



State Environmental Planning Policy (Resilience and Hazards)

88 Newton Road, Wetherill Park

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88 Newton Road, Wetherill Park

Centuria Capital Limited

Prepared by

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Quality Management

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Executive Summary

Introduction

Centuria Capital Limited (Centuria) proposes to develop a single-level Warehouse at 88 Newton Road, Wetherill Park NSW. The site is a speculative development with no allocated tenants.

The site is a speculative development with no currently assigned tenants. To allow for the potential storage of the Dangerous Goods (DGs), the site requires the preparation of an assessment against Chapter 3 of the State Environmental Planning Policy (Resilience and Hazards) to demonstrate the warehouses do not exceed the DG thresholds within Chapter 3 in the event that future tenants require the storage of materials classified as Dangerous Goods (DGs). Where an exceedance occurs, a Preliminary Hazard Analysis (PHA) is required to demonstrate the risks are compliant with the land zoning.

As no tenants have been allocated, it has been proposed to prepare a Chapter 3 SEPP assessment for the warehouse to provide an allowance of DGs to provide flexibility in leasing options. Centuria has engaged Riskcon Engineering Pty Ltd (Riskcon) to prepare the Chapter 3 SEPP assessment for the site.

Conclusions

A review of the proposed facility at 88 Newton Rd, Wetherill Park NSW 2164 was conducted and quantities of DGs have been provided in this report, up to which the facility will not exceed the threshold quantities outlined in “Applying SEPP 33” (Ref.). Adherence to these limits will ensure that the facility is not to be deemed potentially hazardous and it is not necessary to prepare a Preliminary Hazard Analysis for the facility.

Issue and Assessment Requirements	Comment
<ul style="list-style-type: none"> Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021. 	<ul style="list-style-type: none"> This report provides a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021.
<ul style="list-style-type: none"> Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment. 	<ul style="list-style-type: none"> A PHA is not required per the risk screening.
<ul style="list-style-type: none"> If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis. 	<ul style="list-style-type: none"> The development is not adjacent to or on land in a pipeline corridor.

Recommendations

Based upon the assessment conducted, the following recommendations have been made:

- The DGs shall be stored in a manner which complies with the applicable storage standards (i.e. AS/NZS 3833:2007 or Class specific standards such as AS 1940:2017).

- The documentation required by the Work Health and Safety (WHS) Regulation 2017 (Ref. [2]) shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFARP) as required by the WHS Regulations.
- Where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1:2009 (Ref. [3]) shall be prepared to ensure that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations.

Table of Contents

Executive Summary	i
1.0 Introduction	4
1.1 Background	4
1.2 Scope of Work	4
2.0 Methodology	5
2.1 General Methodology	5
2.2 Data taken from “Applying SEPP 33”	5
3.0 General Description	8
3.1 Site Location	8
3.2 Site Description	8
4.0 SEPP 33 Review	10
4.1 Introduction	10
4.2 Assessment	10
4.2.1 Description	10
4.2.2 Proposed Storage Details	10
4.2.3 Storage Assessment	11
4.2.4 Transport	12
4.3 Cumulative Transport Assessment	12
5.0 Conclusion and Recommendations	13
5.1 Conclusions	13
5.2 Recommendations	13
6.0 References	14

List of Figures

Figure 2-1: Screening Method to be Used	5
Figure 2-2: General Screening Threshold Quantities	6
Figure 2-3: Transportation Screening Thresholds	7
Figure 3-1: Site Location	8
Figure 3-2: Site Layout	9
Figure 4-1: Class 3 (PG II or III) Chapter 3 of SEPP Boundary Distance	11

List of Tables

Table 4-1: DG Classes or Materials Stored and Maximum Quantities	10
Table 4-2: Quantities Stored and SEPP 33 Threshold for Overall Storage	11

1.0 Introduction

1.1 Background

Centuria Capital Limited (Centuria) proposes to develop a single-level Warehouse at 88 Newton Road, Wetherill Park NSW. The site is a speculative development with no allocated tenants.

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As no tenants have been allocated, it has been proposed to prepare a Chapter 3 SEPP assessment for the warehouse to provide an allowance of DGs to provide flexibility in leasing options. Centuria has engaged Riskcon Engineering Pty Ltd (Riskcon) to prepare the Chapter 3 SEPP assessment for the site.

1.2 Scope of Work

The scope of work is to prepare a Chapter 3 SEPP assessment for 88 Newton Road, Wetherill Park NSW. No other sites are included within the scope of works.

2.0 Methodology

2.1 General Methodology

The methodology used in this assessment is as follows:

- Review the types and proposed quantities of DGs to be stored at the site.
- Compare the quantities of DGs against the threshold quantities listed in “Applying SEPP 33 – Hazardous and Offensive Development” (Ref. [1]) to identify whether the storage location or quantity triggers Chapter 3 of SEPP (Resilience and Hazards).
- Review the likely vehicular movements involving DGs and compare against the applicable thresholds detailed in “Applying SEPP 33”.
- Report on the findings of the Chapter 3 of SEPP (Resilience and Hazards) assessment.

2.2 Data taken from “Applying SEPP 33”

Figure 2-1, extracted from “Applying SEPP 33” provides details on the application of Figures or Tables from the same document to determine the applied screening threshold for each class of DG. **Figure 2-2** indicates the general screening thresholds for DG storage (Table 3 from the document) and **Figure 2-3** indicates the general screening thresholds for vehicular movements (Table 2 from the document).

Class	Method to Use/Minimum Quantity
1.1	Use graph at Figure 5 if greater than 100 kg
1.2-1.3	Table 3
2.1 — pressurised (excluding LPG)	Figure 6 graph if greater than 100 kg
2.1 — liquefied (pressure) (excluding LPG)	Figure 7 graph if greater than 500 kg
LPG (above ground)	table 3
LPG (underground)	table 3
2.3	table 3
3PGI	Figure 8 graph if greater than 2 tonne
3PGII	Figure 9 graph if greater than 5 tonne
3PGIII	Figure 9 graph if greater than 5 tonne
4	table 3
5	table 3
6	table 3
7	table 3
8	table 3

Figure 2-1: Screening Method to be Used

Class	Screening Threshold	Description
1.2	5 tonne	or are located within 100 m of a residential area
1.3	10 tonne	or are located within 100 m of a residential area
2.1	(LPG only — not including automotive retail outlets ¹)	
	10 tonne or 16 m ³	if stored above ground
	40 tonne or 64 m ³	if stored underground or mounded
2.3	5 tonne	anhydrous ammonia, kept in the same manner as for liquefied flammable gases and not kept for sale
	1 tonne	chlorine and sulfur dioxide stored as liquefied gas in containers <100 kg
	2.5 tonne	chlorine and sulphur dioxide stored as liquefied gas in containers >100 kg
	100 kg	liquefied gas kept in or on premises
	100 kg	other poisonous gases
4.1	5 tonne	
4.2	1 tonne	
4.3	1 tonne	
5.1	25 tonne	ammonium nitrate — high density fertiliser grade, kept on land zoned rural where rural industry is carried out, if the depot is at least 50 metres from the site boundary
	5 tonne	ammonium nitrate — elsewhere
	2.5 tonne	dry pool chlorine — if at a dedicated pool supply shop, in containers <30 kg
	1 tonne	dry pool chlorine — if at a dedicated pool supply shop, in containers >30 kg
	5 tonne	any other class 5.1
5.2	10 tonne	
6.1	0.5 tonne	packing group I
	2.5 tonne	packing groups II and III
6.2	0.5 tonne	includes clinical waste
7	all	should demonstrate compliance with Australian codes
8	5 tonne	packing group I
	25 tonne	packing group II
	50 tonne	packing group III

Figure 2-2: General Screening Threshold Quantities

Class	Vehicle Movements		Minimum quantity*	
	Cumulative Annual	Peak or Weekly	per load (tonne)	
			Bulk	Packages
1	see note	see note	see note	
2.1	>500	>30	2	5
2.3	>100	>6	1	2
3PGI	>500	>30	1	1
3PGII	>750	>45	3	10
3PGIII	>1000	>60	10	no limit
4.1	>200	>12	1	2
4.2	>100	>3	2	5
4.3	>200	>12	5	10
5	>500	>30	2	5
6.1	all	all	1	3
6.2	see note	see note	see note	
7	see note	see note	see note	
8	>500	>30	2	5
9	>1000	>60	no limit	

Figure 2-3: Transportation Screening Thresholds

3.0 General Description

3.1 Site Location

The site is located at 88 Newton Road, Wetherill Park (Lot 1 DP1017259), NSW which is approximately 30 km west of the Sydney Central Business District (CBD). **Figure 3-1** shows the regional location of the site in relation to the Sydney CBD and **Figure 3-2** shows the proposed warehouse layout.

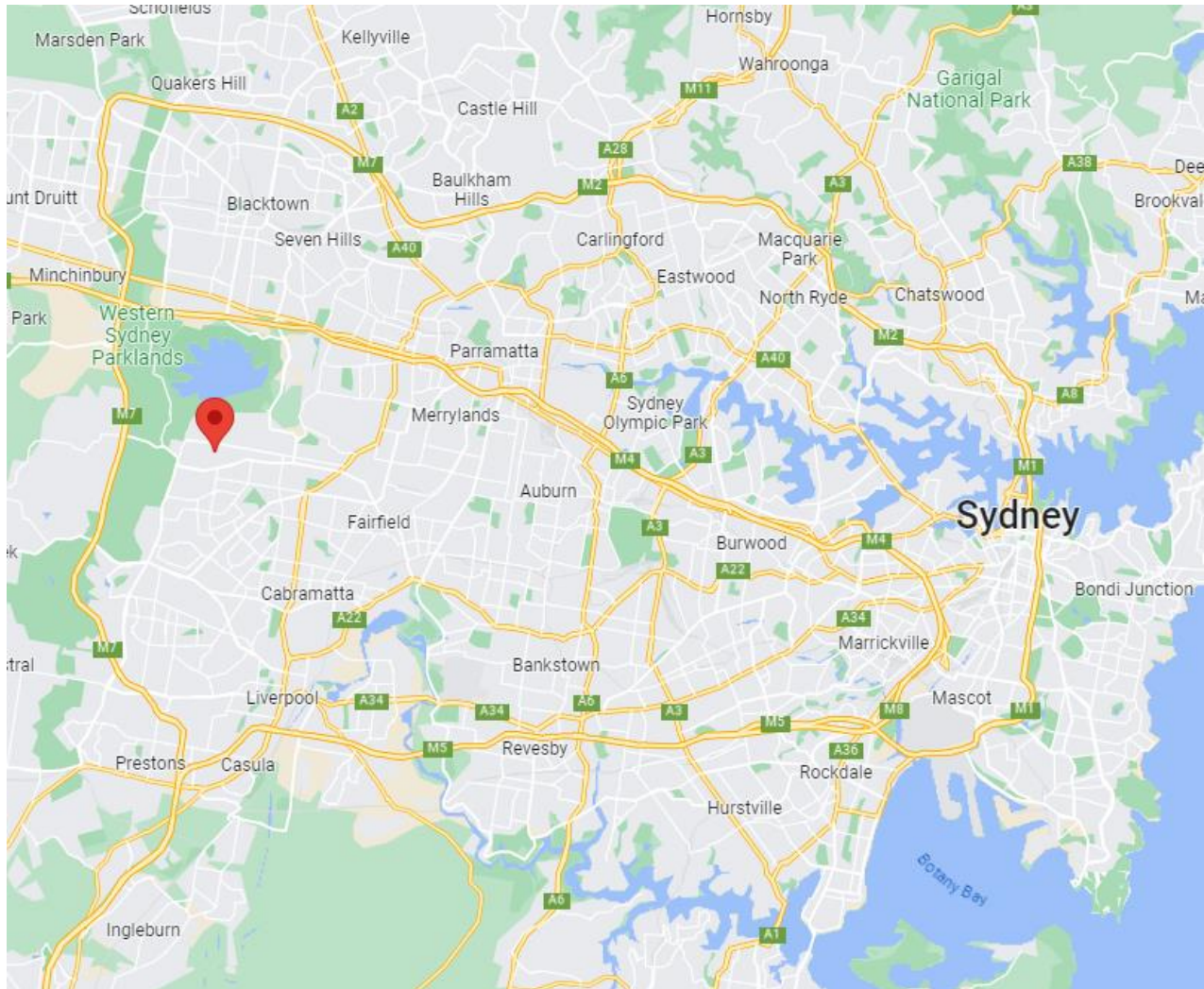


Figure 3-1: Site Location

3.2 Site Description

The site has an area of approximately 5.19 ha. It is located within the Wetherill Park Industrial Area and close to the junction of Newton Road and Victoria Street. The site is located between an existing drainage channel, Newton Road and other industrial land and has an irregular shaped allotment. It is broadly flat, with a minor fall in levels from south to north and west to east.

In its existing state, the site contains two large buildings and is used by Weir Minerals Group as their Sydney Distribution Centre. ITW Proline (hardware manufacturer) also occupy part of the site.

The existing built form comprises a large warehouse as well as single storey office building to the east. The warehouse is located towards the centre of the site and incorporates a high bay area and

lower bay area. Areas of landscaped open space are located immediately east and west of the main warehouse building.

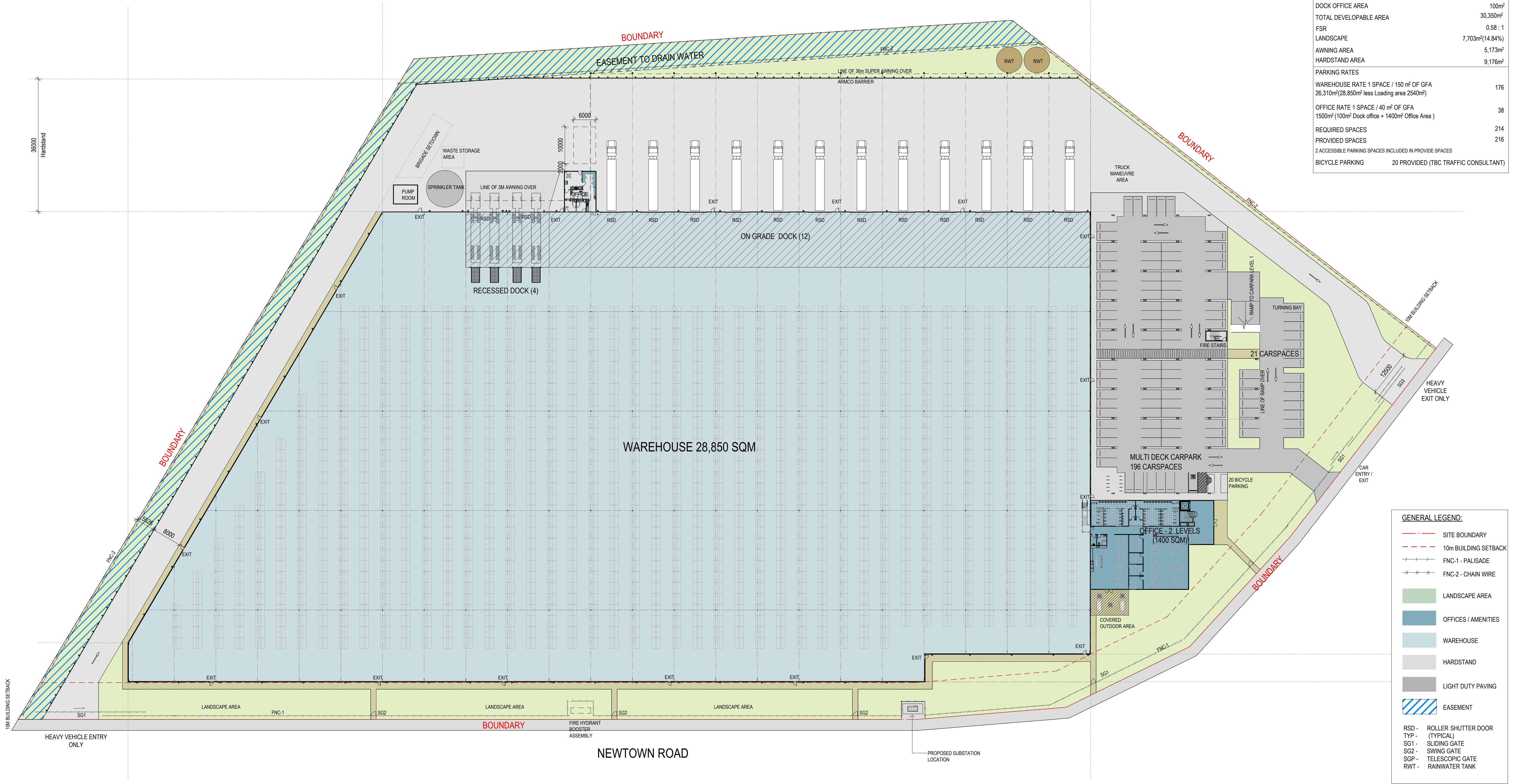
Trees and other vegetative screening are located along the southern, eastern and western boundaries of the site and around the internal vehicular access routes and car park.

Access to the site for heavy vehicles is provided from its southern boundary along Newton Road. Access for light vehicles is provided from the eastern boundary of the site along Newton Road. A car parking area is provided in the eastern part of the site.

The area surrounding the site is predominately characterised by industrial uses, including large and small-medium format warehouse and distribution centres and other industrial-related activities.

The site is located approximately 30km west of the Sydney CBD and 10km west of Parramatta. The site forms part of the Wetherill Park Industrial Area. The site is bounded by Newton Road and is close to its junction with Victoria Street. Part of Victoria Street to the north of the site is an identified Regional Road. The site is a short distance east of the M7 Motorway and benefits from connectivity to the M4 Motorway to the north.

Figure 3-2: Site Layout





GENERAL LEGEND:

FIP	FIRE INDICATOR PANEL
A/L	AIRLOCK
SHR	SHOWER ROOM
ACC.WC	ACCESSIBLE TOILET
CLN	CLEANERS ROOM
ST	STORAGE

FLOOR AREA CALCULATION	(RED LINE)
OFFICE GROUND FLOOR AREA	730 SQM
OFFICE LEVEL 1 FLOOR AREA	670 SQM
TOTAL OFFICE FLOOR AREA	1400 SQM

1 GROUND FLOOR 1 : 100

GENERAL LEGEND:

FIP	FIRE INDICATOR PANEL
A/L	AIRLOCK
SHR	SHOWER ROOM
ACC.WC	ACCESSIBLE TOILET
CLN	CLEANERS ROOM
ST	STORAGE

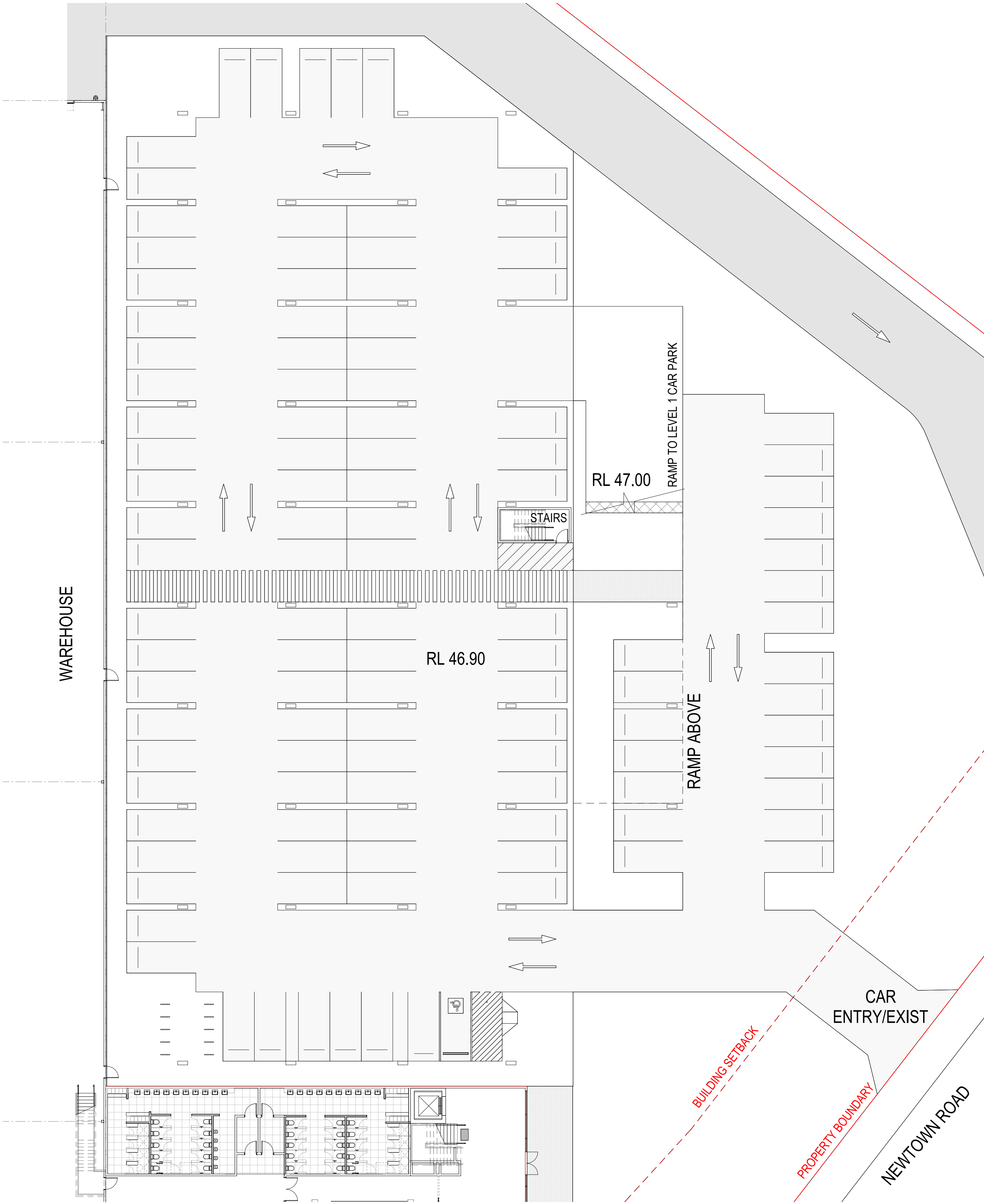
FLOOR AREA CALCULATION (RED LINE —)

(REFER TO DA 200)

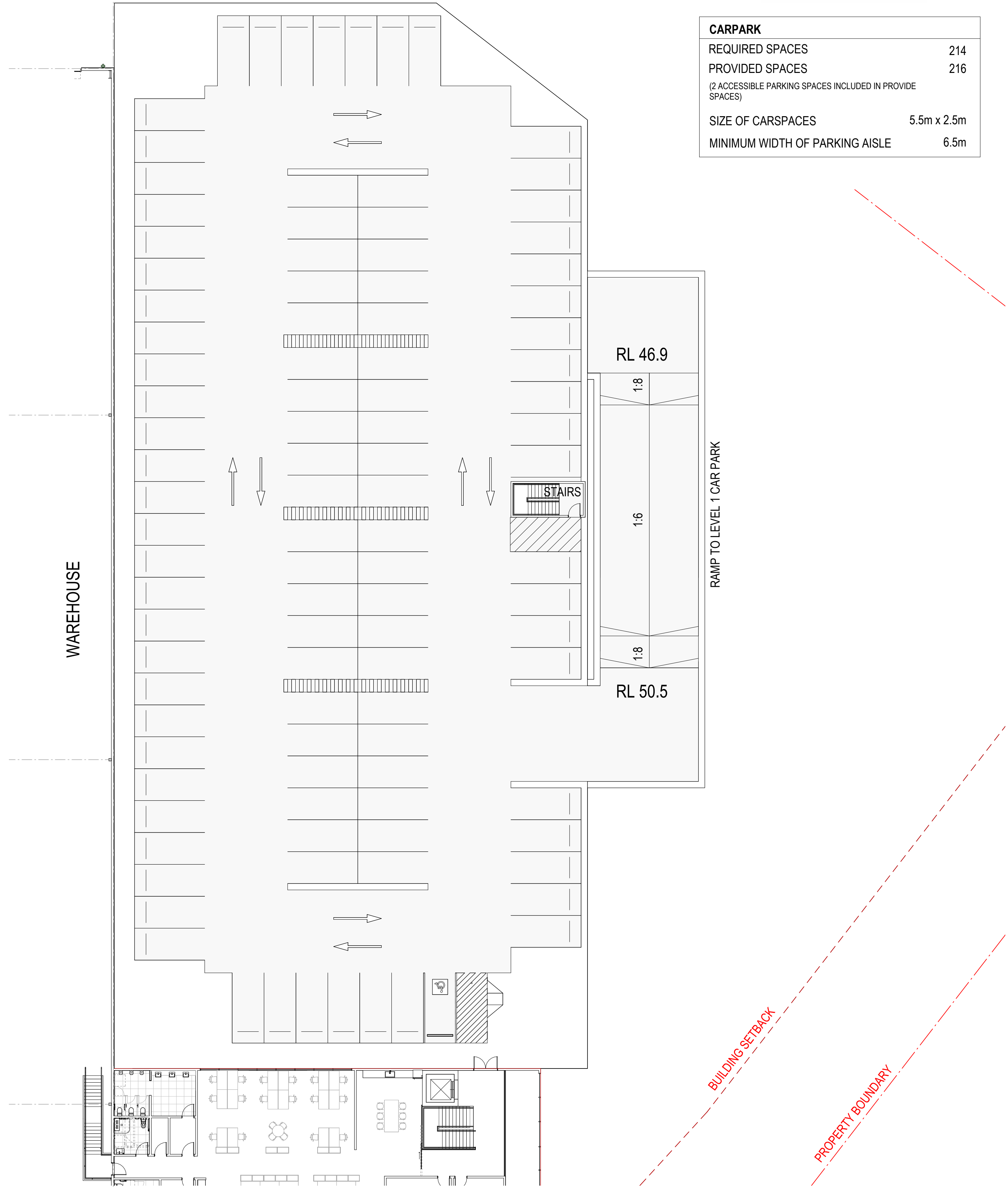


1 OFFICE LEVEL 1 1:100

CARPARK	
REQUIRED SPACES	214
PROVIDED SPACES	216
(2 ACCESSIBLE PARKING SPACES INCLUDED IN PROVIDED SPACES)	
SIZE OF CARSPACES	5.5m x 2.5m
MINIMUM WIDTH OF PARKING AISLE	6.5m



1 GROUND FLOOR CARPARK 1 : 200

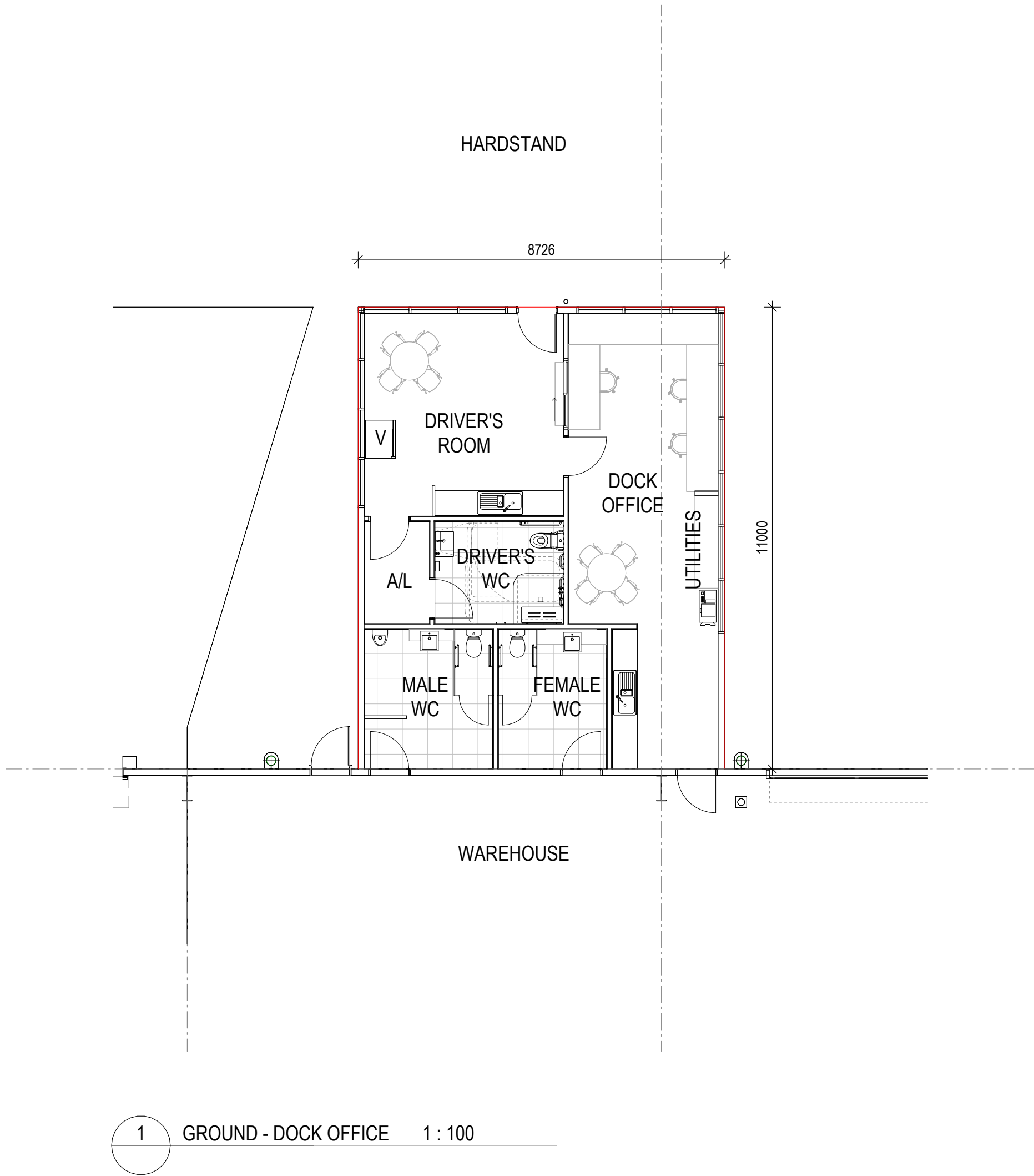


2 LEVEL 1 CARPARK 1 : 200

GENERAL LEGEND:

A/L	AIRLOCK
V	VENDING MACHINE

FLOOR AREA CALCULATION	(RED LINE)
(REFER TO DA 200)	



4.0 SEPP 33 Review

4.1 Introduction

Chapter 3 of the State Environmental Planning Policy (Resilience and Hazards) requires the consideration of any current circulars or guidelines published by the Department of Planning relating to hazardous or offensive developments.

The current applicable guideline, “Applying SEPP 33 - Hazardous and Offensive Developments” (Ref. [1]) has been developed under the Environmental Planning and Assessment Act 1979 to control potentially hazardous and offensive developments and to ensure appropriate safety features are installed at a facility to ensure the risks to surrounding land uses are minimised.

The document provides a list of threshold levels for the storage of DGs, above which the regulator considers the DG storage to be potentially hazardous. In the event the threshold levels are exceeded, Chapter 3 of the SEPP applies and a Preliminary Hazard Analysis (PHA) is required, followed by a series of hazard analysis studies stipulated by the Department of Planning, Industry, and Environment in the conditions of consent.

4.2 Assessment

4.2.1 Description

Due to the uncertain nature of future tenants, this assessment provides guidance on the maximum storage volume of each class of DG permissible throughout the Warehouse without exceeding the general screening thresholds.

4.2.2 Proposed Storage Details

The building has not yet been allocated tenants; hence, it would be a speculative development and so the storage commodities are unknown at this stage. Therefore, to provide flexibility in terms of potential tenants, an assessment against Chapter 3 of the SEPP has been conducted to provide an allowance for storage of DG commodities as part of the State Significant Development Application (SSDA).

Provided in **Table 4-1** is a summary of the maximum volume of DGs to be stored across the entire facility as part of the site operations.

Table 4-1: DG Classes or Materials Stored and Maximum Quantities

Class (PG)	Description	Maximum Quantity (kg)
2.1	Flammable gases (i.e. aerosols)	25,280 / 6,320*
2.1	Flammable gas (LPG)	3,288 / 1,680 L [^]
3 (II & III)	Flammable liquids (e.g. hand sanitisers)	24,000
4.1	Flammable solids (e.g. ethanol wipes)	4,000
5.1	Oxidising substances, excl. ammonium nitrate	4,000
8 (II)	Corrosive substances (e.g. cleaning chemicals)	20,000
8 (III)	Corrosive substances (e.g. cleaning chemicals)	40,000

*Based upon 25% of the aerosol product weight being LPG; [^]Density of LPG is 550 kg/m³

The flammable liquids threshold is based upon the distance to the site boundary, as outlined in **Figure 4-1** below. Based on the distance of the warehouse perimeter to the closest site boundary, a minimum separation distance between the flammable liquid's storage and boundary of 6 m should be provided to allow up to approximately 25 tonnes of PG II or PG III flammable liquids to be stored without exceeding the threshold. Larger quantities of flammable liquids may be stored without exceeding the threshold, so long as the appropriate distance to the site boundary is provided per **Figure 4-1**.

For example, 100 tonnes may be stored if 10 m separation is provided to the boundary. So long as the required separation distance is provided, the requirements of Chapter 3 of the SEPP are met, and the storage would not be considered to be potentially hazardous.

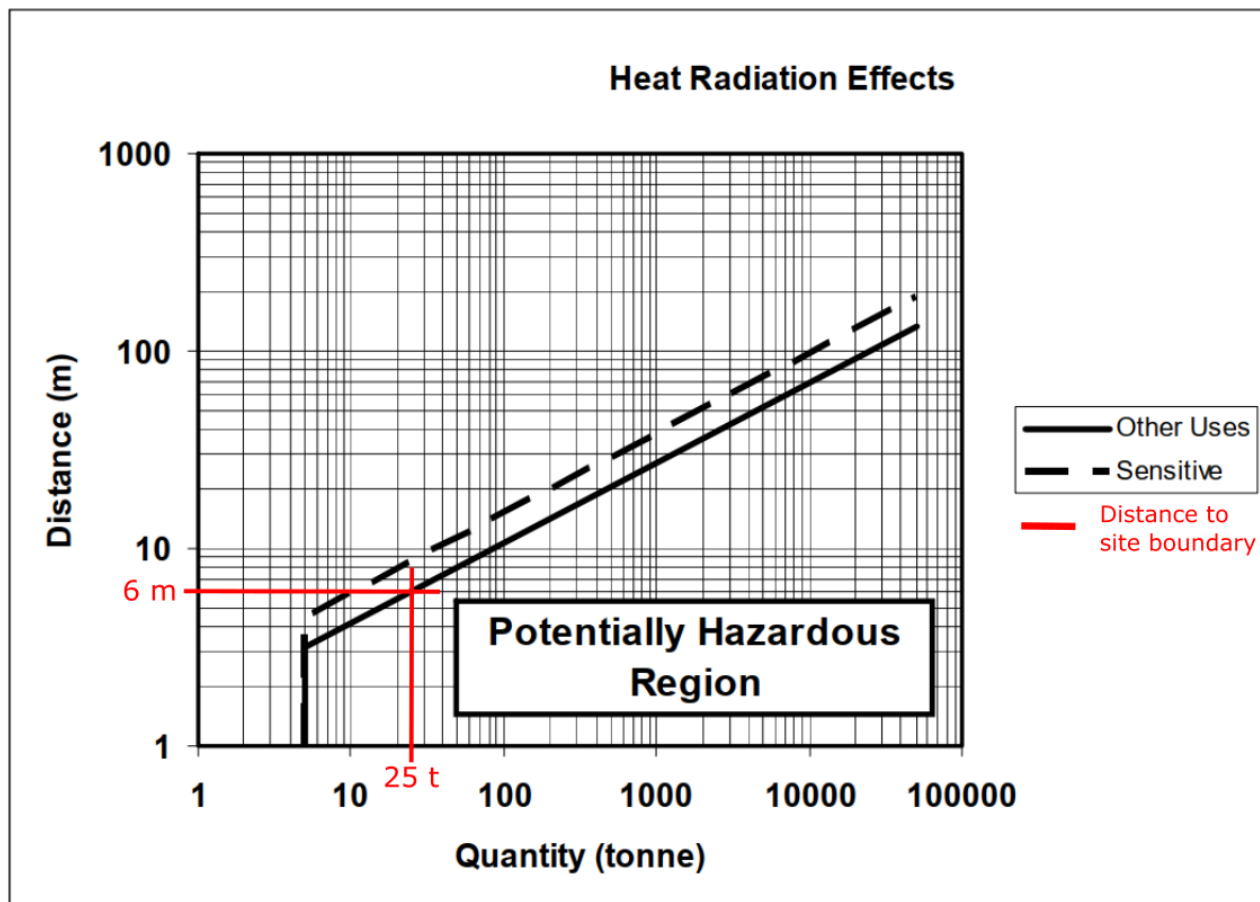


Figure 4-1: Class 3 (PG II or III) Chapter 3 of SEPP Boundary Distance

4.2.3 Storage Assessment

Threshold limits for the application of Chapter 3 of the SEPP are presented in **Table 4-2** indicating the maximum quantity that can be stored on site for each class. The listed quantities are the aggregate for the entire warehouse.

Table 4-2: Quantities Stored and SEPP 33 Threshold for Overall Storage

Class	Description	Maximum Quantity (kg)	SEPP 33 Threshold (kg)	SEPP 33 Exceeded?
2.1	Flammable gases (i.e. aerosols and LPG)	8,000	10,000	N

Class	Description	Maximum Quantity (kg)	SEPP 33 Threshold (kg)	SEPP 33 Exceeded?
3 (II & III)	Flammable liquids (e.g. hand sanitisers)	24,000	6 m to site boundary (see Figure 4-1)	N
4.1	Flammable solids (e.g. ethanol wipes)	4,000	5,000	N
5.1	Oxidising substances, excl. ammonium nitrate	4,000	5,000	N
8 (II)	Corrosive substances (e.g. cleaning chemicals)	20,000	25,000	N
8 (III)	Corrosive substances (e.g. cleaning chemicals)	40,000	50,000	N

4.2.4 Transport

The quantities to be stored are less than the thresholds of Chapter 3 of the SEPP shown in **Figure 2-3** or not applicable; hence, a high turnover of stored product would be required to exceed the transport movements associated with the corresponding storage. This rate of turnover is not credible; hence, it is considered that the transport screening thresholds of Chapter 3 of the SEPP would not be exceeded and therefore, the site is not considered potentially hazardous.

4.3 Cumulative Transport Assessment

A review of the warehouses within the industrial estate indicates that even if the sites were all operating with the expected limits of DG storage proposed for each site, the potential to exceed the transport movements of DGs would require a substantial turnover of product which is not considered credible. Therefore, the cumulative assessment of all sites operating would not be considered to exceed the transport thresholds.

5.0 Conclusion and Recommendations

5.1 Conclusions

A review of the proposed facility at 88 Newton Rd, Wetherill Park NSW 2164 was conducted and quantities of DGs have been provided in this report, up to which the facility will not exceed the threshold quantities outlined in “Applying SEPP 33” (Ref. [1]). Adherence to these limits will ensure that the facility is not to be deemed potentially hazardous and it is not necessary to prepare a Preliminary Hazard Analysis for the facility.

Issue and Assessment Requirements	Comment
<ul style="list-style-type: none"> Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021. 	<ul style="list-style-type: none"> This report provides a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021.
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<ul style="list-style-type: none"> If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis. 	<ul style="list-style-type: none"> The development is not adjacent to or on land in a pipeline corridor.

5.2 Recommendations

Based upon the assessment conducted, the following recommendations have been made:

- The DGs shall be stored in a manner which complies with the applicable storage standards (i.e. AS/NZS 3833:2007 or Class specific standards such as AS 1940:2017).
- The documentation required by the Work Health and Safety (WHS) Regulation 2017 (Ref. [1]) shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFARP) as required by the WHS Regulations.
- Where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1:2009 (Ref. [2]) shall be prepared to ensure that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations.

6.0 References

- [1] Department of Planning, "Applying SEPP 33," Department of Planning, Sydney, 2011.
- [2] SafeWork NSW, "Work Health and Safety Regulation," SafeWork NSW, Lisarow, 2017.
- [3] Standards Australia, AS/NZS 60079.10.1:2009 - Explosive Atmospheres Part 10.1: Classification of Areas, Explosive Gas Atmospheres, Sydney: Standards Association of Australia, 2009.