acouras CONSULTANCY

Wild Environment

No.6 Sleigh Place, Wetherill Park

Acoustic Assessment for 24hr Operation

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Comments:	Response to Council & EPA (Refer to Section 1.1 for summary) R2 change to residential receiver. Sleep disturbance (Section 3.2) Appendix B & C

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1 Introduction

1.1 Summary of Response to Council

The following information provided in this report is in response to NSW EPA letter (EPA Ref: DOC24/837793) dated 14 October 2024. Our response and comments are give below:

1(a): Based on previous advice provided be NSW Government and NSW EPA, we confirm there are existing receivers at No.28 and No.70 Trivet Street (indicated as R2) in our report is located in Western Sydney Parklands. The advice given by NSW EPA in the letter states that:

> The receivers identified in the Acoustic Assessment are all located in the Western Sydney Parklands and affected by the *State Environmental Planning Policy (Western Sydney Parklands) 2009*, which prohibits development for the purpose of residential accommodation. This indicates that residential noise criteria may be inappropriate for those receivers.
>
> At this stage, the noise impacts of the project on nearby areas of Western Sydney Parklands should be assessed against the "when in use" acceptable noise level for active recreation (L_{eq} 55 dBA). This criteria needs to be modified to account for the existing level of industrial noise, in accordance with **Table 2.2** of the INP.
>
> The operational noise impacts of the project on the nearest residential sensitive receivers, located along Redmayne Road, Horsley Park, should also be assessed.
>
> In the absence of noise monitoring data from receiver locations, the EPA can recommend that the project is designed so that the total noise impact of the project, including all existing plant on the site which will be retained (for example, air handling and conditioning plant), does not exceed:
>
> - L_{Aeq} 45 dB, when in use, at the most affected point within Western Sydney Parklands; and
> - $L_{Aeq(15min)}$ 35 dB at the nearest residential sensitive receiver on Redmayne Road, Horsley Park.
>
> If alternate criteria to those suggested by the EPA are proposed, they should be supported by additional long-term monitoring data from sensitive receiver locations. If the project is proposed to operate on Public Holidays, the proponent should be aware that the night time period extends to 8am on Sundays and Public Holidays, rather than 7am as on other days.

The area is unzoned and is considered a recreational receiver. For the is assessment this location has been considered as residential receivers. Refer to Appendix B and C.

2(a): We confirm there are no new external equipment. The new granular activated carbon cannister and extraction fan is located internally adjacent to the existing equipment.

2(b): Refer to Figure 3 and Figure 4.

2(c): Refer to Section 3.1 , page 9. Allow for worst case metrological conditions.

2(d): Report indicates no modification are applicable and have been applied.

2(e): Refer to Table 6.

2(f): Refer to Table 5 for measured L_{max} level. Refer to Table 7 for predict sleep disturbance noise levels.

3(a): Refer to Section 3.3 .

1.2 Site Description

The following report has been prepared by Acouras Consultancy on behalf of Wild Environment to assess the potential for noise impact associated with the proposed 24 hour operation of the Resource Recovery Treatment Facility located at No.6 Sleigh Place, Wetherill Park.

The proposed industrial development is located in an industrial zone and is surrounded by existing industrial buildings. The nearest noise sensitive receivers that have been identified are:

- R1 – Residents are located at more than 1100m to the west of the site along Redmayne Road in Horsley Park (R2).
- R2 – Residents located at 28 and 70 Privet Street (approx. 250m west opposite Cowpasture Road).

Traffic along Sleigh Place and Cowpasture Road predominately consists of commercial vehicles and heavy vehicles, and the noise contributes to the surrounding ambient noise levels. The site location is shown in Figure 1.

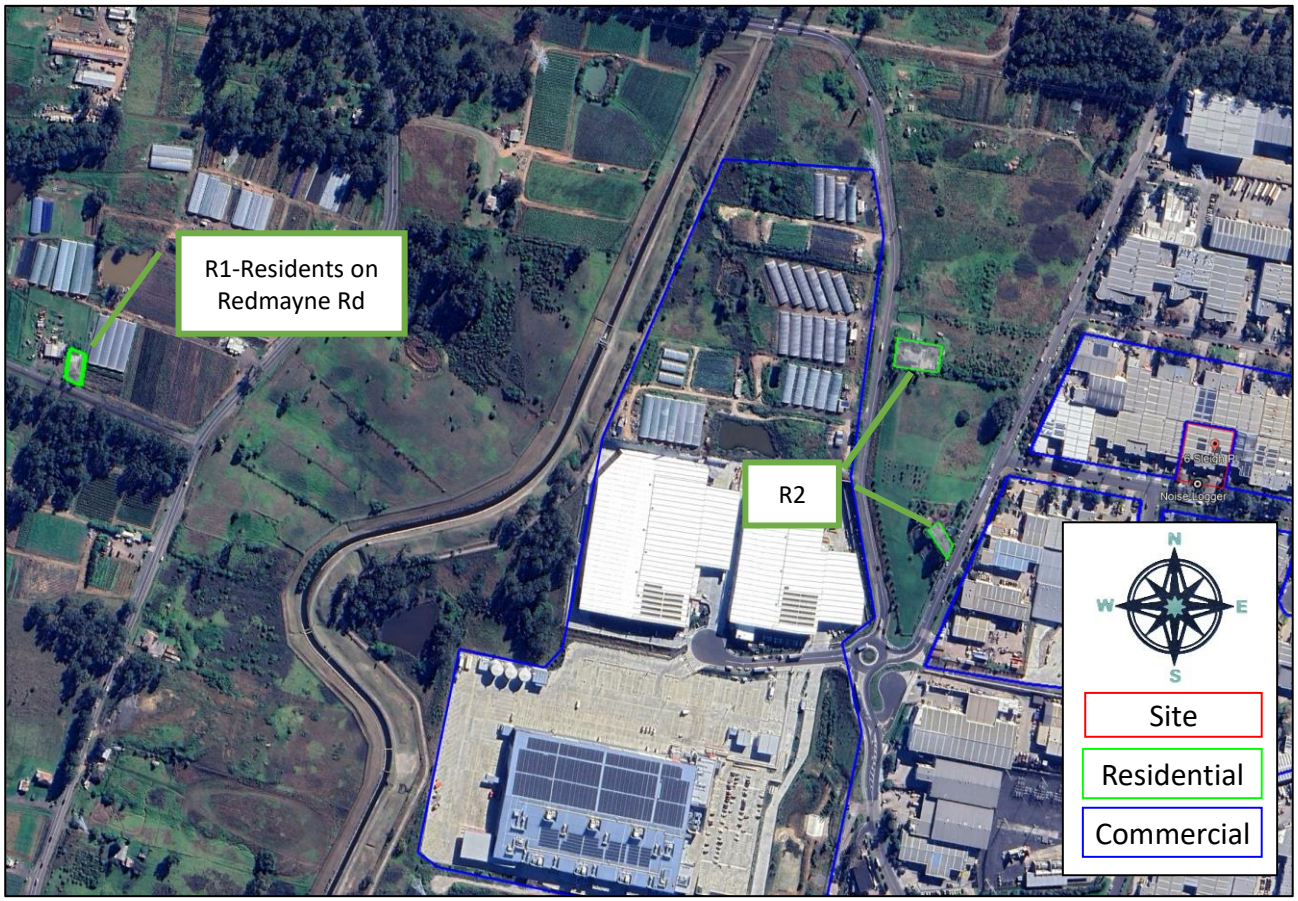

Figure 1 – Site Location, Nearest Residents and Noise Logger Position

2 Noise Criteria

The following standards and guidelines are applicable to this project:

- NSW EPA's 'Noise Policy for Industry' and "Road Noise Policy" (RNP).
- Australian standard AS 1055.1-1997: Acoustics – Description and measurement of environmental noise - General procedures.

2.1 Noise Survey and Project Specific Limits

An environmental noise survey was carried out at the site Wednesday 19th to Tuesday 25th November 2014. The details of the survey is present in our report 'Acoustic DA Assessment' report (ref: SYD2014-1079-R001C) dated the 27/2/2015. We have visited the site to conducted compliance tests in June 2020, but no additional noise survey has been conducted and in our opinion it is unlikely that the surrounding noise conditions have significantly changed or decreased. The monitor was positioned at the location as shown in Figure 1.

Table 1 presents a summary of the measured ambient noise level and traffic noise surrounding the development which is dominated by vehicles (including trucks) along Sleigh Place and mechanical plant emissions from the current building and buildings nearby.

Table 1 – Measured Ambient and Traffic Noise and Levels, dBA

Location	Period	Average L_{eq}	Highest L_{eq} 1hr
Sleigh Place	Day (07:00-22:00)	60	65
	Night (22:00-07:00)	55	60

As per Councils requirements (letter DOC15/17972), in the absence of a noise survey at the residents located along Redmayne Road, Table 2 presents a summary of the maximum allowable intrusive noise limit for this project based on the requirements of the EPA's NPfI guideline. The amenity criteria are based on an urban receiver.

Table 2—Noise Survey Summary and Project Limits, dBA

Type of Receiver	Time Period	NSW EPA Industrial Noise Policy	
		Amenity Criteria Recommended Noise Level (acceptable), L_{eq}	Project Specific Limit $L_{eq(15min)}$ dBA
Residential	All times	35	35
Recreational	When in use	55	45
Commercial	When in use	65	65
Industrial	When in use	70	70

2.2 Sleep Disturbance

To address sleep disturbance maximum high noise level events during the night, the NSW NPfI. The EPA, provides the following noise criteria for a residential location:

- $L_{Aeq,15min}$ 40 dB(A) or the prevailing RBL plus 5 dB, whichever is the greater, and/or
- L_{AFmax} 52 dB(A) or the prevailing RBL plus 15 dB, whichever is the greater,

Other factors that may be important in assessing the extent of impacts on sleep include:

- how often high noise events will occur.
- time of day (normally between 10pm and 7am).
- whether there are times of day when there is a clear change in the noise environment (such as during early morning shoulder periods).
- current scientific literature available at the time of the assessment regarding the impact of maximum noise level events at night.

The L_{AFmax} descriptor is meant to represent a maximum noise level measured under 'fast' time response. Table 3 presents the limits for sleep disturbance.

Table 3 – Sleep Disturbance Limits, dBA

Period	Background Level, Lowest $L_{90(15min)}$	Sleep Disturbance Limits, $L_{Aeq, 15min}$	Sleep Disturbance Limits L_{Amax}
Night (10pm and 7am).	35	40	52

2.3 Traffic Noise Generation

The industrial site has the potential to generate increased traffic noise along Sleigh Place and Cowpasture Road and therefore will be assessed in accordance with the NSW EPA Road Noise Policy (RNP). Table 4 sets out the assessment criteria for residences to be applied to particular types of project, road category and land use.

Table 4— Road traffic noise assessment criteria for residential land uses

Road Category	Type of project/land use	Assessment Criteria - dBA	
		Day (7am-10pm)	Night (10pm-7am)
Local roads	Existing residences affected by additional traffic on existing local roads generated by land use developments	$L_{Aeq, (1\ hour)}$ 55 (external)	$L_{Aeq, (1\ hour)}$ 50 (external)

For existing residences and other sensitive land uses affected by additional traffic on existing roads generated by land use developments, any increase in the total traffic noise level should be limited to 2 dB above that of the corresponding 'no build option'.

3 Assessment and Recommendations

3.1 Operational Noise

For this proposed 24 hour assessment, the we have used empirical formulae/data and our previous noise measurements to estimate the sound power levels.

For our prediction for sound propagation from the noise sources we have:

- During our visit to the facility in June 2020, the following Table 5 presents the compliance noise test conducted inside and outside the facility with the existing equipment. Details of the tests are presented in our "Acoustic Compliance" report (ref: SYD2014-1079-R004B) dated 08/07/2020 that was previously submitted to EPA and Council.
- There is no installation of any new external equipment for the proposed 24 hour operation.
- During the extended night time hours between 10pm to 5am, we have assumed a maximum of six (6) trucks (standard 10.3m HRV's) incoming and outgoing. There is only one (1) truck delivery at a time.
- All trucks enter and exit in a forward direction (no reversing).

Table 5: Measured Noise Level of Operational Activities

Source	Location	Sound Pressure Level Average L_{eq} dBA	Sound Pressure Level Maximum L_{max} dBA
Excavator	Internal/Reverberant	72	74
Feed Hopper, Conveyor & Trommel	Internal/Reverberant	78	81
Truck unload	Internal/Reverberant	73-78	85-87 @ 3m
	Outside roller door	64-66 @ 5m	74-85 @ 5m
Truck entry	External	79 @ 3m	82 @ 3m
Truck exit	External	76 @ 3m	79 @ 3m

- For the calculations, the following are the parameters:
  - Calculations have been conducted using CadnaA (version 4.5.149) based on CONCAWE method.
  - Calculations have allowed for distance attenuation and air absorption.
  - No noise modification factors have been applied to the sources.
  - Shielding from building have been included.
- Assumed roller doors are open at night.
- The nearest residents are located indicated in Figure 1.

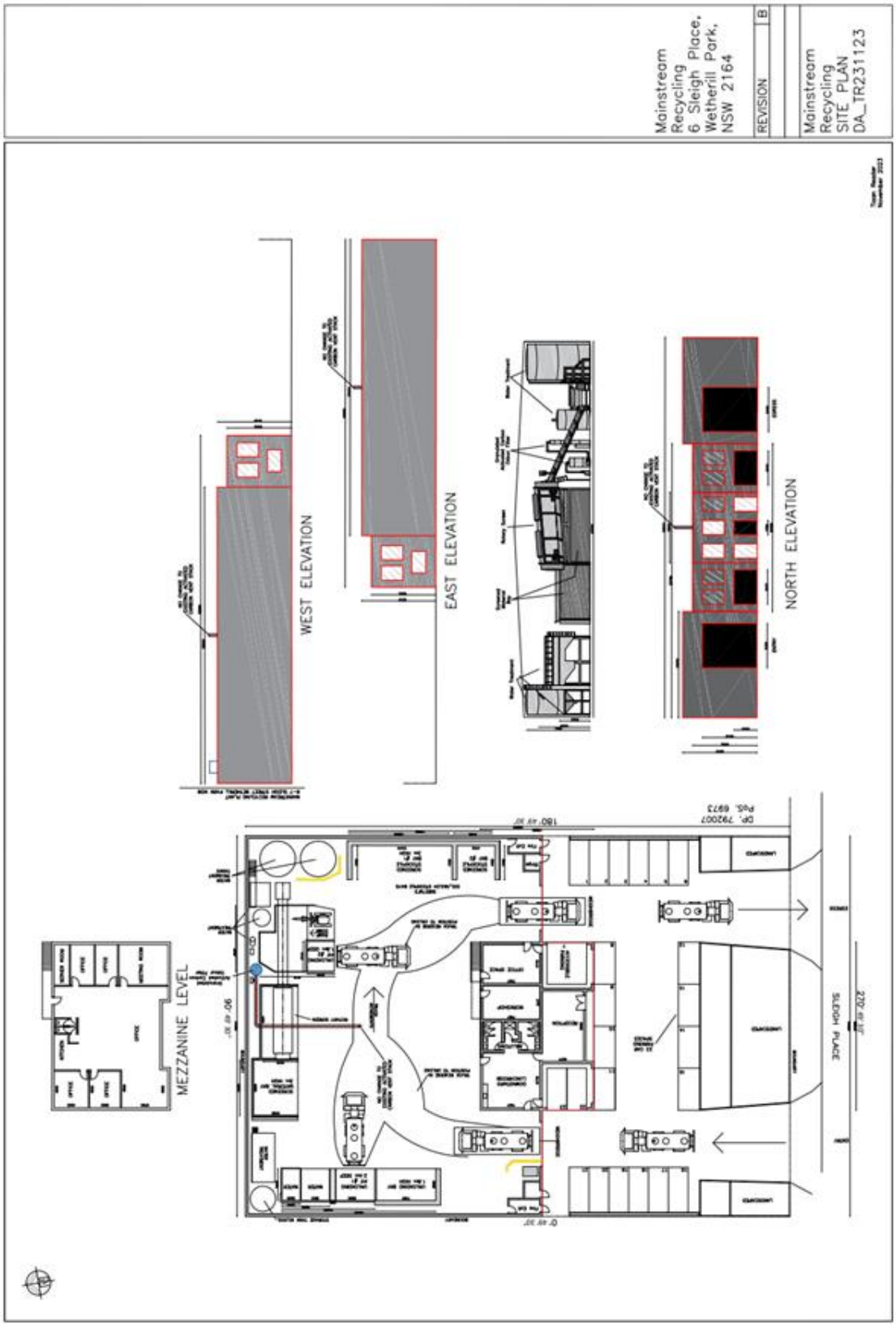

Figure 2 – Floor Layout

To quantify potential worst-case scenario, the following noise enhancing metrological parameters have been assessed in the model:

- Source to receiver maximum wind of 3m/s.
- Prevailing wind direction to the west.
- Temperature inversion of 3°/100m.

The predicted overall noise level from operation activities of at the receivers is given in Table 6.

Table 6 – Predicted Operational Noise Level at Receiver Location, L_{eq} dBA

Noise Source	Internal Reverberant SPL $L_{eq(15min)}$ dBA	Predicted External Noise Level, $L_{eq(15min)}$ dBA	Noise Limit $L_{eq(15min)}$ dBA
R1 – Residential			
Internal: Feed Hopper, Conveyor, Trommel, Excavator, truck unloading	80 (Internal SPL)	0	35
External: Truck movement	76-79 @ 3m (outside on driveway)	4	35
Cumulative Noise		**4**	**35**
R2 – Residential			
Internal: Feed Hopper, Conveyor, Trommel, Excavator, truck unloading	80 (Internal SPL)	17	35
External: Truck movement	76-79 @ 3m (outside on driveway)	19	35
Cumulative Noise		**22**	**35**
C1 – Industrial (Adjacent Properties)			
Internal: Feed Hopper, Conveyor, Trommel, Excavator, truck unloading	80 (Internal SPL)	49-59	70
External: Truck movement	76-79 @ 3m (outside on driveway)	47-57	70
Cumulative Noise		**61**	**70**

3.2 Sleep Disturbance Assessment

The predicted sleep disturbance noise level (L_{max}) at the receivers is given in Table 6. Sleep disturbance criteria does not apply to the receivers at C1.

Table 7 – Predicted Sleep Disturbance Noise Level at Receiver Location, L_{eq} dBA

Noise Source	Internal Reverberant SPL L_{max} dBA	Predicted External Noise Level, L_{max} dBA	Noise Limit L_{max} dBA dBA
R1 – Residential			
Internal: Feed Hopper, Conveyor, Trommel, Excavator, truck unloading	81 (Internal SPL)	19	52
External: Truck movement	79-82 @ 3m (outside on driveway)	8	52
R2 – Residential			
Internal: Feed Hopper, Conveyor, Trommel, Excavator, truck unloading	81 (Internal SPL)	35	52
External: Truck movement	79-82 @ 3m (outside on driveway)	23	52

Based on the measured noise levels, the predicted combined noise emissions from the proposed 24hr/7 days operation of the existing equipment at the receiver locations along Redmayne Road (R1) and 28 Trivet Street (R2) would be inaudible and comply with the sleep disturbance criteria.

Figure 3 –Day/Evening/Night Time Operation Noise Model ($L_{eq((15min)}$ dBA)

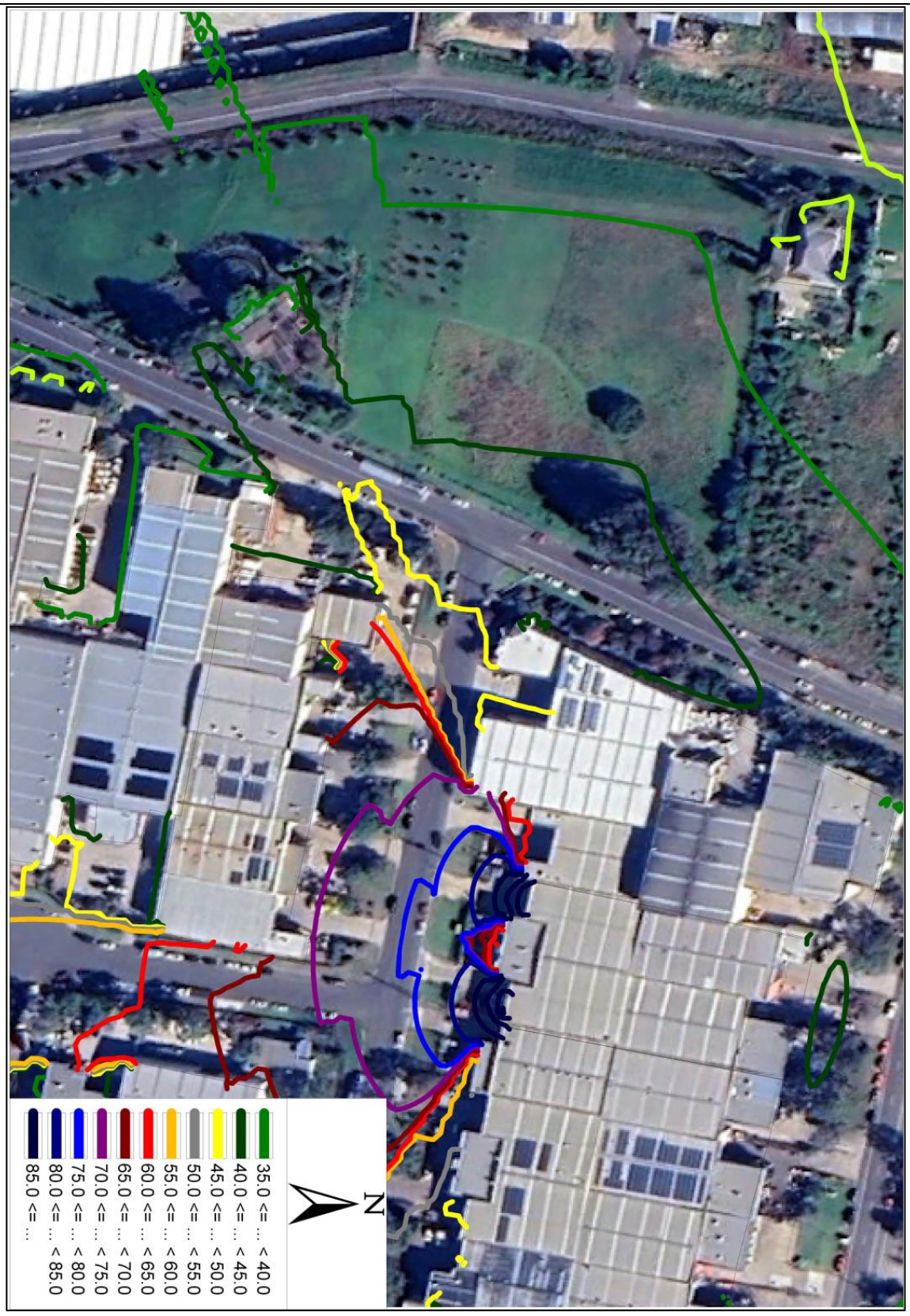

Figure 4 – Night Time Operation Noise Model (L_{MAX} dBA)

3.3 Assessment of Traffic Noise Generation

This section details a review of the expected increase in traffic noise generation from the 24hr operation of this facility. Based on the 'Traffic and Transport Assessment Report' prepared by Transport and Urban Planning (Ref. 19031-21R, 29 November 2021), indicates the following expected increase in vehicle trips during the AM and PM peak periods due to the extended 24hr operation:

- HRV's AM Peak (7am to 9am) = 4 inbound, 4 outbound.
- HRV's PM Peak (4pm to 6pm) = 4 inbound, 4 outbound.

Based on the current traffic flows along Sleigh Place and Cowpasture Road, the following Table 8 summaries the predicted change in traffic noise levels.

Table 8 – Predicted Change Traffic Noise Levels during Peak Periods

Road	Period	Existing Peak Traffic Flow	Total Increase Peak Traffic Flow	Change in Traffic Noise, dBA
Sleigh Place	AM Peak	121	134	+0.4
	PM Peak	124	137	+0.4
Cowpasture Rd	AM Peak	469	486	+0.2
	PM Peak	936	962	+0.1

We would expect that the change in traffic noise levels on the surrounding roads during the peak times would not exceed 2dB increase and therefore comply with the EPA RNP guidelines.

4 Conclusion

An acoustic assessment of the proposed development has been carried out in accordance with the requirements of EPA noise guidelines.

An environmental noise survey of the site has been conducted and the noise limiting criteria for mechanical plant/equipment noise emission has been determined based on the EPA guidelines. The limits are presented in Table 2.

Section 2.2 provides the prediction of noise emissions of the existing equipment (internally and external) that is in operation at the facility. Based the predictions, noise emissions at the receiver locations (R1 and R2) would be inaudible and no further acoustic treatment is required.

Therefore, operational noise from the facility during the proposed 24 hour operation is predicted to comply (inaudible) at the nearest affected receivers and comply with the EPA guidelines.

Appendix A – Acoustic Terminology

Decibel, dB: A dimensionless unit which denotes the ratio between two quantities that are proportional to power, energy or intensity. One of these quantities is a designated reference by which all other quantities of identical units are divided. The sound pressure level in decibels is equal to 10 times the logarithm (to the base 10) of the ratio between the pressure squared divided by the reference pressure squared. The reference pressure used in acoustics is 20 micro Pascals.

A-WEIGHTING: A measure of sound pressure level designed to reflect the response of the human ear, which does not respond equally to all frequencies. To describe sound in a manner representative of the human ear's response it is necessary to reduce the effects of the low and high frequencies with respect to medium frequencies. The resultant sound level is said to be A-weighted, and the units are in decibels (dBA). The A-weighted sound level is also called the noise level.

Sound Pressure Level, L p (dB), of a sound: 20 times the logarithm to the base 10 of the ratio of the r.m.s. sound pressure to the reference sound pressure of 20 micro Pascals. Sound pressure level is measured using a microphone and a sound level meter, and varies with distance from the source and the environment.

Ambient Noise/Sound: All noise level present in a given environment, usually being a composite of sounds from many sources far and near. Traffic, HVAC, masking sound or even low-level background music can contribute to ambient level of noise or sound.

Percentile Level - L 90 , L 10 , etc: A statistical measurement giving the sound pressure level which is exceeded for the given percentile of an observation period, e.g. L 90 is the level which is exceeded for 90% of a measurement period. L 90 is commonly referred to as the "background" sound level.

Background Noise (L 90): The sum total of all unwanted residual noise generated from all direct and reflected sound sources in a space that can represent an interface to, or interfere with good listening and speech intelligibility.

Rating Background Level – RBL: Method for determining the existing background noise level which involves calculating the tenth percentile from the L A90 measurements. This value gives the Assessment Background Noise Level (ABL). Rating Background Level is the median of the overall ABL.

L AEQ,T : Equivalent continuous A-weighted sound pressure level. The value of the A-weighted sound pressure level of a continuous steady sound that, within a measurement time interval T, has the same A-weighted sound energy as the actual time-varying sound.

Appendix B – EPA Letter

NSW EPA

Our reference: DOC15/17927
Contact: Melissa Ward – 02 9995 5747

The General Manager
Fairfield City Council
PO Box 21
FAIRFIELD NSW 1860

Attention: Sunnee Cullen, Planning Co-ordinator

STANDARD POST

Dear Mrs Cullen,

Development Application No. 803.1/2014 – 6 Sleigh Pl, Wetherill Park – Request for Comment

The EPA provides comments in response to Fairfield City Council's letter dated 19 December 2014 to the Environment Protection Authority (EPA) requesting review of Development Application No. 803.1/2014.

The EPA understands that Total Drain Cleaning Pty Ltd have submitted an application to Fairfield City Council for a proposed Gross Pollutant Trap waste recycling facility at 6 Sleigh Pl, Wetherill Park (Premises). As the development is Integrated Development, Fairfield City Council has forwarded the application including Statement of Environmental Effects (SEE) to the EPA for comment.

The EPA would like to advise Council that the solid fraction collected from Gross Pollutant Traps are of particular concern to the EPA. That type of waste can be highly variable depending on its catchment area (residential, rural, industrial etc) and can be difficult to characterise, making it problematic to treat. It also typically contains heavy metals, rubber, oil and other toxic chemicals and syringes (classified as Clinical Waste), which have not been considered or listed in the SEE.

The EPA considers particularly the solid fraction of GPT waste to be highly contaminated and will therefore require stringent assessment of the potential environmental and human health risks in relation to this development. The SEE in its current form does not meet with the EPA's requirements.

The EPA has reviewed the following documents:

- "*Statement of Environmental Effects – To Accompany A Development Application For A Gross Pollutant Trap Waste Facility At 6 Sleigh Pl, Wetherill Park NSW For Total Drain Cleaning PTY LTD*", prepared by Pacific Environmental Australia Pty Ltd, December 2014;
- "*6-7 Sleigh Pl, Wetherill Park - Acoustic DA Assessment*", prepared by Acouras Consultancy, December 2014; and
- "*Total Drain – Resource Recovery and Treatment Facility – Odour Assessment*" prepared by Air Labs Environmental, November 2014.

Following review of the SEE the EPA has determined that the application is not adequate. Please refer to Attachment A for a detailed account of the issues identified in the application provided. The Applicant will need to address these issues and provide further information in order for the EPA to adequately assess potential impacts from the proposed development and issue General Terms of Approval (GTAs).

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If you have any questions in relation to this matter, please contact Melissa Ward on 9995 5747.

Yours sincerely

Pitts 6/2/15

Deanne Pitts
A/Unit Head Waste Operations
Environment Protection Authority

Encl. Attachment A

Attachment A

A Development Application (No. 803.1 / 2014) has been submitted to Fairfield City Council for a proposed gross pollutant trap (GPT) waste recycling facility at 6 Sleigh Pl, Wetherill Park. The EPA has reviewed the Statement of Environmental Effects (SEE) provided including the acoustic assessment and the odour assessment.

There are gaps in the information provided which make it difficult to adequately assess potential impacts from the proposed development and issue General Terms of Approval (GTAs). Specific areas to be addressed by the Applicant are outlined below.

1. **Incoming Waste**

The SEE indicates that waste received at the facility will consist of approximately 90% stormwater and 10% mixed waste generated from their stormwater asset maintenance business. The mixed waste component is expected to include soil and leaf matter, tree mulch, stormwater, glass plastic bottles and aluminium cans.

The EPA requires that the Applicant classify the proposed incoming waste in accordance with the *Protection of the Environment Operations Act 1997* (POEO Act). Refer to the EPA's *Waste Classification Guidelines* (http://www.epa.nsw.gov.au/wasteregulation/classify-waste.htm) for further information.

In addition, the EPA requires further detail on the source and type of pollutant to be collected. Detail the types of catchments where the gross pollutant traps are located. Pollutants found in residential areas for example would differ to those found in industrial areas. Consideration needs to be given to the potential change in pollutant source and type of pollutant which may occur as a catchment develops or is redeveloped.

2. **Recycling Process**

The SEE indicates that waste received on site will be treated for re-use, however has not provided adequate information on the treatment / recycling process to be used at the facility. The EPA requires that the applicant provide further details on:

- How mixed waste will be treated including detailed process descriptions;
- Where treated waste containment areas are located within the Premises and how this waste will be stored;
- Where treated mixed waste will be sent after leaving the site for re-use and how this waste will be re-used (with consideration of the EPA's Stormwater Order 2014 and any other relevant orders and/or exemptions, as found here http://www.epa.nsw.gov.au/wasteregulation/recovery-exemptions.htm);
- What processes are in place to manage waste which cannot be recycled;
- How liquid waste will be treated including detailed descriptions of the process to be utilised by the proposed liquid treatment plant;
- What processes are in place to manage waste which comes out of the liquid treatment plant;
- Where liquid waste will be sent after leaving the site for re-use and how this waste will be re-used;
- How treated liquid waste will be re-used on site (are additional landscaping areas being set up in-order to use this waste); and
- What quantities of liquid waste will be used on site and sent off site.

The EPA is particularly concerned about contaminates typically found in gross pollutant traps such as heavy metals, toxic chemicals and potentially, syringes/sharps waste. The EPA requires the applicant to

detail how such contaminants will be treated or removed from the recycling process in order to prevent further contamination. The EPA also requires details on how that waste will be quarantined and stored on the site, and where it will be lawfully disposed in accordance with the EPA's *Waste Classification Guidelines.*

3. Waste Transport

The EPA requires further detail on where waste is to be transported to once it has left the site.

All waste removed from the Premises must be taken to a facility that can lawfully receive that waste type.

In addition, in accordance with Clause 71 of the *Protection of the Environment Operations (Waste) Regulation 2014* it is not permitted to transport waste by motor vehicle for disposal more than 150 kilometres from the place of generation.

4. Licensing

In accordance with Schedule 1 of the POEO Act, an environment protection licence is required for:

- Storage of waste in quantities greater than 1000 tonnes or 1,000 cubic metres (whichever is lesser) at any time: and / or
- Processing of more than 6000 tonnes waste per year.

The proposed facility will be processing approximately 20,000 tonnes per year. As such the facility will require an environmental protection licence. This must be discussed in the SEE.

5. Planning Instruments

The SEE needs to consider planning instruments which may be applicable to the project including, but not limited to:

- State Environmental Planning Policy No 33—Hazardous and Offensive Development – as a transfer station the facility has the potential to be offensive development; and
- Development control plans which may be applicable to the site.

6. Environmental Risk Assessment

The EPA requires that an environmental risk assessment be included in the SEE. The risk assessment should include all potential environmental hazards of the project, the likelihood of impact occurring and the potential level of environmental harm which may result.

7. Consultation

The EPA requires details on any community consultation undertaken as part of the project.

8. Noise

The SEE and *Acoustic DA Assessment* (ADA) did not include a quantitative assessment of the operational noise impacts of the project. Impact prediction is important at the environmental assessment stage, to indicate what design and operational measures are feasible, reasonable and necessary to prevent unacceptable operational noise impacts.

A quantitative assessment of the operational noise impacts of the project must be provided before the EPA can provide noise limits on an Environment Protection Licence. The assessment must:

- Determine the Project Specific Noise Levels (PSNL) for each identified sensitive receiver, in accordance with the *New South Wales Industrial Noise Policy* (INP, EPA 2000);
- Determine the expected noise level likely to be generated from noise sources during operation, including any applicable modifying factor adjustments. Include noise source data for each source in 1/1 or 1/3 octave band frequencies, including methods or references used to determine noise source levels. Noise source levels and characteristics can be sourced from direct measurement of similar activities or from literature (if references are provided);
- Determine the noise levels likely to be received at each identified noise sensitive receiver, including under any significant adverse meteorological conditions which have been identified in accordance with the INP;
- Include details of:
    - the assumed location of each noise source for each prediction scenario;
    - the number and type of noise sources used in each prediction scenario;
    - any assumptions made in the predictions, including but not limited to source heights, directivity effects, and shielding from topography, buildings or barriers;
    - the methods used to predict noise impacts including any noise models used. The approach should be appropriately justified and validated;
    - appropriate weather conditions for the noise predictions including reference to any weather data used to justify the assumed conditions;
    - the predicted noise impacts from each noise source as well as the combined noise level for each prediction scenario under any identified significant adverse weather conditions as well as calm conditions where appropriate;
    - an assessment of the need to include modifying factor adjustments in accordance with Section 4 of the INP;
- Discuss the findings of the predictive modelling and, where relevant noise criteria have not been met, recommend mitigation measures;
- The noise impact assessment report should include details of any mitigation proposed including the attenuation that will be achieved and the revised noise impact predictions following mitigation; and
- If operational noise impacts are predicted above the relevant PSNL, address all the matters in the checklist in Section 8.2.1 of the INP, including but not limited to demonstrating that all reasonable and feasible mitigation measures have been considered, and that there are no feasible and reasonable mitigation measures which will not be implemented in the project.

The EPA notes that the ADA adopted PSNLs for the nearest sensitive receiver based on the 'urban/industrial interface' amenity criteria defined in the INP, but without taking into account the level of existing industrial noise.

The receivers identified in the Acoustic Assessment are all located in the Western Sydney Parklands and affected by the *State Environmental Planning Policy (Western Sydney Parklands) 2009*, which prohibits development for the purpose of residential accommodation. This indicates that residential noise criteria may be inappropriate for those receivers.

At this stage, the noise impacts of the project on nearby areas of Western Sydney Parklands should be assessed against the "when in use" acceptable noise level for active recreation (L_{eq} 55 dBA). This criteria needs to be modified to account for the existing level of industrial noise, in accordance with **Table 2.2** of the INP.

The operational noise impacts of the project on the nearest residential sensitive receivers, located along Redmayne Road, Horsley Park, should also be assessed.

In the absence of noise monitoring data from receiver locations, the EPA can recommend that the project is designed so that the total noise impact of the project, including all existing plant on the site which will be retained (for example, air handling and conditioning plant), does not exceed:

- L_{Aeq} 45 dB, when in use, at the most affected point within Western Sydney Parklands; and
- $L_{Aeq(15min)}$ 35 dB at the nearest residential sensitive receiver on Redmayne Road, Horsley Park.

If alternate criteria to those suggested by the EPA are proposed, they should be supported by additional long-term monitoring data from sensitive receiver locations. If the project is proposed to operate on Public Holidays, the proponent should be aware that the night time period extends to 8am on Sundays and Public Holidays, rather than 7am as on other days.

9. Odour

The Odour Assessment has been reviewed and the EPA requests that the proponent provide additional information to confirm predicted odour impacts and demonstrate the adequacy of the proposed odour mitigation measures. This includes:

- Provision of odour sampling analysis reports;
- Details of any proposed scrubbing prior to discharge;
- Clarify if the rotary drum is enclosed or fitted with ventilation extraction;
- Demonstrating the ventilation system is adequately sized to capture odour from all odour emission sources;
- Clarification is required on the assessment of impacts at the nearest sensitive receptors. The noise impact assessment indicates the presence of residential receivers approximately 250 m to the west. However, the odour assessment states that the nearest residential community as being approximately 1.5 km to the south; and
- Any implications on the odour assessment, noting the comments provided.

10. Hours of operation

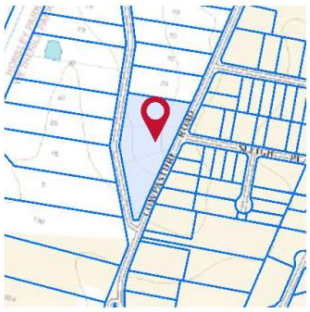
The SEE indicates that operating hours will be form 7:00am till 6:00pm Monday to Saturday, with Saturday being a half day. The EPA requires the Applicant to specify what the half day hours will be on Saturday.

Appendix C – Property Report

NSW GOVERNMENT

Property Report

28 TRIVET STREET WETHERILL PARK 2164



Property Details

Address:	28 TRIVET STREET WETHERILL PARK 2164		
Lot/Section /Plan No:	7/-/DP13961	8/-/DP13961	9/-/DP13961
Council:	FAIRFIELD CITY COUNCIL		

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Land Zoning	NA
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	30 km
Obstacle Limitation Surface	222.2-222.2

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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NSW GOVERNMENT

Property Report

28 TRIVET STREET WETHERILL PARK 2164

- Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment: Land Application (pub. 5-2-1999)
- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Excluded (pub. 17-9-2021)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy (Western Sydney Parklands) 2009: Land Application (pub. 6-3-2009)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes): Land Application (pub. 31-5-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

28 TRIVET STREET WETHERILL PARK 2164

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Bushfire Prone Land	Vegetation Category
Local Aboriginal Land Council	DEERUBBIN
Regional Plan Boundary	Greater Sydney

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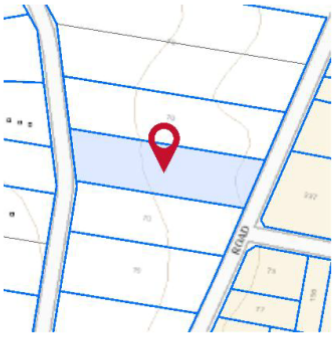
Property Report

70 TRIVET STREET WETHERILL PARK 2164



Property Details

Address:	70 TRIVET STREET WETHERILL PARK 2164
Lot/Section /Plan No:	4/-/DP13961
Council:	FAIRFIELD CITY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Land Zoning	NA
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	30 km
Obstacle Limitation Surface	222.2-222.2

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

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NSW GOVERNMENT

Property Report

70 TRIVET STREET WETHERILL PARK 2164

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Georges River Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Strategic Conservation Planning Area (pub. 9-12-2022)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Precincts—Western Parkland City) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Government Property Index:Lot Area	9228 sqm
Greater Sydney Tree Canopy Cover 2019 Percentage	1.29
Greater Sydney Tree Canopy Cover 2022 Percentage	3.17
Housing and Productivity Contribution	Greater Sydney - Base HPC
Local Aboriginal Land Council	DEERUBBIN
Regional Plan Boundary	Greater Sydney

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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