

Letter

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Date: Tuesday, 4 February 2025

Fairfield City Council
86 Avoca Road, Wakeley 2176

Project Name:	74-94 Newton Road, Wetherill Park
Reference:	24.1052.FR2V2
Status	Final

The following letter has been prepared by Northstar Air Quality Pty Ltd on behalf of Centuria Capital Limited and provides a summary of the potential for air quality impacts resulting from the operation of the proposed warehouse development to be located at 74-94 Newton Road, Wetherill Park, NSW (the Proposal site) with reference to the amended layout (DA100 dated 29 January 2025).

If you require any further information or clarification, please do not hesitate to contact the undersigned at your convenience.

For and on behalf of

Northstar Air Quality Pty Ltd

Martin Doyle

Director & Air Quality Scientist

Reviewed by: NPG

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Previous Air Quality Assessment

An air quality impact assessment (AQIA) has previously been performed for a proposed warehouse development at 74-94 Newton Road, Wetherill Park (Northstar, 2024 [24.1052.FR1V4]) to support the Development Application (DA) to Fairfield City Council in order to assess the potential risks to air quality associated with construction and operation of the Proposal.

That assessment recommended a number of mitigation measures to be applied to the construction phase activities to ensure that potential adverse air quality risks from construction-phase activities are minimised at surrounding land uses.

Additionally, to assess air quality impacts during the operational-phase, an assessment of air emissions from operational-phase road traffic predicted that all air quality criteria would be achieved, with the exception of one minor exceedance of the maximum 24-hour average PM_{2.5} criterion. It was considered that good site management practices such as the minimisation of vehicle idling whilst on site, would be sufficient to ensure that this minor exceedance is not observed during operation of the warehouse development.

The operational assessment adopted a trip generation rate of 0.22 trips per 100 m² of the total building area (30 250 m²) during the weekday AM and PM peak, and 2.64 vehicle trips per 100 m² of warehouse ground floor area (GFA) (28 850 m²) per day.

Given the traffic generation assumptions outlined above, the previous AQIA adopted the following traffic data for the Proposal as summarised in Table 1.

Table 1 Previously adopted vehicle movements

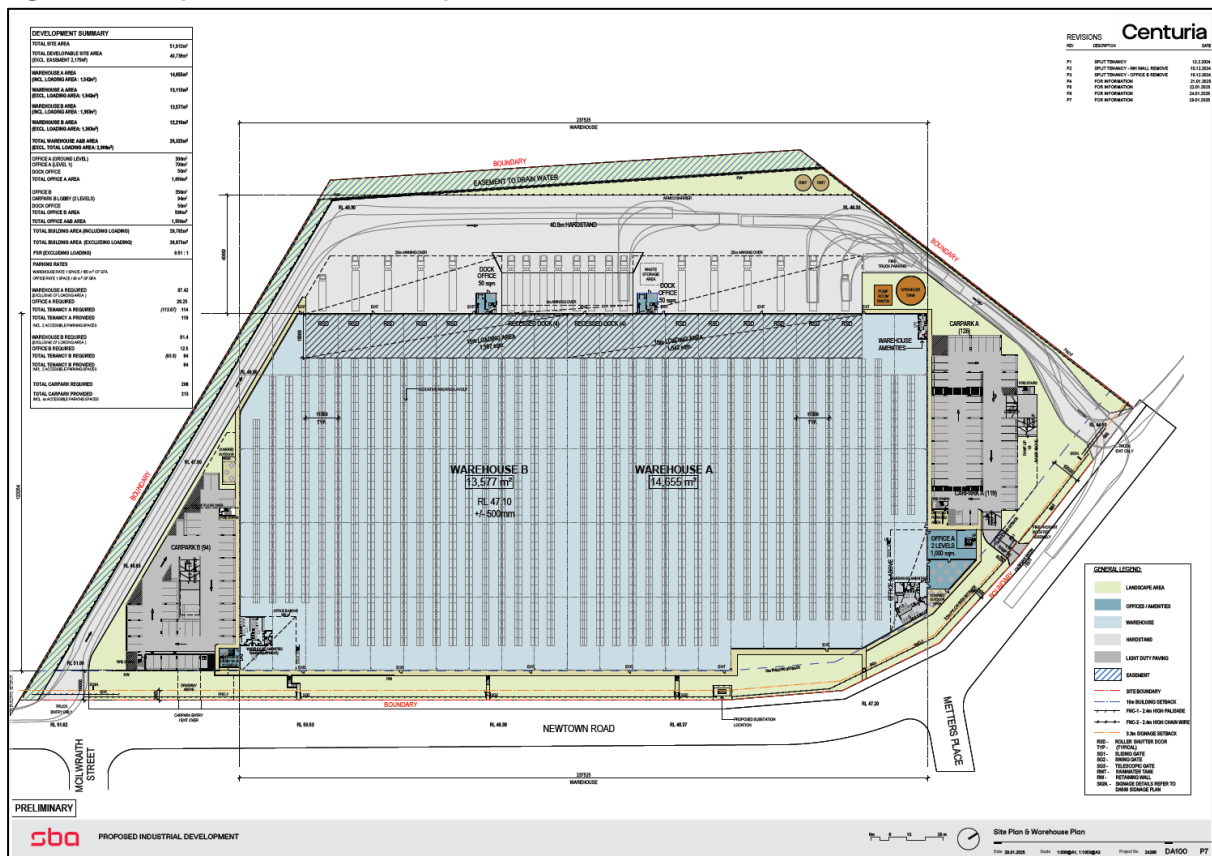
Vehicle type	AM peak (trips·hr ⁻¹)	PM peak (trips·hr ⁻¹)	Daily total (trips·day ⁻¹)
Light duty	51	51	586
Heavy duty	15	15	175
Total	66	66	762

Amended Layout

It is noted that under the amended layout of the Proposal site, the total building area is anticipated to be reduced to 29 782 m², and the warehouse GFA is reduced to 28 232 m².

The amended layout for the Proposal site is illustrated overleaf in Figure 1.

Figure 1 Proposal site – amended plans



Given the amended layout indicates that the building and warehouse areas are reduced from those adopted in the AQIA to estimate vehicle generation rates from the Proposal site, it is considered that there are no material changes with reference to predicted air quality impacts associated with the amended layout to what has been previously assessed in 24.1052.FR1V4. Adopting the same methodology as was applied in the AQIA, the resultant air quality impacts would be lower than previously assessed.

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environment	Our team has extensive experience in environmental management, covering environmental policy and management plans, licencing, compliance reporting, auditing, data, and spatial analysis.
sustainability	We look beyond compliance to add value and identify opportunities. Our services range from sustainability strategies, ecologically sustainable development reporting and assessment, to bespoke greenhouse gas and energy estimation and reporting.

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