



20 September 2013

General Manager City of Botany Bay City Council PO Box 331 MASCOT NSW 1460

Attention: Chris Mackey

140-148 DENISON STREET & 25-29 SMITH STREET, HILLSDALE PROPOSED DEMOLITION, SUBDIVISION & BUNNINGS WAREHOUSE DEVELOPMENT (DA 11/224) RESPONSE TO RESOLUTION OF THE SYDNEY EAST JRPP

Dear Chris,

I refer to the above application and the resolution of the Sydney East Joint Regional Planning Panel on 4 September 2013, reproduced below:

 The Panel resolves unanimously to defer the determination of the application.
 The Panel requests the applicant to submit amended drawings that relocate the loading dock away from residential boundaries. The amended drawings should be submitted by 4 October 2013.

3. The Panel requests the council's planning assessment officer to prepare a supplementary report informing the Panel whether the applicant has complied with the above request. The planning assessment officer is to prepare a set of draft conditions, which include those proposed by Mr Len Gawecki and jointly by Mr Craig McLaren and Mr Ross Nettle. The above is to be provided by 18 October 2013.

4. The Panel requests the applicant to undertake a survey of existing traffic conditions in Boonah, Smith and Fraser Streets, focusing on weekend traffic, and to submit the results by 4 October 2013.

5. Following the receipt of the above material, the Panel will make a decision by communicating by electronic means unless it considers that a further meeting is necessary.

This submission responds to points 2 and 4 of the above resolution.

Response to Point 2

With regard to the proposed store, Bunnings is very conscious of the need to be a good neighbour and establish and maintain a good relationship with its neighbours, whilst conducting a functional, safe and successful business. In this

Bunnings Group Limited ABN 26 008 672 179 11 Shirley Street Rosehill NSW 2142 Locked Bag 30 Granville NSW 2142 Page 1 of 3

Telephone +(61 2) 9846 7100 Facsimile +(61 2) 9846 7500 Website www.bunnings.com.au regard Bunnings has investigated in detail the Panel's requirement and concluded that it presents a fundamental and unreasonable operational burden, it is counter productive in terms of eliminating forklift activity, it promotes conflict within the one-way driveway system, and collectively a better outcome can be achieved through an alternative amendment. The alternative submitted for Council's and the Panel's consideration and determination essentially involves enclosure of the "Goods Inwards" area ("GI")and increasing the height of the acoustic barrier from 3.5 metres to 5 metres continuously along the eastern edge of the perimeter driveway.

The circumstances and supporting reasons behind this proposal are:

- Under the scenario suggested by the Panel there would be a need to transport long lengths of timber (up to 6 metres), sheets of gyprock, cement bags, and similar bulky and heavy materials back down to the Timber Trade Sales (TTS) area along the external driveway on the northern side of the store. Due to the weight and size/shape of these products, forklifts would be in much greater use along this driveway each and every day
- There are no opportunities to take these products safely through the store during operating hours due to customer safety conflicts and a significant loss of productive floor area.
- Relocation of GI activity to the southern side of the building will bring forklift and trucks into conflict with customer vehicles
- Forklifts laden with bulky products making the 100+ metre journey down the driveway, would come into direct conflict with Goods delivery vehicles which are travelling in the opposite direction along the driveway (heading for the GI area) and there is no effective passing or turnaround facility to respond to these conflicts other than reversing which poses safety hazards for drivers (forklift and/or truck drivers) and team members who may be within the driveway area undertaking their duties.
- There will still be a need for forklift activity at the eastern end of the building even if GI was relocated to the western end of the building, therefore much of the perceived acoustic benefit would be lost
- Bunnings' preferred alternative includes an increase the height of the acoustic barrier from 3.5 metres to 5.0 metres along the entire eastern driveway edge as well as along the northern side of the GI, and adding a metal roof to enclose the GI area (inclusive of sound absorbing material to the underside of that roof).
- Even under the presumption of continual operational use of the GI, acoustic consultants Wilkinson Murray conclude that noise generated from the GI will reach only 41dBA or less at nearby residences, whereas the existing ambient noise in the locality is 46 and 44 dBA in the daytime and evening noise periods respectively, and whereas the site specific noise goals for residential properties in the locality is 50 and 49 dBA in the daytime and evening periods respectively.

• The area between the proposed building and the rear fence of the residential neighbours will be landscaped and the marginal increase in height of the acoustic wall provides no essential change to the development as exhibited previously.

An acoustic assessment of the proposal inclusive of this proposal has been undertaken by acoustic consultants Wilkinson Murray. Their assessment is appended to this submission.

Response to Point 4

Traffic count surveys of the following intersections have been undertaken on 7 September 2013:

- Smith/Corish/Denison Streets
- Fraser/Denison Streets
- Boonah/Denison Streets
- Smith St/Bunerong Rd/Parer Streets
- Fraser St/Bunerong Rd
- Boonah St/Bunerong Rd

These survey figures provide a benchmark figure upon which to assess future traffic counts post-opening for the Bunnings development.

Four (4) copies of the amended plans are attached for your use and referral to the Sydney East Joint Regional Planning Panel. Bunnings respectfully request the Panel to make their determination based on the submitted amended plans and supporting information.

Please contact me on 9846 7334 or 0413 098 609 if you wish to discuss any matter raised in this submission.

Yours sincerely,

Philip Drew Development Approvals Manager Bunnings Group Ltd

Encl. Wilkinson Murray submission dated 18 September, 2013 R.O.A.R traffic survey results for 7 September 2013



18 September 2013

WM Project Number: 11175 Our Ref: PD 181013 ldbc

Phil Drew Bunnings 11 Shirley Street, Rosehill NSW 2142

Dear Sir

Re: Bunnings Warehouse East Gardens - Hillsdale Loading Dock Noise Levels at Residences

At the recent Joint Regional Planning Panel concern was raised regarding the potential adverse impact of loading dock operations on the acoustic amenity of residences located to the north and east of the proposed dock.

The DA noise assessment prepared by Wilkinson Murray determined that noise from the operation of the development, including the loading dock and roadway, will comply with established site specific noise criteria.

Further to this we have been requested to assess additional measures to contain noise from this area. The measures consist of:

- Increasing the height of the barrier on the eastern and northern side of the site to a height of 5 metres.
- Installing a roof over the loading dock and part of the roadway.

The area of the barrier and roof treatment is shown in the following figures:

Figure 1 Part Section of Driveway Showing Roof and Barrier



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ACOUSTICS AND AIR



Figure 2 Site Plan Showing Proposed Dock Treatment

Based on the proposed modifications noise predictions to residences surrounding the dock and roadway area have been conducted. These are detailed in the following sections.

Noise Criteria

Applicable noise emission criteria have been determined based on previous noise measurements, along with Botany Council and EPA policies. Table 1 presents applicable site specific noise criteria:

Table 1 Established Site Specific Noise Criteria at Residences *-

Time	e Period	Noise Criterion, L _{Aeq(15 minutes)} dBA
Daytime	(7am to 6pm)	50
Evening	(6pm to 10pm)	49
Night Time	(10pm to 7am)	40

*Reference Wilkinson Murray DA Noise Report "Bunnings East Gardens DA Noise Assessment Report 11174 Version C dated October 2012".

Equipment Noise Levels

The following noise levels have been used in predicting loading dock and roadway noise emissions to residences:

Noise Course	Sound Pressure	Distance	• etaborea 100 • 21
Noise Source	Level, L _{Aeq} dBA	(m)	Comments
Forklift unloading Truck	76	7	Continuous operation at load
Truck Moving on Site	76	7	Truck travelling at 3km/hr
Truck Engine Running	72	7	Truck Stationary engine idle

Table 2 Loading Dock Source Noise Levels

It is noted that the noise levels reported in the table for the forklift are higher than the previous assessment as they are meant to represent a "worst case" case where a medium sized fork lift operates in the loading dock area continuously.

Noise Predictions

Noise predictions have been conducted using Cadna A noise modelling software. The modelling is based on the following 15 minute "worst case" operational scenario:

- Forklift operating continuously in the loading area.
- Truck travel along the dock driveway. Two source heights have been modelled being 1.5 metres for the engine and 3.6 metres for the exhaust,
- Truck engine is idling continuously for the entire period,
- The barrier on the northern and eastern sides of the loading has been increased to 5 metres,
- The dock area and the adjacent roadway are covered by a metal roof, and;
- Equipment noise levels as detailed in Table 2 have been used in the noise modelling.

The following figure shows a 3D view of the model and covered loading dock area:

Figure 3 View of Noise Model



Predictions of noise from the loading dock and driveway operation scenario have been conducted and the results are presented in Table 3.

7. . .		Predicted	Daytime/Evening		1010
Location	Level	Noise Level	Criterion	Exceedance	Compliance
	Ground Yard	37			
95 Rhodes St	Level 2 Facade	38	50 /49	-	Yes
	Ground Yard	39			
93 Rhodes St	Ground Facade	36	50 /49	-	Yes
	Ground Yard	38	50 / 40		
91 Rhodes St	Ground Facade	37	50 /49	-	Yes
	Ground Yard	39			
89 Rhodes St	Ground Facade	36	50 /49		Yes
	Ground Yard	39			
87 Rhodes St	Ground Facade	37	50 /49		Yes
	Ground Yard	40	TO (110)		
83 Rhodes St	Level 2 Facade	41	50 /49		Yes
38 Smith St	Ground Yard	38	50 /49	-	Yes
44 Smith St	Ground Yard	38	50 /49		Yes
	Ground Yard	35			
23 Smith St	Level 2 Facade	38	50 /49	-	Yes
Commercial on Smith Street	Ground	58	65	-	Yes

 Table 3
 Noise Modelling Results - LAeq(15 minute), dBA

A review of the results indicates that resultant noise levels at residences associated with the loading dock and driveway activities (with the proposed treatments) will be at least 8 dBA below the most stringent noise criterion.

The noise barrier and walls to the driveway and loading dock area will be of masonry construction and will provide adequate noise isolation between the development and residences. The roof to the dock area with be of metal sheeting construction with sarking and insulation to the underside of the roof.

In addition it is recommended that acoustic insulation be installed on the underside of the loading dock roof area to reduce reverberant noise buildup in the dock area. A suitable material is 25 mm polyester insulation with a density of 24 kg/m³.

Should ventilation to the dock area be required this will be provided by an exhaust fan and ductwork. Acoustic treatment of the fan will be conducted should it be required. The level of acoustic treatment will determined at the detail design stage of the project.

The following figure presents the modelled noise contours for this scenario.

Figure 4 L_{Aeq(15 minute)} Bunnings Dock and Roadway noise contours - dBA



Discussion and Conclusion

The highest noise associated with the loading dock and roadway operations are at 83 Rhodes Street where noise levels of up to 41 dBA are predicted at the upper level of this residence. At other surrounding residences noise levels in the order 38-39 dBA are predicted. These levels compare with measured background noise levels of 46 and 44 dBA, for the day and evening period respectively.

The predicted noise levels from the loading dock and driveway operation indicate that the operation of the loading dock and driveway will be barely audible to nearby residents based on current background noise levels, and are well below accepted noise nuisance standards for residential amenity. Further, much of the time it is envisaged noise from these areas will be inaudible given the above assessment conservatively assumes continuous and constant forklift use and truck use, both which are unlikely to be the case in practice.

Predictions were also conducted at locations representative of potential future upper levels of residences in Rhodes and Smith Streets. In these cases noise levels are predicted to increase by around 1 dBA. Therefore the proposed treatment of the dock and roadway does not restrict surrounding residents from adding an upper level to their residence.

It is noted that there are other noise sources associated with the development, predominately mechanical plant and fans. Given that noise from the dock is predicted to be at least 8 dBA below established noise criteria it is considered that noise from these items can be readily controlled by standard engineering noise control, where necessary. This is consistent with the DA noise assessment.

Further, it is noted that compliance with noise criteria is achieved at commercial receivers on Smith Street is also predicted.

Therefore it is concluded that the implementation of the proposed treatment of the dock and access roadway will protect the acoustic amenity of surrounding residences.

I trust this information is sufficient. Please contact us if you have any further queries.

Yours faithfully WILKINSON MURRAY

made

Brian Clarke Senior Associate



R.O.A.R. DATA

Reliable, Original & Authentic Results

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Job No/Name : 4793 EASTGARDENS Bunnings : Saturday 7th September 2013 : T.T.P.A. Day/Date Client



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Bunnerong Rd



Bunnerong Rd



Reliable, Original & Authentic Results R.O.A.R. DATA

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9, Mot		Cct	ш																	•
Ph.88196847, Fax 88196849, Mob.0418-239019	WEST	Cornish Cct	ы	3	1	0	2	1	0	1	0		3	0	1	5	4	2	9	29
ax 881		Col	Ŀ									and the second								0
47, Fa		Rd	R																	0
31968	NORTH	Denison Rd	ы																	0
Ph.88		Der	Ē	24	24	29	26	26	18	12	17		17	25	25	30	26	19	19	337
D-N-		All Vehicles	Time Per	1100 - 1115	1115 - 1130	1130 - 1145	1145 - 1200	1200 - 1215	1215 - 1230	1230 - 1245	1245 - 1300	1300 - 1315	1315 - 1330	1330 - 1345	1345 - 1400	1400 - 1415	1415 - 1430	1430 - 1445	1445 - 1500	Period End

	Ĺ	NORTH	Ļ		WEST		Ľ	SOUTH	-		EAST		
	Der	Denison Rd	Rd	Col	Cornish Cct	Cct	Der	Denison Rd	Rd	S	Smith St	St	
Peak Time		ы	ш	L	ы	Ъ	Ŀ	ы	ЯI	Ŀ	Т	R	TO.
1100 - 1200	103	0	0	0	9	0	0	0	20	32	10	61	232
1115 - 1215	105	0	0	0	4	0	0	0	18	30	15	61	233
1130 - 1230	66	0	0	0	3	0	0	0	13	32	15	61	223
1145 - 1245	82	0	0	0	4	0	0	0	14	35	17	64	216
1200 - 1300	73	0	0	0	2	0	0	0	13	32	19	61	200
1215 - 1315	47	0	0	0	1	0	0	0	8	24	11	48	135
1230 - 1330	46	0	0	0	4	0	0	0	11	22	9	46	135
1245 - 1345	59	0	0	0	3	0	0	0	14	18	8	40	142
1300 - 1400	67	0	0	0	4	0	0	0	15	19	13	45	163
1315 - 1415	97	0	0	0	6	0	0	0	19	28	16	57	226
1330 - 1430	106	0	0	0	10	0	0	0	16	25	20	55	232
1345 - 1445	100	0	0	0	12	0	0	0	12	32	24	56	236
1400 - 1500	94	0	0	0	17	0	0	0	10	28	18	51	218

Job No/Name : 4793 EASTGARDENS Bunnings : Saturday 7th September 2013 : T.T.P.A. Day/Date Client

Denison Rd

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Denison Rd

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21000	1300 19
1100	1100
43	43

236

56

24

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PEAK HOUR

People in Hensley Field





R.O.A.R. DATA Reliable, Original & Authentic Results Ph.88196847, Fax 88196849, Mob.0418-239019

Ŧ	Rd	<u>TOTAL</u>	5	5	8	8	7	5	2	5	6	3	8	4	5	2	5	5	0 83	Ē	
SOUTH	Denison Rd	ЯI	0	1	1	2	Ļ	1	0	0	0	0	+	2	1	0	1	0	11	SOUTH	
ST	Ave		0	3	4	0	2	٢	0	0	З	1	٢	0	2	0	2	2	21	ST	
EAST	Fraser Ave	RI	٢	1	1	5	1	2	0	0	0	1	4	1	0	0	0	1	18	FAST	i
HI	on Rd	-1	4	0	2	٢	3	۲	2	5	3	t	2	1	2	2	2	2	33	NORTH	
NORTH	Denison Rd	н	1000																0	CN N	
All Vehicles		Time Per	1100 - 1115	1115 - 1130	1130 - 1145	1145 - 1200	1200 - 1215	1215 - 1230	1230 - 1245	1245 - 1300	1300 - 1315	1315 - 1330	1330 - 1345	1345 - 1400	1400 - 1415	1415 - 1430	1430 - 1445	1445 - 1500	Period End		

Client Job No/Name Day/Date

: T.T.P.A. : 4793 EASTGARDENS Bunnings : Saturday 7th September 2013

		TOTAL	3	5	1	2	2	5	5	6	٢	3	0	7	1	3	4	5	53			TOTAL	11	10	10
SOUTH	on Rd	Т	- 400																0	SOUTH	Denison Rd	ц	0	0	0
sol	Denison Rd	Ъ	0	0	0	0	1	3	1	2	0	1	0	0	0	0	1	2	11	SOL	Denis	R	0	1	4
ST	h Ave	Ľ	1	0	0	1	0	0	1	۲	0	٢	0	٢	0	0	0	0	9	EAST	Boonah Ave	L	2	1	1
EAST	Boonah Ave	R	2	4	0	0	٢	1	2	2	1	0	0	2	0	3	1	1	20	EA	Boona	R	9	5	2
RTH	on Rd	Ŀ	0	1	١	1	0	1	۱	۱	0	1	0	4	1	0	2	2	16	NORTH	Denison Rd	L	3	3	3
NORTH	Denison Rd	ы													0.00				0	ION	Denis	Т	0	0	0
All Vehicles		Time Per	1100 - 1115	1115 - 1130	1130 - 1145	1145 - 1200	1200 - 1215	1215 - 1230	1230 - 1245	1245 - 1300	1300 - 1315	1315 - 1330	1330 - 1345	1345 - 1400	1400 - 1415	1415 - 1430	1430 - 1445	1445 - 1500	Period End			Peak Per	1100 - 1200	1115 - 1215	1130 - 1230

		Ļ														Π
		TOTAL	11	10	10	14	18	17	15	10	11	11	11	15	13	18
JTH	on Rd	Т	0	0	0	0	0	0	0	0	0	0	0	0	0	
SOUTH	Denison Rd	R	0	1	4	5	7	9	4	3	1	1	0	1	3	7
EAST	h Ave	Ľ	2	1	1	2	2	2	3	2	2	2	1	١	0	2
EA	Boonah Ave	R	9	5	2	4	9	9	5	3	3	2	5	9	5	9
NORTH	Denison Rd	٦	3	3	3	3	3	3	3	2	5	9	5	7	5	3
ION	Denis	Т	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Peak Per	1100 - 1200	1115 - 1215	1130 - 1230	1145 - 1245	1200 - 1300	1215 - 1315	1230 - 1330	1245 - 1345	1300 - 1400	1315 - 1415	1330 - 1430	1345 - 1445	1400 - 1500	PEAK HR
		Peak	1100 - 2	1115 - 1	1130 - 2	1145 - 1	1200 - 1	1215 - 2	1230 - 1	1245 - 1	1300 - 1	1315 - 1	1330 - 1	1345 - 1	1400 - 1	

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R.O.A.R. DATA Reliable, Original & Authentic Results Ph.88196847, Fax 88196849, Mob.0418-239019

		TOTAL	÷	2	9	3 S	2	2	4	-	2	7	2	2	9	1	4	7	57
SOUTH	erong	Т																	0
sol	Bunnerong	Ē	0	2	١	3	2	2	3	0	0	2	0	0	2	١	3	5	29
NORTH	erong	ы																	0
ION	Bunnerong	R																	0
WEST	Fraser Ave	R																	0
WE	Frase	L	1	0	5	0	0	2	1	1	2	5	2	2	4	0	1	2	28
All Vehicles		Time Per	1100 - 1115	1115 - 1130	1130 - 1145	1145 - 1200	1200 - 1215	1215 - 1230	1230 - 1245	1245 - 1300	1300 - 1315	1315 - 1330	1330 - 1345	1345 - 1400	1400 - 1415	1415 - 1430	1430 - 1445	1445 - 1500	Period End

	WE	WEST	ION	NORTH	SOI	SOUTH	
	Frase	Fraser Ave	Bunn	Bunnerong	Bunn	Bunnerong	
Peak Per		R	Ъ	ы		Ы	TOTAL
1100 - 1200	9	0	0	0	9	0	12
1115 - 1215	5	0	0	0	8	0	13
1130 - 1230	7	0	0	0	11	0	18
1145 - 1245	3	0	0	0	13	0	16
1200 - 1300	4	0	0	0	10	0	14
1215 - 1315	9	0	0	0	8	0	14
1230 - 1330	6	0	0	0	5	0	14
1245 - 1345	10	0	0	0	2	0	12
1300 - 1400	11	0	0	0	2	0	13
1315 - 1415	13	0	0	0	4	0	17
1330 - 1430	8	0	0	0	3	0	11
1345 - 1445	7	0	0	0	9	0	13
1400 - 1500	7	0	0	0	11	0	18
PEAK HR	7				11		18

: T.T.P.A.	: 4793 EASTGARDENS Bunnings	: Saturday 7th September 2013
Client	Job No/Name	Day/Date



Bunnerong Rd

