9.4.5 Management of emissions and hazardous activities code

9.4.5.1 Application

1. This code applies to:
    a. accepted development (subject to requirements) and code assessable material change of use for an Industry activity, Major sport, recreation and entertainment facility, Motor sport facility, Outdoor sport and recreation and Service station for which the Management of emissions and hazardous activities code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use and section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
    b. material change of use that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.5.2 Purpose

1. The purpose of the code is to manage impacts of emissions on sensitive land uses and minimise the health and safety risks on the community from development involving hazardous materials.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. development is designed to effectively manage adverse impacts and hazards on a sensitive land use;
    b. development, involving the storage of hazardous chemicals, ensures that hazardous chemicals are appropriately stored to reduce the risk of contamination to the environment;
    c. a site that is contaminated or poses a health risk is remediated prior to being developed for an alternative land use.

9.4.5.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 9.4.5.3.1 - Management of emissions and hazardous activities code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Air, noise and odour pollution		
PO1 A sensitive land use is not exposed to air, noise and odour emissions from Industry activities, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation that have the potential to adversely impact on human health, amenity and wellbeing.	**AO1** An Industry activity, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation is designed, constructed and operated to ensure that: a. the indoor objectives of the Environmental Protection (Noise) Policy 2008 are met; b. the requirements identified in Table 3.2.1.1 - Noise emission standards for the protection of residential amenity are met; c. the requirements identified in Table 3.2.1.2 - Noise emission standards for the protection of general amenity are met; d. the air quality objectives in the Environmental Protection (Air) Policy 2008 are met; e. the requirements identified in Table 3.2.2.1 - Air emission standards are met; f. noxious and offensive odours are not experienced at the boundary of a sensitive land use.	**PO1 Complies.** While the proposed development is for Warehouse and Showroom uses, potential noise impacts associated with vehicle movements, loading and unloading, waste collection, external activity and mechanical plant have been assessed by CRG Acoustics. The assessment concludes that an acceptable level of acoustic amenity can be maintained at surrounding sensitive receivers subject to the recommended acoustic barriers and operational controls. These include restrictions on articulated truck deliveries and waste collection, appropriate treatment of trafficable surfaces and drainage grates, and detailed assessment of mechanical plant once final selections are known. No material air or odour emissions are anticipated from the proposed uses.
Flammable and combustible liquids		
PO2 A Service station is designed and constructed	**AO2** A Service station:	**Not Applicable.** The proposed development does not include a Service station.

to ensure that on-site operations: a. do not cause environmental harm; b. do not result in the release of untreated pollutants; c. prevent the emission of contaminant to land, surface water or groundwater.	a. is designed and constructed to comply with: i. AS1940-2004 - The storage and handling of flammable and combustible liquids; ii. AS/NZS 1596:2008 - The storage and handling of LP Gas; iii. Equipment Level 1 of AS4897-2008 - The design, installation and operation of underground petroleum storage systems; iv. AS4977-2008 - Petroleum products - Pipeline, road tanker compartment and underground tank identification; b. has installed and maintains and operates Stage 1 and Stage 2 Vapour Recovery Systems in compliance with NSW DECC Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations; c. is designed and managed to prevent the discharge of contaminants to the stormwater system by discharging contaminants in the fuel dispensing area (under canopy) and underground storage tank remote fill point to a blind sump with a minimum capacity of 10kL; d. has a spill activated cut-off valve installed.	
PO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to ensure that on-site operations: a. do not cause environmental harm; b. do not result in the release of untreated	**AO3** Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to comply with: a. AS1940-2004 - The storage and handling of flammable and combustible liquids; b. AS1692-2006 - Steel tanks for flammable	**Not Applicable.** The development application does not propose the storage or dispensing of petroleum as part of the Warehouse or Showroom uses.

pollutants; c. prevent the emission of contaminant to land, surface water or groundwater.	and combustible liquids; c. AS1657-2013 - Fixed platforms, walkways, stairways and ladders - Design, construction and installation; d. UL 142-1968 - Steel Above Ground Tanks for Flammable and Combustible Liquids; e. ULC S601.00 - Standard for Shop Fabricated Steel Aboveground Horizontal Tanks for Flammable and Combustible Liquids.	
PO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are decommissioned appropriately.	**AO4** Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are removed in accordance with AS4976-2008 - The removal and disposal of underground petroleum storage tanks.	**Not Applicable.** The development application does not propose underground petroleum storage tanks.
Hazardous chemicals		
PO5 Buildings containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	**AO5** Buildings containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.	**Not Applicable.** The development application does not propose buildings specifically containing fire-risk hazardous chemicals. Any future tenant-specific storage or handling of hazardous chemicals would be required to comply with the relevant legislative, building and safety requirements.
PO6 Aboveground storage areas containing hazardous chemicals and fuels are designed with spill containment systems.	**AO6** Bunded areas for the storage of hazardous chemicals and fuels are provided: a. in a separate enclosed area with an impervious floor; b. of a capacity at least 100 percent of the capacity of the largest tank or package plus 25 percent of the combined capacity; c. covered by sufficient roofing to prevent the	**Not Applicable.** No aboveground storage areas for hazardous chemicals or fuels are proposed as part of this development application. Any future tenant-specific storage would be subject to the relevant statutory and safety requirements.

	egress of rainwater entering the bunded area if the storage area is outside.	