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Mr Lance Collison
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Planning and Land Use Strategy
Department of Planning and Environment

14 December 2022

By email: lance.collison@planning.nsw.gov.au

Dear Mr Collison

EPA Response to Appin Part Precinct

Thank you for the opportunity to comment on Appin Part Precinct (Part Precinct).

The NSW Environment Protection Authority (EPA) understands that Walker Corporation Pty Limited and Walker Group Holdings Pty Limited (Proponents) propose to rezone 1,378 hectares of land within the southern portion of the Greater Macarthur Growth Area Appin Precinct to deliver approximately 12,000 residential homes. We have reviewed the following documents in relation to this proposal:

- Walker Corporation Pty Ltd, *Greater Macarthur Growth Area, Planning Proposal to Rezone the Appin (Part) Precinct for Urban Development*, 14 November 2022 (Planning Proposal)
- Spectrum Acoustics, *Appin and North Appin Precincts Acoustic Assessment*, 6 October 2022 (Acoustic Assessment).

Based on the information provided, the proposal is likely to interact with nearby premises that hold environment protection licences for scheduled activities under the *Protection of the Environment Operations Act 1997* (POEO Act). As such, the EPA has identified several matters to consider in the development of this section of the precinct to assist in delivering improved environmental outcomes and reducing possible land use conflict. These include:

- potential noise impacts from infrastructure associated with Appin Coal Seam Methane Power Station and the Appin Coal Mine
- potential noise impacts from adjacent concrete works to the east of the Part Precinct

Additional details on this interaction and the proposed development layout are contained within **Appendix A**.

If you have any further questions about this issue, please contact Kim Stuart, Senior Policy and Programs Officer, Strategic Planning Unit, on 02 6659 8292 or at environmentprotection.planning@epa.nsw.gov.au.

Kind regards

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Attachment A

1. Noise impacts from fans and vent shafts associated with the Power Station and Appin Coal Mine

The Acoustic Assessment for the Part Precinct recognised that noise generated from the following facilities may impact on future residential receivers located within the Part Precinct:

- fans associated with Appin Coal Seam Methane Power Station (Power Station) authorised under environment protection licence number 5482 (EPL 5482) to generate electrical power from gas.
- vent shafts associated from Appin Coal Seam (Mine Infrastructure) authorised under environment protection licence number 2504 (EPL 2504).

The Acoustic Assessment stated that noise from these facilities could be controlled by either implementing noise barriers at the source or applying noise controls at the residences. However, to implement appropriate noise mitigation strategies further noise analysis would be required to quantify the sound power level (Lw) of the Power Station and Mine Infrastructure within the Part Precinct during all operating conditions and at different assessment periods; day, evening and night, as defined in the glossary of EPA 2017, *Noise Policy for Industry*, Sydney South.

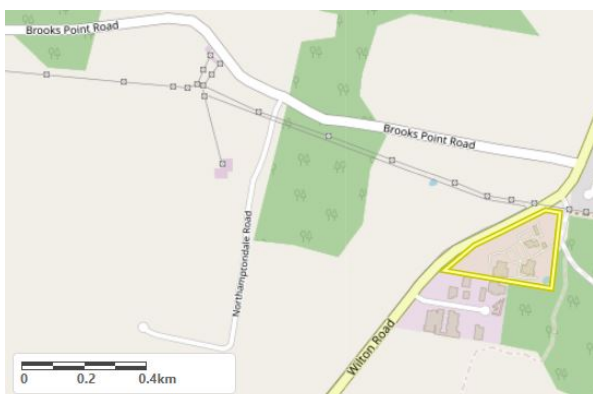
EPA Recommendations

The EPA recommends the Proponents complete the additional noise analysis as outlined in the Acoustic Assessment. Furthermore, it is recommended the Proponents meet with operators of the Appin Coal Seam Methane Power Station and Appin Coal Seam to determine the feasibility of any proposed at source mitigation measures. It is important that noise impacts from the existing Power Station and Mine Infrastructure be identified and managed at this planning phase. The potential to address these noise issues retrospectively following development can be challenging, expensive, lead to community complaint and could constrain the operations of these existing facilities in the future.

2. Noise impacts from Baines Masonary Blocks

Baines Masonary Blocks (Baines Masonary) is a facility authorised under environment protection licence number 126 (EPL 126) to undertake the scheduled activity of concrete works such as pavers, and decorative wall blocks. The facility has development approval to operate between 5:00am to 10:30pm, but generally operate between 5:00am to 6:00pm Monday to Friday and 6:00am to 6:00pm on Saturday. Concrete blocks are produced within an enclosed building however noise from forklifts, trucks and loaders could be a potential source of noise for future residential receivers located within the Part Precinct.

Baines Masonary is located on the eastern side of Winton Road (yellow highlighted area on the map below). The Part Precinct is located directly to the west of Baines Masonary, on the other side of Winton Road. Noise issues have not been an issue from this facility in the past.



Baines Masonary was not considered as a potential noise source in the Acoustic Assessment or Planning Proposal.

EPA Recommendations

The EPA recommends that the Proponents includes Baines Masonary as a potential noise source in the Acoustic Assessment.