – Waste Management Plan for Asics Facility further describe the onsite and offsite strategy for collection and disposal of such wastes. Adherence to the Waste Management Plan will be included to the EPA's recommended conditions of consent.



- **The proposed Erosion and Sediment Control Plan, Stormwater Management Plan and Waste Management Plan must be reviewed by the EPA.**

The Stormwater Management Plan including the Erosion and Sediment Control Plan and the Waste Management Plan were all presented as Appendices to the EIS. The proponent must ensure that all management plan presented for this project must be implemented at any given time.

- **The EPA recommends the following conditions of consent to be incorporated for the ASICS Warehouse and Distribution Centre should DPE intends to grant approval:**
  - The construction and operation of the ASICS facility must adhere to the relevant noise criteria under the *Noise Policy for Industry (NPI) 2017* and the noise assessment presented on the EIS as **Appendix H – ASICS Facility, Darling Street, Sydney Business Park, Marsden Part SSD Noise Assessment dated on 21 March 2018 by Renzo Tonin & Associates.**
  - The hours of operation for the showroom and retail outlet and supervised public access to the playing fields and court, is limited between 7:00 am to 9:00 pm, 7 days a week.
  - Construction works for the development must be undertaken within the hours stipulated in EPA's Interim Construction Noise Guideline, as follows:
    - 7:00 am to 6:00 pm Monday to Friday;
    - 8:00 am to 1:00 pm Saturdays; and
    - No work on Sundays and/or public holidays.
  - All operations and activities occurring at the premises must be carried out in a manner that will minimise or prevent the emission of dust from the premises.
  - Dust emissions during construction phase must be managed in accordance to **Section 6.4.1 of the ASICS Facility, Sydney Business Park Environmental Impact Assessment dated April 2018 by PJEP Environmental Planning.**
  - The Waste Management Plan presented as **Appendix J of the ASICS Facility, Sydney Business Park Environmental Impact Assessment dated April 2018 by PJEP Environmental Planning** must be implemented during construction and operational phases.
  - The Stormwater Management Plan by Northrop dated 28 March 2018 presented as **Appendix D of the ASICS Facility, Sydney Business Park Environmental Impact Assessment** must be implemented during construction and operational phases.

