SEPP 33 - PRELIMINARY RISK SCREENING & HAZARD ASSESSMENT

Lots 107, 63 & 10 Clunies Ross Street,
Greystanes NSW 2145

Prepared for:

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Level 11
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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with ISPT Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
620.13835.00000-R01-v1.0	4 June 2020	Craig Simpson	Ewan Cummins	Neil Kumar

CONTENTS

DOCUMENT REFERENCES

TABLES

FIGURES

1 Introduction

SLR Consulting Australia Pty Ltd (SLR Consulting) has been engaged by ISPT Pty Ltd (ISPT) to assess the potential impacts of the proposed construction and operation of the a warehouse complex at 44 Clunies Ross Street, Pemulwuy New South Wales (NSW) 2145.

The Development is located at 44 Clunies Ross Street, Pemulwuy, NSW 2145 and 615A Great Western Highway, Greystanes NSW 2145 and Lot 107 in DP1028208 (the site). The site (Figure 1) is within the local government areas of Cumberland City Council and Blacktown City Council (Council) (see Figure 1). The Development Site is zoned IN1 General Industrial in the State Environmental Planning Policy (Western Sydney Employment Area) 2009 Land Zoning Map (see Figure 2 & Figure 3).

This Preliminary Risk Screening assessment forms part of the supporting documentation for the State Significant Development Application (SSDA) for the Proposal in accordance with Secretary's Environmental Assessment Requirements, which included the following in relation to Land Use Safety:

A preliminary risk screening completed in accordance with Applying SEPP 33 - Hazardous and Offensive Development Application Guidelines (DoP 2011). Should the screening indicate that the development is "potentially hazardous", a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis (DoP, 2011). The PHA should estimate the cumulative risks from the existing and proposed development.

The purpose of this report is to provide a screening assessment of the hazards associated with the storage of dangerous goods on the site in accordance with NSW State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33). The purpose of the initial SEPP 33 risk screening is to exclude from more detailed studies those developments which do not pose significant risk.

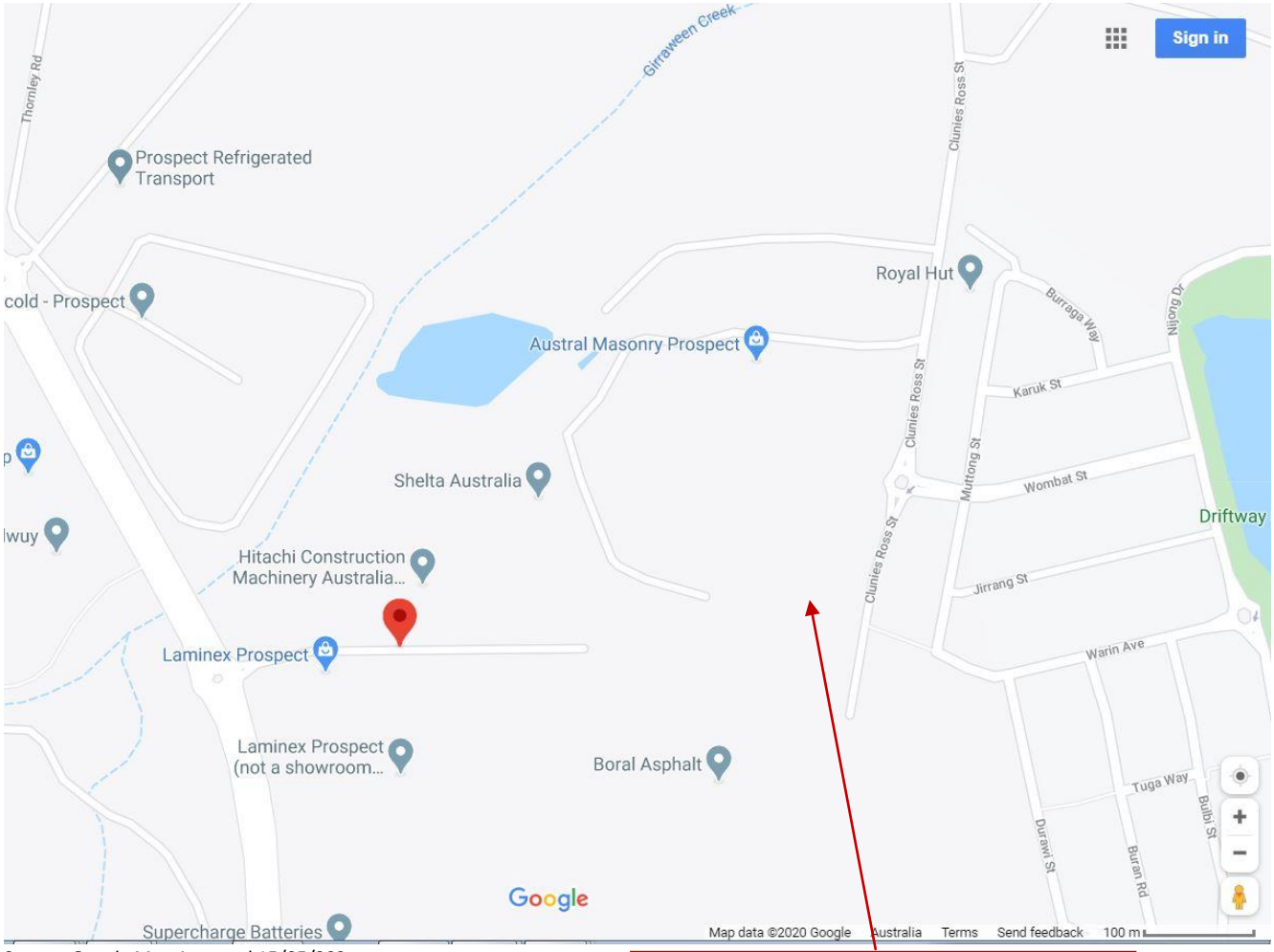
Where SEPP 33 identifies a development as potentially hazardous and/or offensive, developments are required to undertake a Preliminary Hazard Analysis (PHA) to determine the level of risk to people, property and the environment at the proposed location and in the presence of controls.

If the risk levels exceed the criteria of acceptability and/or if the controls are assessed as inadequate, or unable to be readily controlled, then the development is classified as 'hazardous industry'. Where it is unable to prevent offensive impacts on the surrounding land users, the development is classified as 'offensive industry'. Both of these classifications may not be permissible within most industrial zones in NSW.

A development may also be considered potentially hazardous with respect to the transport of dangerous goods. A proposed development may be potentially hazardous if the number of generated traffic movements (for significant quantities of hazardous materials entering or leaving the site) is above the cumulative annual or peak weekly vehicle movements. Table 2 in the document Applying SEPP 33: Hazardous and Offensive Development Application Guidelines (NSW Department of Planning, 2011), outlines the screening thresholds for transportation.

This report presents information pertaining to the presence of any hazardous materials, flammable substances, and compressed or liquefied gases proposed to be stored or handled in relation to the Development Site, including on site storage, or transported to or from the site.

Figure 1 Location of proposed development



Source: Google Map Accessed 15/05/202

Figure 2 Land zoning map (see overleaf)

Figure 3 State Environmental Planning Policy (Western Sydney Employment Area) 2009 Land Zoning Map (see overleaf)

Holroyd Local Environmental Plan 2013

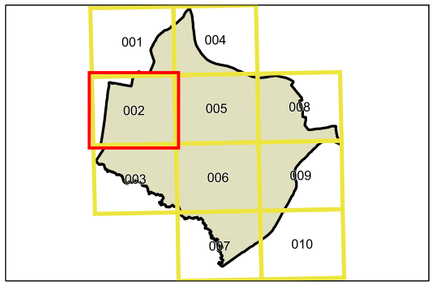
Land Zoning Map
Sheet LZN_002

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- E2 Environmental Conservation
- IN1 General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure
- UL Unzoned Land
- SS SEPP (State Significant) 2005
- WSE SEPP (Western Sydney Employment Area) 2009

Cadastre

Cadastre 07/07/2017 © Cumberland Council



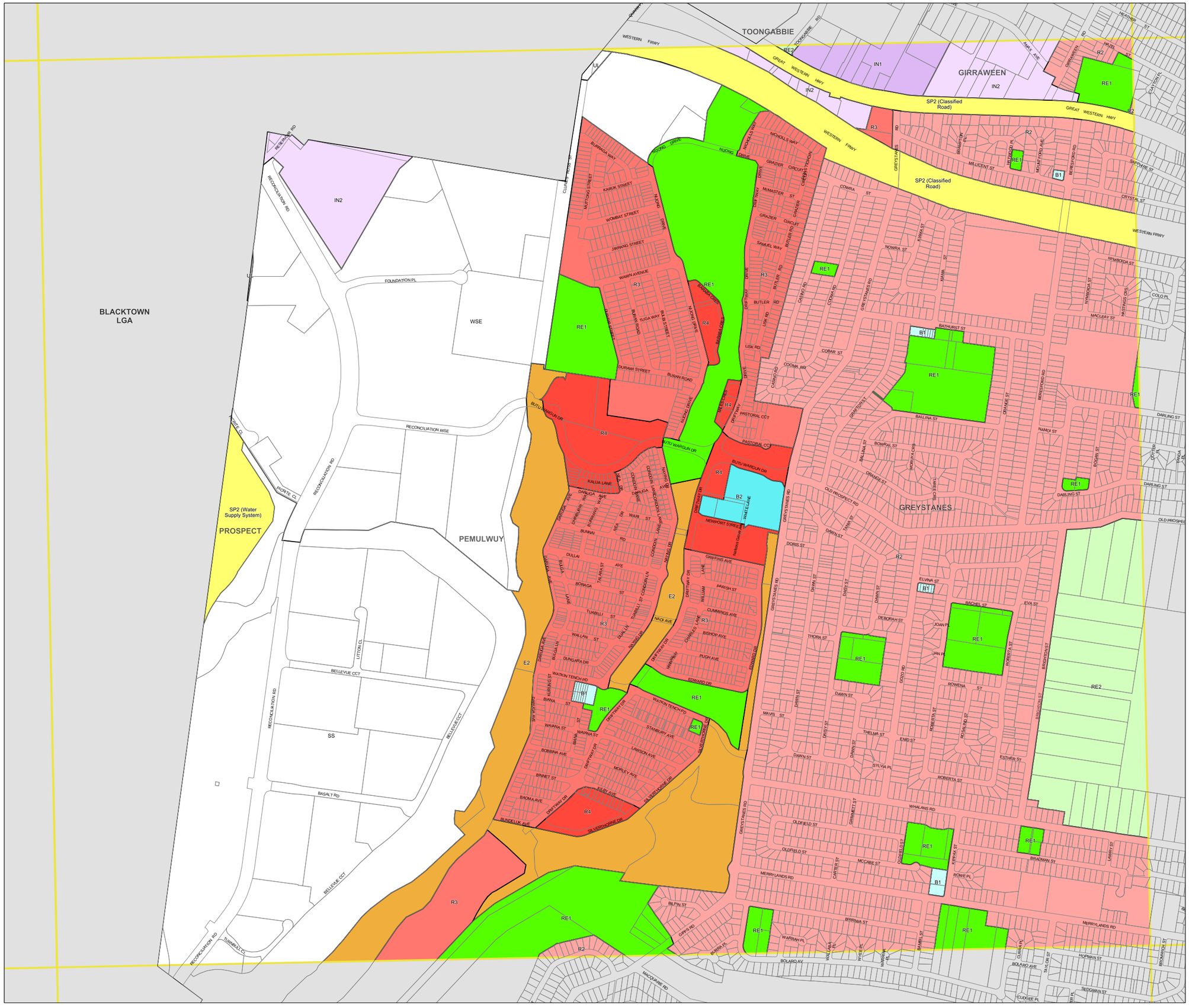
N

0 50 100 150 200 250 300 350 400
Metres

Scale 1: 10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
3950_COM_LZN_002_010_20170707



Map identification number:
3950_COM_LZN_002_010_20170707

NSW GOVERNMENT
Department of Planning

State Environmental Planning Policy (Western Sydney Employment Area) 2009 Land Zoning Map

sheet LZN 001

Subject Land

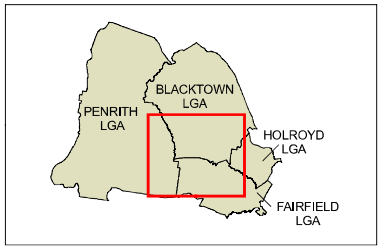
Zone

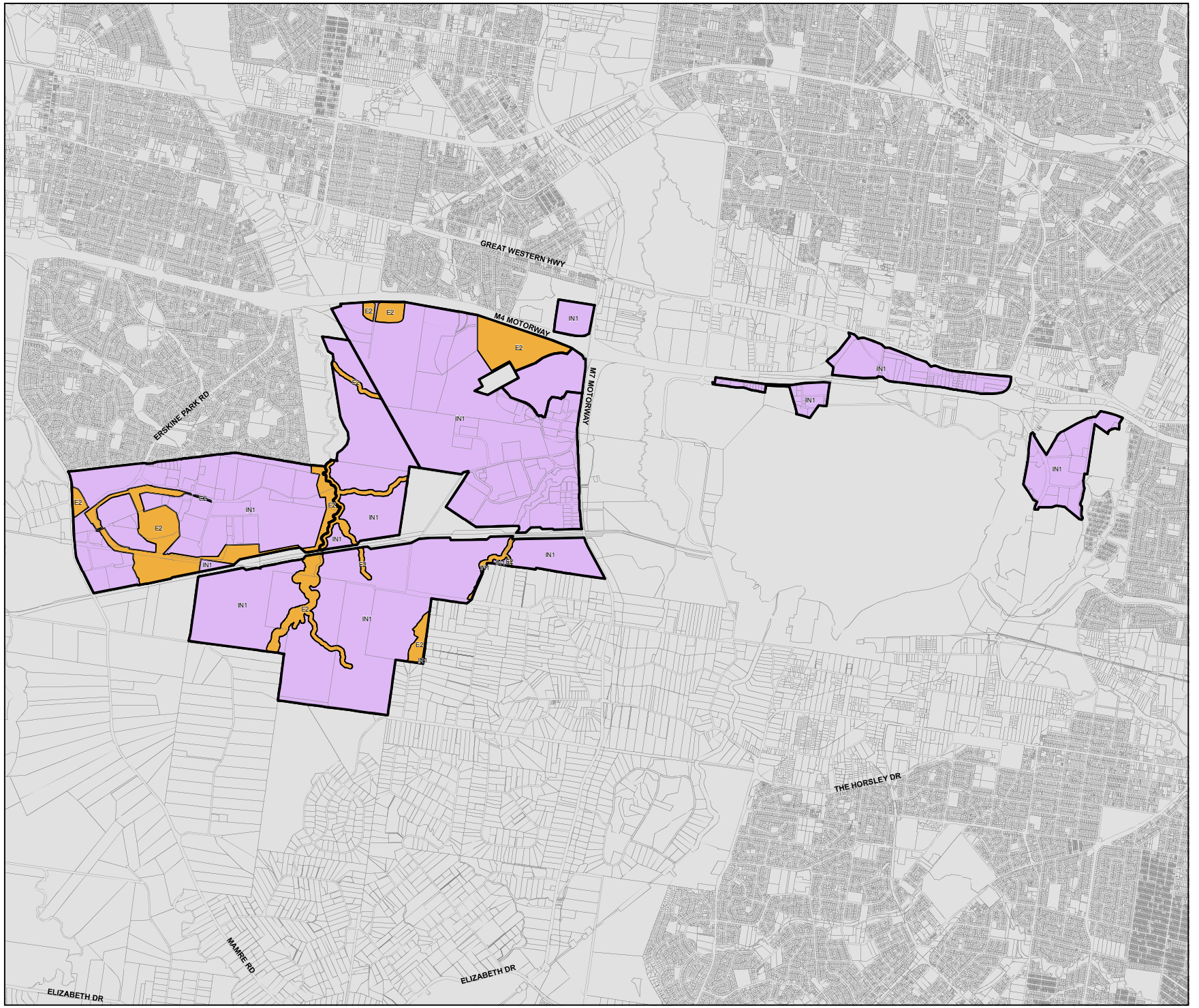
E2 Environmental Conservation

IN1 General Industrial

Cadastre

Cadastre 04/08/2009 © Dept of Lands





N

0 0.5 1 1.5 Km

Projection: MGA Zone 56
Datum: GDA94

Scale: 1:50,000 @ A3

Map Identification Number
SEPP_WSEA_LZN_001_20090805

2 PROPOSED DEVELOPMENT

2.1 Over view

The development consists of seven warehouses. Warehouses 2-7 in the concept plan (attached) will be standard warehouse and distribution centres and are not anticipated to store high quantities of dangerous goods. If a future tenant in these buildings require storage of dangerous goods, then a consent for this should be sought as modification/separate application.

Warehouse 1 in the concept plan will be a 42m-high fridge/freezer high bay facility.

The concept plan has been set out in **Figure 4** (see over page).

Figure 4 Warehouse concept plan (overleaf)

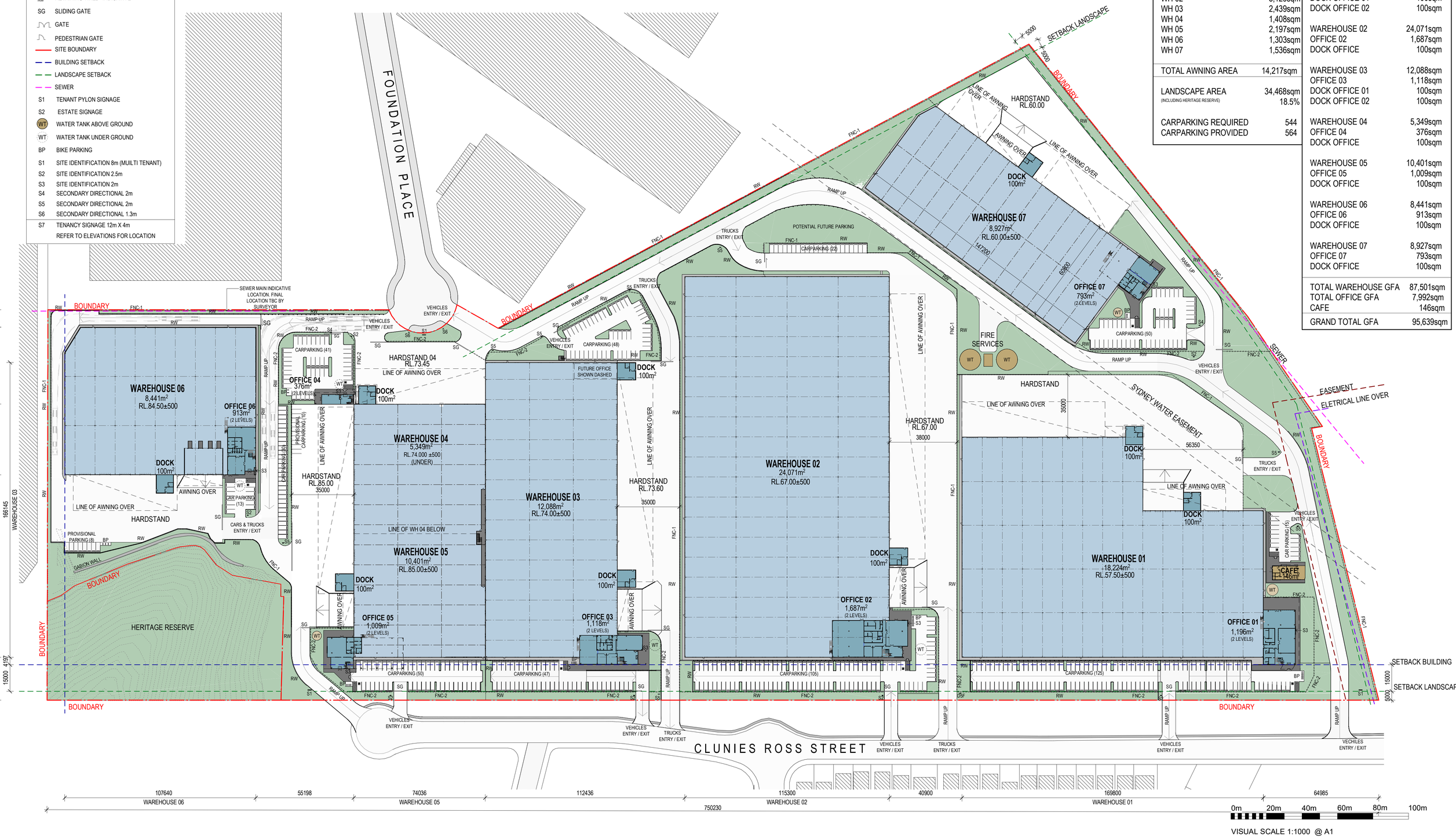
Aliro

SITE LEGEND

- FNC-1, CHAINMESH FENCING
- FNC-2, PALISADE FENCING
- RW — RETAINING WALL - INDICATIVE
- SG — SLIDING GATE
- GATE
- PEDESTRIAN GATE
- SITE BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- SEWER
- S1 — TENANT PYLON SIGNAGE
- S2 — ESTATE SIGNAGE
- WT — WATER TANK ABOVE GROUND
- WT — WATER TANK UNDER GROUND
- BP — BIKE PARKING
- S1 — SITE IDENTIFICATION 8m (MUILTI TENANT)
- S2 — SITE IDENTIFICATION 2.5m
- S3 — SITE IDENTIFICATION 2m
- S4 — SECONDARY DIRECTIONAL 2m
- S5 — SECONDARY DIRECTIONAL 2m
- S6 — SECONDARY DIRECTIONAL 1.3m
- S7 — TENANCY SIGNAGE 12m X 4m
  REFER TO ELEVATIONS FOR LOCATION

AREA SCHEDULE (GFA)	
SITE COVERAGE	51.2%
AWNINGS AREA	
WH 01	2,205sqm
WH 02	3,129sqm
WH 03	2,439sqm
WH 04	1,408sqm
WH 05	2,197sqm
WH 06	1,303sqm
WH 07	1,536sqm
TOTAL AWNING AREA	14,217sqm
LANDSCAPE AREA (INCLUDING HERITAGE RESERVE)	34,468sqm 18.5%
CARPARKING REQUIRED	544
CARPARKING PROVIDED	564

AREA SCHEDULE (GFA)	
SITE AREA (INCLUDING HERITAGE RESERVE)	**186,596.5 sqm**
WAREHOUSE 01	18,224sqm
OFFICE 01	1,196sqm
DOCK OFFICE 01	100sqm
DOCK OFFICE 02	100sqm
WAREHOUSE 02	24,071sqm
OFFICE 02	1,687sqm
DOCK OFFICE	100sqm
WAREHOUSE 03	12,088sqm
OFFICE 03	1,118sqm
DOCK OFFICE 01	100sqm
DOCK OFFICE 02	100sqm
WAREHOUSE 04	5,349sqm
OFFICE 04	376sqm
DOCK OFFICE	100sqm
WAREHOUSE 05	10,401sqm
OFFICE 05	1,009sqm
DOCK OFFICE	100sqm
WAREHOUSE 06	8,441sqm
OFFICE 06	913sqm
DOCK OFFICE	100sqm
WAREHOUSE 07	8,927sqm
OFFICE 07	793sqm
DOCK OFFICE	100sqm
TOTAL WAREHOUSE GFA	87,501sqm
TOTAL OFFICE GFA	7,992sqm
CAFE	146sqm
GRAND TOTAL GFA	95,639sqm



VISUAL SCALE 1:1000 @ A1

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M	ISSUED FOR DA	22.05.20
L	ISSUED FOR DA	21.05.20
K	ISSUED FOR DA	20.05.20
J	PRELIMINARY ISSUED	08.05.20
H	PRELIMINARY ISSUED	30.04.20
G	PRELIMINARY ISSUED	21.04.20
F	FOR INFORMATION	27.03.20
#	DESCRIPTION	DATE

CLIENT: Aliro

ELEVATION @ GREYSTANES

LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

NORTH

TITLE: SITE PLAN

DATE	SCALE	PROJECT NO.	DWG NO.	REVISION
22.05.20	As indicated @ A1	19280	DA100	M

The only potentially hazardous material associated with the facility will be ammonia refrigerant used in closed systems.

2.2 Hours of Operation

The proposed development will operate 24 hours a day, seven days a week.

2.3 Vehicular Access and Parking

Access to the Development Site will be via Clunies Ross Street (refer Figure 1).

3 SURROUNDING LAND USES AND ZONING

Under the provision of the State Environmental Planning Policy (Western Sydney Employment Area) 2009, the Development Site is zoned IN1 General Industrial as is the land surrounding the site to the north east, south and west.

The land to east of the site is zoned R3 Medium Density Residential.

Those land uses permissible with consent in the IN1 zone are:

Permitted with consent

Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Heliports; Industrial training facilities; Kiosks; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; Tank-based aquaculture; Warehouse or distribution centres; Vehicle sales or hire premises; Any other development not specified in item 2 or 4

Table 1 Neighbouring properties and distance to properties

Direction	Approximate Distance from Boundary of Development Site	Company/Operations	Use of Premises
North	Adjacent boundary	Austral Masonry	Manufacturing pavers, bricks, etc
West	30 m	ARJO Australia	Medical and physiotherapy equipment supplier
West	45 m	Hitachi Construction Machinery Australia	Construction machinery
East	50 m	Residential dwellings	homes
South	Adjacent boundary	Boral Asphalt	Asphalt supply

4 PRELIMINARY RISK SCREENING

Preliminary risk screening of the proposed development is required under SEPP 33 to determine the need for a Preliminary Hazard Analysis (PHA). The preliminary screening assesses the storage of specific dangerous goods classes that have the potential for significant, off-site effects. Specifically, the assessment involves the identification of classes and quantities of all dangerous goods to be used, stored or produced on site with respect to storage depot locations as well as transported to and from the site.

4.1 Dangerous Goods Storage

The proposed inventory of Dangerous Goods (DG) in accordance with the Australian Code for the Transport of Dangerous Goods by Road and Rail (ADG Code) is provided in Table 2 below.

The information contained in the table compares the total storage quantity of the required dangerous goods classes against the storage screening threshold in Table 3, and Figure 9 of Applying SEPP 33 (NSW Department of Planning, 2011).

The dangerous goods to be stored on the site were grouped into their respective ADG classes. If more than one packaging group was present in an ADG class it was assumed that the total amount for that class was the more hazardous packing group.

The only Dangerous Goods to be used or stored at the facility is ammonia for use in the closed refrigeration system. The amount of ammonia used on site will be dependent on the refrigeration system employed but is expected to be less than 5 tonnes.

The proposed inventory of ammonia, and classification is provided in Table 2 below.

Table 2 Dangerous Goods Classes in Storage*

Substance	Hazardous Class	Packing Group	Total Storage on Site	Threshold Quantity	SEPP 33 Threshold Level Findings
Ammonia (in closed loop refrigerant system)	Dangerous Goods Class 2.3 Sub Risk Class 8	-	Less than 5 tonnes.	5 tonnes	Below threshold

* Information provided by ISPT Pty Ltd

The proposed dangerous goods planned to be stored on site is within the screening thresholds and therefore is not considered potentially hazardous.

The Project includes the use of ammonia in a closed system. The technical and management safeguards required in place for ammonia in closed loop refrigerant systems are self-evident and readily implemented as part of plant safety engineering.

Given consideration of the above engineering controls, the Project may not require the preparation of a Preliminary Hazard Analysis.

4.2 Dangerous Goods Transport

In applying SEPP 33 a proposed development may be deemed potentially hazardous if the numbers of generated traffic movements for significant quantities of dangerous goods entering and leaving the site, are above the cumulative vehicle movements shown in Table 2 of the SEPP 33 guideline. The levels of maximum proposed movements at the site per week are provided below in Table 3. Note that the annual levels directly reflect the weekly vehicle movements.

Table 3 Dangerous Goods Vehicle Movements*

ADG Class	Substance	Maximum Proposed DGs Vehicle Movements (per week)	SEPP 33 Threshold Vehicle Movements (per week)	SEPP 33 Threshold Minimum Quantity per load (tonne))	SEPP 33 Threshold Level Findings
Ammonia	Dangerous Goods Class 2.3	<1	>6	1	Below

Note: Assumes each dangerous good class is transported separately.

* Information provided by ISPT Pty Ltd

There will be no regular transport of Dangerous Goods associated with the facility.

5 PRELIMINARY RISK SCREENING CONCLUSION

This report has reviewed and applied the requirements of SEPP 33 in order to determine whether the policy applies to the Project.

The SEPP33 screenings for storage of dangerous goods indicate that the development may not be classified as a hazardous or offensive industry.

It is the conclusion that the proposed development with suitable engineering and design controls in place, meets all the requirements stipulated by the Department of Planning and Environment, and hence would not be considered, to be an offensive or hazardous development on site.

6 REFERENCES

Commonwealth Government, 2014, Australian Code for the Transport of Dangerous Goods by Road and Rail (ADG Number 7.3).

Department of the Environment and Energy (2017), Guide to the Australian Energy Statistics 2017, Canberra, August.

Department of Planning NSW, 2011, Applying SEPP 33 - Hazardous and Offensive Development Application Guidelines.

NSW Government Code of Practice Managing Risks of Hazardous Chemicals in the Workplace, August 2019

NSW Government Notifications of Schedule 11 Hazardous Chemicals and Abandoned Tanks – Guidance Material. Safework NSW

Planning NSW, 2011 Rick Criteria for Land Use Safety Planning – Hazardous Industry Planning Advisory Paper No 4, New South Wales Government

Planning NSW, 2011 Hazard Analysis – Hazardous Industry Planning Advisory Paper No 6, New South Wales Government

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