

2 February 2026

SLR Ref No.: 610.033482.00001-L01-v0.1-20260202.docx

Attention: Serghei Bolgarschii
Prosper Group
L9, 100 William St Sydney NSW 2000
PO Box 927 NSW 2010

SLR Project No.: 610.033482.00001

RE: Offer of Services
Residential Development at 5–9 Cowan Road
Statement of Support – Odour Management Considerations

1.0 Introduction

SLR has been engaged to provide advice in relation to odour management considerations associated with the existing and potential future operation of St Ives Shopping Village, including exhaust ventilation systems and loading dock operations associated with the food court. The shopping village is located immediately adjacent to 5–9 Cowan Road, St Ives (the Project), that is located within the Ku-ring-gai Local Government Area, a multi-storey residential flat building comprising a mix of market and infill affordable housing, which represents a sensitive receptor in accordance with relevant IAQM guidance (IAQM 2024).

The surrounding environment comprises established residential land uses, including dwellings along Cowan Road and St Ives Christ Church to the south, which form part of the existing sensitive receptor setting. Odour impacts within this context are therefore required to be managed to ensure that offensive or unreasonable odour effects do not occur beyond site boundaries, consistent with EPA requirements (*Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW*) (NSW DEC 2006a) and the “*Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW*” (NSW DEC 2006b)) and IAQM principles.

SLR understands that the St Ives Shopping Village is planning an expansion to the food court.

1.1 Odour management obligations

In New South Wales, food courts are required to manage cooking- and waste-related odours, so they do not cause “offensive odour” impacts on neighbouring properties or public spaces. Under the Protection of the Environment Operations Act 1997 (POEO Act), operators must ensure their activities do not generate odours that interfere unreasonably with local amenity. This applies to emissions from kitchen exhaust ventilation systems as well as waste storage and handling areas, both of which are typical odour sources.

Both the existing and expanded food-court operations would have these obligations. Preparation of this assessment was constrained by limited operational information provided by the shopping centre, including the absence of detailed data on exhaust system specifications, ventilation operating conditions, food-court tenancy activities, and waste-handling practices. Due to this lack of technical and operational information, a qualitative odour survey was required as the primary assessment method to characterise existing odour emissions and identify potential risks to nearby sensitive receptors,

representing the most practicable and proportionate approach under these information limitations.

1.2 Odour Survey Methodology

An informal qualitative odour survey was undertaken in accordance with IAQM guidance for preliminary odour risk screening and site walkover assessments. The survey was conducted on **27 January 2026** during **peak operational conditions** (approximately **1:00–2:00 pm**), when food preparation activities were occurring and most restaurants typically close around 3:00 pm. The survey was undertaken under **easterly wind conditions**, representing a reasonable worst-case scenario for potential odour transport towards nearby sensitive receptors.

The inspection comprised a downwind walkover along Cowan Road in front of the site, extending from Mona Vale Road northwards to approximately 30–32 Village Green Road, as well as a circuit around the shopping centre, including car parks, exhaust vent locations, the loading dock, and adjoining access lanes (**Figure 1**). Observations focused on odour character, intensity, frequency, persistence, offensiveness (hedonic tone), and potential source attribution.



Legend

— Route

St Ives Shopping Village, 5-9 Cowan Road

Odour Survey Route

Project Number: 610.033482

Location: St Ives, NSW

Source: Nearmap

Projection: WGS 84 \ UTM Zone 56

Date: 30/01/2026

Prosper Group

St Ives Shopping Village, 5-9 Cowan Road

Odour Impact Assessment

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During the inspection, low-intensity food-related odours were intermittently detected immediately east of the site along Cowan Road. These odours were identifiable as general “hot food” emissions; however, they were faint, short-lived, and non-offensive, with a neutral to mildly pleasant hedonic tone. No persistent odour plume or dominant point source associated with the exhaust ventilation systems could be identified at the site boundary or at nearby sensitive receptors.

Similar low-level food odours were detected within the shopping centre car park north of the site, where exhaust vents and waste bins are located. Comparable food odours (described as “chicken-like”) were also noted east of St Ives Christ Church on Cowan Road and within the Ampol service station car park near Guzman y Gomez, indicating the presence of multiple surrounding odour sources typical of an established local centre and not attributable solely to the shopping village.

Traffic-related odours were observed along Mona Vale Road, consistent with the adjacent arterial road environment. Food-related odours were also detected near the neighbouring Star Car Wash. A localised, higher-intensity waste-related odour was identified in Denley Lane, immediately adjacent to the loading dock and waste storage area servicing the shops. This odour was confined to the immediate vicinity of the waste area, was not persistent, and did not appear to disperse towards the adjacent residential flat building or other sensitive receptors.

1.2.2 Odour Impact Assessment

Based on the survey findings, odours associated with the shopping centre, including those from exhaust vents and loading dock activities, were generally assessed as low intensity, intermittent, and spatially limited, with the exception of the localised waste odour near the bin storage area. In accordance with the EPA (NSW DEC 2006a) and IAQM (IAQM 2024) principles, the observed odours are unlikely to result in unreasonable interference with residential amenity, given their low frequency, short duration, and largely non-offensive character.

1.2.3 Odour Management and Mitigation

NSW EPA guidance for food outlets identifies key requirements and best-practice measures, including ensuring rooftop exhaust systems are properly designed, located, and maintained to promote effective dispersion and avoid directing odours toward nearby buildings. This includes using appropriately sized stacks, vertical discharge above roof level, and suitable filtration or odour-control equipment where necessary.

Food courts must also adopt good waste-handling practices—such as secure and routinely cleaned waste storage areas—to prevent decomposing waste from producing nuisance odours. Odour management should be consistent with the EPA’s broader “*Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW*” (NSW DEC 2006a), which outlines expectations for preventing, minimising, and responding to odour complaints.

It is therefore expected that the shopping centre will continue to comply with relevant EPA requirements, Australian Standards, and best-practice odour management measures, including:

- appropriate design, location, and maintenance of kitchen exhaust and ventilation systems;
- suitable duct orientation and discharge parameters, particularly on façades facing sensitive receptors;
- provision of filtration or treatment systems where required;
- effective loading dock and waste storage management, including timely waste removal and housekeeping practices.

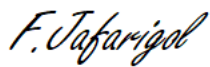


2.0 Conclusion

On the basis of the odour survey, SLR considers that odour emissions associated with the exhaust vents and loading dock operations at St Ives Shopping Village are consistent with expectations for a mixed-use urban environment and are unlikely to result in unacceptable amenity impacts at nearby sensitive receptors, including the Project.

Subject to detailed design and ongoing operational controls meeting appropriate Australian Standard design criteria and best practice odour controls (and regulatory approval processes at the appropriate stage), SLR supports the position that odour emissions from both the existing and expanded St Ives Shopping Village food court are unlikely to impact the Project.

SLR Consulting Australia Pty Ltd



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3.0 References

- IAQM. (2024). *Guidance on the assessment of dust from demolition and construction, Version 2.2*. London: Institute of Air Quality Management .
- NSW DEC. (2006a). *Technical Framework - Assessment and management of odour from stationary sources in NSW*. Sydney: NSW Department of Environment and Conservation.
- NSW DEC. (2006b). *Technical Notes: Assessment and management of odour from stationary sources in NSW*. Sydney: NSW Department of Environment and Conservation.

