

## Amy Robertson

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**From:** Nicholas Hon  
**Sent:** Monday, 1 May 2017 9:09 AM  
**To:** Amy Robertson  
**Cc:** Natasha Harras  
**Subject:** RE: 96 (1A) Modification to Proposed Dangerous Goods Facility (SSD 7491 MOD 1)

Hi Amy,

Thanks for forwarding the response from the Applicant with regards to my queries on the SSD 7491 MOD 1 application. I have noted that the responses are the statements in red, appended to your e-mail to the Applicant dated 26 April 2017.

Following a review of the information submitted thus far by the Applicant for the proposed modification, it is determined that this modification itself is not potentially hazardous under the provisions in SEPP 33, given that the Applicant has confirmed no increase in dangerous goods quantities as listed in Condition B7 of the current consent. As such, no additional or changes to the Hazards-related conditions for the development is recommended for this proposed modification.

Once again, thanks for your help with this.

Regards,

**Nicholas Hon**

Technical Specialist (Hazards)  
NSW Department of Planning & Environment  
Level 29, 320 Pitt Street  
Sydney NSW 2000 Australia  
T (02) 9274 6344 E [nicholas.hon@planning.nsw.gov.au](mailto:nicholas.hon@planning.nsw.gov.au)



Planning &  
Environment

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**From:** Amy Robertson  
**Sent:** Friday, 28 April 2017 3:00 PM  
**To:** Nicholas Hon <[Nicholas.Hon@planning.nsw.gov.au](mailto:Nicholas.Hon@planning.nsw.gov.au)>  
**Subject:** FW: 96 (1A) Modification to Proposed Dangerous Goods Facility (SSD 7491 MOD 1  
**Importance:** High

Hi Nicolas,

The proponent has come back with the below information regarding your queries to questions raised.

Please let me know if it's sufficient or not and I can get back to them.

Thanks for your help in advance.

Amy

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**From:** Guy Smith [<mailto:Guy.Smith@goodman.com>]  
**Sent:** Thursday, 27 April 2017 3:00 PM  
**To:** Amy Robertson <[Amy.Robertson@planning.nsw.gov.au](mailto:Amy.Robertson@planning.nsw.gov.au)>  
**Cc:** Adrian Tesoriero <[Adrian.Tesoriero@goodman.com](mailto:Adrian.Tesoriero@goodman.com)>  
**Subject:** FW: 96 (1A) Modification to Proposed Dangerous Goods Facility (SSD 7491 MOD 1  
**Importance:** High

Hi Amy,

Thanks for your email below. We've come across a discrepancy in the Condition B6. The office GFA is given As 700sqm, when in fact the approved plans show the office area at 800sqm.

Condition B6 maximum GFA table:

**Table 1: Maximum GFAs**

<b>Use</b>	<b>Area (m<sup>2</sup>)</b>
Warehouse	35,840
Office	700
Office Dock	95
<b>Total</b>	<b>36,365</b>

We would therefore like this figure updated to reflect that of the approved plans.

While we have sought a tolerance of 2% to the approved GFA, the design has progressed and the contractor has concluded that we only require a 1% tolerance to that of the approved GFA.

The update to the Condition B6 table would therefore be as follows:

<b>Use</b>	<b>Area (sqm)*</b>
Warehouse	<del>35,840</del> <b>36,198</b>
Office	<del>700</del> <b>808</b>
Office Dock	<del>95</del> <b>96</b>
<b>Total</b>	<del>36,363</del> <b>37,102</b>

\*Updated with 1% tolerance / 700sqm office updated to 800sqm, with 1% tolerance

The architectural plans (see attached) have been updated to reflect the 1% tolerance sought.

Please see below my response in red to yr questions, and let me know if you have any further questions.

Guy

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**From:** Amy Robertson [<mailto:Amy.Robertson@planning.nsw.gov.au>]  
**Sent:** Wednesday, 26 April 2017 1:58 PM  
**To:** Guy Smith <[Guy.Smith@goodman.com](mailto:Guy.Smith@goodman.com)>  
**Subject:** RE: 96 (1A) Modification to Proposed Dangerous Goods Facility (SSD 7491 MOD 1

Good afternoon Guy,

Many thanks for your email.

I received an email on Friday from our hazards team who stated the following:

*The following documents were submitted by the Applicant in support of the modification (SSD 7491 MOD 1):*

- *SSD 7491: Oakdale Central – S.96 Application to Modify Condition B6 concerning Maximum Permissible GFA on the Site (letter from Goodman, dated 28 March 2017); and*
- *4 drawings prepared by SBA Architects, dated 1 December 2016: OAK 3 DA 01 (X), OAK 3 DA02 (W), OAK 3 DA 03(H) and OAK 3 DA 10(W).*

*In essence, the proposed modification is to increase the total Gross Floor Area (GFA) of Warehouse 3B from 36,365 to 37,454 m<sup>2</sup>, primarily for warehousing space. Warehouse 3B is designed for storage of non-dangerous goods and dangerous goods (limited to the quantities listed in Condition B7 of the current consent).*

*In order to finalise the review of the above documents with regards to Hazards and Risks, it is recommended that the Applicant provide additional on the following items:*

1. *Please provide confirmation that the development as modified will comply with Condition B7 of the current consent. **None of the quantities show in Condition B7 are proposed to be changed.***
2. *Please provide confirmation that firewater requirements for the development as modified, will be consistent with requirements determined from the Fire Safety Study (FSS), to be submitted as per Condition 28(a) of the current consent. **As the proposal aims to provide the development as close to that shown in the originally approved plans, with the additional 1% tolerance only to provide a degree of flexibility, the application will continue to meet and be consistent with the requirements as determined by the Fire Safety Study.***
  - *The Site Plan / Floor Plan [drawing OAK 3 DA 10(W)] indicates 1 sprinkler (firewater) tank will be installed north of the dangerous goods storage area.*
  - *Figure 3-5 of the Final Hazard Analysis (FHA, dated 18 October 2016), submitted as per Condition C28(b) of the current consent and currently being reviewed by the Department, indicates 2 sprinkler tanks will be installed at the same location.*

***Two storage tanks are proposed to be provided as per Fig 3-5 of the FHA (the certifier does not require the additional tank to be included in the approval plans).***

If you would be able to provide this information via way of return email I can pass it back onto Hazards.

Unfortunately I am leaving the Department permanently next week, with my last working day being the 3<sup>rd</sup> May, so please forward any correspondence to Natasha Harras if it is after this date.

Kind regards,

Amy

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**From:** Guy Smith [<mailto:Guy.Smith@goodman.com>]

**Sent:** Wednesday, 26 April 2017 10:55 AM

**To:** Amy Robertson <[Amy.Robertson@planning.nsw.gov.au](mailto:Amy.Robertson@planning.nsw.gov.au)>

**Cc:** Richard Seddon <[Richard.Seddon@goodman.com](mailto:Richard.Seddon@goodman.com)>; Adrian Tesoriero <[Adrian.Tesoriero@goodman.com](mailto:Adrian.Tesoriero@goodman.com)>

**Subject:** RE: 96 (1A) Modification to Proposed Dangerous Goods Facility (SSD 7491 MOD 1)

Hi Amy,

Any news on the determination of the above S.96 application?

Thanks for your help.

Guy

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**From:** Amy Robertson [<mailto:Amy.Robertson@planning.nsw.gov.au>]  
**Sent:** Wednesday, 19 April 2017 11:37 AM  
**To:** Guy Smith <[Guy.Smith@goodman.com](mailto:Guy.Smith@goodman.com)>  
**Cc:** Richard Seddon <[Richard.Seddon@goodman.com](mailto:Richard.Seddon@goodman.com)>; Adrian Tesoriero <[Adrian.Tesoriero@goodman.com](mailto:Adrian.Tesoriero@goodman.com)>  
**Subject:** RE: 96 (1A) Modification to Proposed Dangerous Goods Facility (SSD 7491 MOD 1

Morning Guy,

Many thanks for your email.

Council haven't provided a submission as of yet, I will chase them and let you know of their intended submission date. We also referred the project to our internal hazards team, more as a precaution rather than expecting any problems.

I'll be in touch as and when I receive something.

Kind regards,

Amy

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**From:** Guy Smith [<mailto:Guy.Smith@goodman.com>]  
**Sent:** Wednesday, 19 April 2017 9:34 AM  
**To:** Amy Robertson <[Amy.Robertson@planning.nsw.gov.au](mailto:Amy.Robertson@planning.nsw.gov.au)>  
**Cc:** Richard Seddon <[Richard.Seddon@goodman.com](mailto:Richard.Seddon@goodman.com)>; Adrian Tesoriero <[Adrian.Tesoriero@goodman.com](mailto:Adrian.Tesoriero@goodman.com)>  
**Subject:** RE: 96 (1A) Modification to Proposed Dangerous Goods Facility (SSD 7491 MOD 1  
**Importance:** High

Morning Amy,

Are you able to please provide update on the determination for MOD1 SSD7491. Last we spoke you were hoping to have any comments back from Council by 11 April.

As we're nearing completion of the development we're anxious for determination on this. Thanks for your help and hope to hear from you soon.

Guy

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**From:** Guy Smith  
**Sent:** Tuesday, 11 April 2017 7:58 AM  
**To:** [amy.robertson@planning.nsw.gov.au](mailto:amy.robertson@planning.nsw.gov.au)  
**Cc:** Richard Seddon <[Richard.Seddon@goodman.com](mailto:Richard.Seddon@goodman.com)>; Adrian Tesoriero <[Adrian.Tesoriero@goodman.com](mailto:Adrian.Tesoriero@goodman.com)>  
**Subject:** Fwd: 96 (1A) Modification to Proposed Dangerous Goods Facility (SSD 7491 MOD 1

Morning Amy,

Are you able to provide update on the above S.96(1A) application concerning update to GFA in Condition B6. I believe it's been in notification with Council for 14 days today.

Thanks

Guy

Begin forwarded message:

**From:** Guy Smith <[Guy.Smith@goodman.com](mailto:Guy.Smith@goodman.com)>  
**Date:** 28 March 2017 at 12:57:47 pm AEDT  
**To:** "[Amy.Robertson@planning.nsw.gov.au](mailto:Amy.Robertson@planning.nsw.gov.au)" <[Amy.Robertson@planning.nsw.gov.au](mailto:Amy.Robertson@planning.nsw.gov.au)>  
**Cc:** Richard Seddon <[Richard.Seddon@goodman.com](mailto:Richard.Seddon@goodman.com)>  
**Subject:** RE: 96 (1A) Modification to Proposed Dangerous Goods Facility (SSD 7491 MOD 1

Hi Amy,

Please see attached the updated SEE to accompany the updated architectural plans.

Are you able to please refer this to Council for comment and let us know if you need anything further.

Thanks

Guy

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**From:** [Amy.Robertson@planning.nsw.gov.au](mailto:Amy.Robertson@planning.nsw.gov.au) [<mailto:Amy.Robertson@planning.nsw.gov.au>]  
**Sent:** Tuesday, 28 March 2017 10:18 AM  
**To:** Guy Smith <[Guy.Smith@goodman.com](mailto:Guy.Smith@goodman.com)>  
**Cc:** Richard Seddon <[Richard.Seddon@goodman.com](mailto:Richard.Seddon@goodman.com)>  
**Subject:** RE: 96 (1A) Modification to Proposed Dangerous Goods Facility (SSD 7491 MOD 1

Good morning Guy,

Many thanks for your email and the attached plans.

In terms of update, the Department has not progressed the application as it required the submission of accurate updated plans and reports before notification and assessment phases.

I note the plans have been updated to reflect the proposed increase in GFA up to a maximum of 37,454 sqm, however the report also needs revising to take into account this change of wording and GFA measurements. Once this is received by the Department, we can progress to notifying Council for a 14 day period and then progress onto our assessment.

If you have any further questions, please do not hesitate to contact me.

Kind regards

Amy

**Amy Robertson**

**Planner – Modification Assessments**

Planning Services

Level 29, 320 Pitt Street | GPO Box 39 | Sydney NSW 2001

Info Centre: 1300 305 695

E: [amy.robertson@planning.nsw.gov.au](mailto:amy.robertson@planning.nsw.gov.au)



**Guy Smith**

Planning Manager

Dir +61 2 9230 7225

Fax +61 2 9230 7444

[Guy.Smith@goodman.com](mailto:Guy.Smith@goodman.com)

[info-au@goodman.com](mailto:info-au@goodman.com)

[www.goodman.com](http://www.goodman.com)

Level 17

60 Castlereagh St

Sydney NSW 2000

Australia



Goodman Limited ABN 69 000 123 071

Goodman Funds Management Limited ABN 48 067 796 641 AFSL Number 223621

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