

Department of Planning, Industry and Environment
Industry Assessments
GPO Box 39
Sydney NSW 2001

Attention: Thomas Bertwistle

Re: EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD-8586218-MOD-1

PROPOSAL:	TEMPERATURE CONTROLLED WAREHOUSE FACILITY
ADDRESS:	LOT 4, BRINGELLY ROAD BUSINESS HUB, LEPPINGTON (LOT 11 DP 29104)

Thank you for the opportunity to comment on the proposed State Significant Development for a Temperature Controlled Warehouse Facility at Lot 4, Bringelly Road Business Hub, Leppington.

Council has reviewed the documentation on the NSW Department of Planning, Industry and Environment's website with respect to this application, and request that the following matters are considered in the assessment and determination of the SSD.

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

1. Council's Environmental Health Section previously provided feedback regarding the SSD to assist with the preparation of the Secretary's Environmental Assessment Requirements (SEARs) for the proposed development. To address the requirements of State Environmental Planning Policy No. 33- Hazardous and Offensive Development, the Applicant was advised at the time that they may be required to prepare a preliminary screening procedure and/or Preliminary Hazard Analysis for the proposal.

The original Application for the proposed development was subsequently supported by a letter titled 'Re: State Environmental Planning Policy No. 33 for Lot 4, 50 Bringelly Road' prepared by Riskcon Engineering dated 17th July 2020. Within this letter Riskcon Engineering confirmed that the proposed warehouse would not involve the storage of Dangerous Goods. This information contradicts the latest report prepared by Riskcon Engineering which now confirms that the temperature-controlled warehouse will include the storage and handling of Dangerous Goods. This discrepancy is brought to the attention of the Department for their consideration.

Acoustic Assessment

2. As part of their assessment, SLR Consulting Australia Pty Ltd focused on potential noise impacts associated with the use of refrigerated trucks in the south-west loading docks. The Site Plan (Project No. 20245, Dwg No. DA101, Revision F) prepared by SBA Architects dated 3rd February 2021 confirms that the proposed modifications include a freezer and cool room. In addition, the aforementioned floor plan identifies additional 'plant' in the external grounds of the premises. It is anticipated that the coolroom and freezer will include refrigeration motors or similar equipment which may contribute to noise emissions from the site.

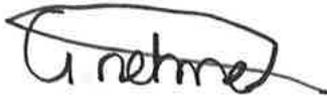
The assessment shall be representative of all noise generating activities on-site including but not limited to mechanical plant. In this regard, the cumulative effect of noise must be considered when assessing the impact upon receivers.

CONCLUDING REMARKS

Overall, Council supports the proposed warehouse as it is generally consistent with the vision for a business hub along Bringelly Road. However, it is requested that the advice provided above be taken into consideration in the assessment of the proposed modification.

If you have any questions please contact Boris Santana, Principal Planner on 8711 7683.

Yours sincerely,



George Nehme
Coordinator
Development Assessment