

APR Domain Pty Ltd
C/- Set Consultants Pty Ltd
Unanderra NSW 2526

Reference: 2004007e-l.docx

Attention: Mr Daniel Hodge
Telephone: 02 4229 3693
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12 May, 2022

Dear Daniel,

REZONING OF PORTION OF LOTS 418 & 419 DP 1252087, COLDEN DRIVE, ALBION PARK

ACOUSTICAL ADVICE

APR Domain Pty Ltd is seeking approval from Shellharbour City Council for the rezoning of a narrow portion of lots 418 and 419 in DP 1252087, Colden Drive, Albion Park, NSW from RE1 zone to IN2 zone.

Lots 418 and 419 in DP 1252087 are located on the western side of Colden Drive and Sandon Circuit and the southern side of the Prince Highway, Albion Park, in a light industrial area, as shown in Figure 1 below.

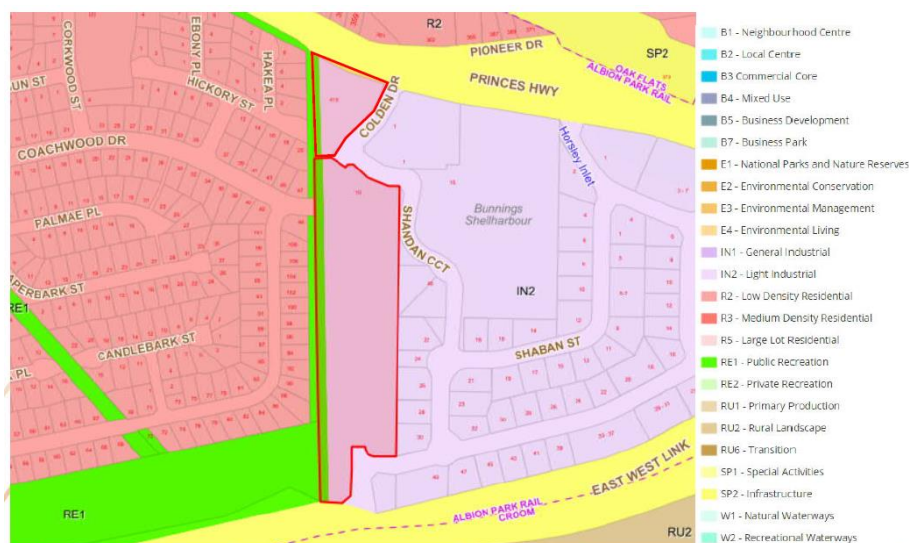


Figure 1. Location Plan and Zoning Map Lots 418 and 419 in DP 1252087

Currently the sites are split zoned IN2 Light Industry, with a narrow strip of RE1 Public Recreation zoned land located along the western boundary, as shown in Figure 1.

Shellharbour City Council has requested advice in relation to the potential for noise impact that may arise from the future use of the strip of land if it were to be rezoned to IN2 light industrial.

I am pleased to offer the following comments.

Harwood Acoustics (now harwood Acosutics Pty Ltd) previously prepared an Environmental Noise Impact Assessment for a bulky goods development to be constructed on Lot 419 DP 1252807, reference 2004007E-R, dated June 2020 (the NIA).

The NIA, among other things, established noise design goals in accordance with the NSW EPA's *Noise Policy for Industry* 2017 at the closest residential receptors to the Site. These are taken from the NIA and are shown in Figure 2 below.



Figure 2. Location Plan of Lot 419 in DP 1252087 Showing Nearest Residences from the NIA

The noise goals established in the NIA are as follows:-

- $(47 + 5 =) 52$ dBA $L_{eq, 15 \text{ minute}}$ during the day time period,
- $(44 + 5 =) 49$ dBA $L_{eq, 15 \text{ minute}}$ during the evening period,
- $(45 + 5 =) 50$ dBA $L_{eq, 15 \text{ minute}}$ during the shoulder periods between 6 am and 7 am and 6 pm and 7 pm,
- $(45 + 15 =) 60$ dBA $L_{1, 1 \text{ minute}}$ between 6 am and 7 am as an external screening test for sleep disturbance,
- 45 – 55 dBA $L_{1, 1 \text{ minute}}$ between 6 am and 7 am as a further internal test for the potential for sleep disturbance.

The NIA demonstrated that the noise design goals would be met for the bulky goods development on Lot 419 with typical noise controls. Approval was granted for the Lot 419 and the development is currently under construction which includes the sound barrier wall in accordance with the requirements of the consent. Rezoning of the portion of land on Lot 419 will have a negligible effect on noise emission from the Site as this has already been accounted for at the DA stage for the proposed use.

Any future development on the rezoned parcel of land on Lot 418 would be required to comply with the EPA's noise goals and an assessment of the noise impacts would be undertaken at the time of future development applications.

In my view, any future commercial or light industrial development on Lot 418 could be readily designed and controlled to meet the relevant noise goals at all receptors with suitable noise controls that would not be particularly onerous.

It is worth noting that the background noise levels at the residential receptors closer to the Princes Highway and to Lot 418 are likely to be higher still than those in Jarrah Way. This could result in EPA noise criteria for any future development on Lot 418 that is slightly less stringent than for Lot 419, meaning that noise emission from any future development on Lot 418 could potentially be permitted to be higher than that which arises from Lot 419.

In any event, there is no reason acoustically that the portions of land on Lots 418 and 419 currently zoned RE1 could not be rezoned to IN2 light industrial and individual assessments of any future application for Lot 418 would be undertaken at the time.

Please do not hesitate to contact the undersigned should you require any additional information or clarification.

Yours faithfully



Matthew Harwood, MAAS
Director & Principal Consultant
Harwood Acoustics Pty Ltd

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