

23 May 2016

Statewide Planning Pty Ltd
Attention: Matt Daniel
Via email: mark.tooker@npc.com.au

RE: Camellia West 181 James Ruse Drive, Camellia NSW – Odour Impact Study

Dear Mark,

Todoroski Air Sciences have investigated the potential for odour impacts to arise at the proposed mixed use development at 181 James Ruse Drive, Camellia NSW (hereafter referred to as the Project).

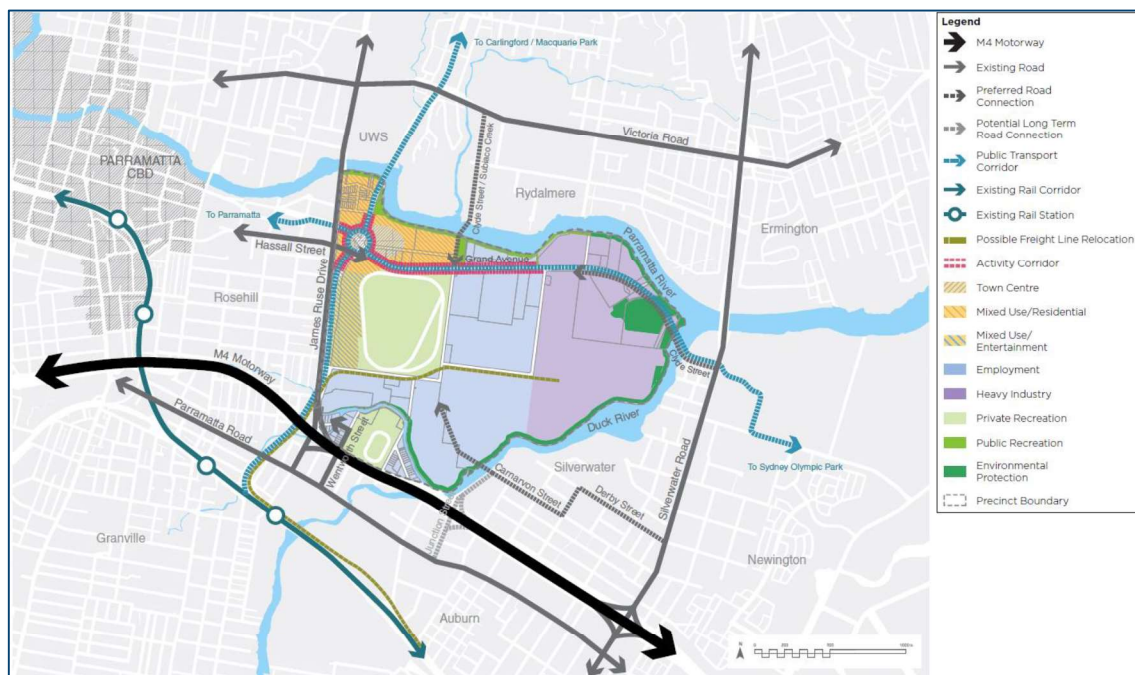
The Project is proposed to be redeveloped with an end use of multi-storey mixed use development including residential, retail & commercial. The land use in the nearby area surrounding the Project is characterised by the commercial and industrial operations which make up the Camellia Precinct. The Camellia Precinct is bounded by Parramatta River to the north, Duck River to the east, the M4 Motorway to the south and James Ruse Drive to the west.

A Health and Safety report for the proposed mixed use development at 181 James Ruse Drive, Camellia has been prepared by **Jacobs (2015)**. This report examines the potential for land use conflicts to arise in regard to the health of future residents and workers in and around the camellia precinct.

The study conducted a search of the NSW EPA licenced facilities located in the general vicinity of the Project and identified a range of operations with potential to generate air emissions. The likely associated hazards/ risk implications for each of these operations on the Project site were assessed on the basis of the proximity and type of activities undertaken. Overall, the report identified that the local sources of odour (as well as particulates and other gaseous emissions) in the vicinity of the proposed development:

"...are not considered to be of such magnitude that they would significantly adversely impact the health and safety of future residents and workers at the proposal site" (Jacobs, 2015).

It is noted that the Department of Planning and Environment and Parramatta City Council are in the process of planning the future re-zoning/ re-development of the Camellia Precinct. This would likely result in rezoning the area to the northwest of the Precinct to a mixed use / residential development that is separated from the heavy industrial zoned land by a band of commercial land use. Generally, this follows good land use planning to avoid land use conflicts occurring. **Figure 1** provides a general indication of the proposed land use rezoning for the Camellia Precinct.



Source: NSW Department of Planning & Environment (2015)

Figure 1: Proposed land use and transport – Camellia Precinct

Todoroski Air Sciences is engaged to advise the Department of Planning on potential odour/ air quality issues that may arise as part of the precinct planning process and is aware of the details in this regard. This includes providing the Department with detailed air dispersion modelling of the air quality for the existing case and hypothetical future cases, including assessments of potential impacts at various heights above ground level that would represent potential new high rise apartments in the precinct and surrounds.

Whilst Todoroski Air Sciences is not at liberty to divulge the details of the precinct planning being undertaken, we can comment that the Department of Planning and Parramatta Council staff working on the Camellia Precinct planning are aware of the Project (and indeed several other such projects in the area) and that the land use planning is fully cognisant of the Project, and is progressing in a manner which would ensure that adverse land use conflicts are minimised for this precinct at the planning stage .

All of the information that we have available to us at present indicates that the Project site would be located within the proposed mixed use/ residential rezoning in the northwest corner of the Camellia Precinct, which has perhaps the least risk area of the Precinct in regard to potential future land use conflict.

The Project would be buffered from experiencing potential impacts from industrial land uses by virtue of its distance from industry and a band of interceding commercial land uses, as currently exist. The Camellia Precinct planning phases have also specifically examined the potential for impacts to occur at receptors at various heights.

The Project site is thus considered to be suitable for mixed use, including residential development.

This conclusion is consistent with the findings of the Jacobs report.