

Contact: Patrick Warren on 9725 0215
Your Ref: SSD 6525 Mod 2

30 June 2023

Ms Rebecca Groth
Senior Environmental Officer
Department of Planning and Environment
Rebecka.groth@dpie.nsw.gov.au

Dear Ms Groth

ADVICE ON SSD 6525 MODIFICATION 2 – BORAL PROCESSING FACILITY-GREYSTANES SOUTH INDUSTRIAL ESTATE

This submission relates to an SSDA application for construction of a weighbridge and extension to 24-hour operations for the Boral Processing facility at Widemere Road, Wetherill Park. Council would not support any increase to night-time vehicle movement due to associated noise impacts to sensitive residential receivers at Victoria Street and Hassall Street, Wetherill Park. It is therefore recommended that the SSDA be conditioned to limit vehicle movements. Further to this air quality and traffic impacts have been considered below.

- 1. Prospect Highway** – The Boral site is located within close proximity to Prospect Highway which carries relatively high traffic volume on a daily basis. The applicant should undertake SIDRA analysis of traffic modelling assessment to confirm that the anticipated traffic generated by the resource recovery facility (current and future conditions) can be accommodated by the surrounding road network, without significant changes from the current delays incurred and vehicle queue lengths that occur. This is also to demonstrate that the level of traffic generated based on the distribution assessment can be accommodated by the surrounding road network. This information shall be submitted to Council records.
- 2. Referral to TfNSW** – As the peak hour development traffic could potentially impact the traffic signals which are located within close proximity to the site, this state significant development application shall be referred to Transport for NSW for review and comments.
- 3. Swept Path Diagrams** - The applicant shall submit a swept path diagram to demonstrate that the largest vehicle can manoeuvre within the site without being impacted by vehicles parking within the site.
- 4. Provision of Vehicle Breakdown** – The applicant shall provide a breakdown of the types of heavy vehicles accessing the site and the expected daily and weekly movements of each vehicle to Council for assessment. This is to ensure that vehicles accessing the site will be managed in a way that they will not affect traffic circulation within the site, including vehicles queuing out onto the external road network.
- 5. Provision of Site Plan** – The applicant shall provide a site plan showing where provisions would be made to accommodate heavy vehicle unloading and loading activities within the site. Service vehicles shall only carry out loading and unloading activities from the designated loading areas and shall not obstruct the flow of traffic within the site.
- 6. Acoustic Impacts** – The consultant has not demonstrated that an acoustic assessment has been undertaken on the impact of traffic noise resulting from proposed 24 hour operations. Regardless Council does not support further increase to vehicle movements

to and from the site during the night-time period, due to associated acoustic impacts to sensitive residential receivers along Hassall Street and Victoria Street, Wetherill Park.

7. **Truck Movements** – The applicant must provide the number of truck movements that will occur within the proposed extended hours of operation (12am to 6am).
8. **Activities** – The modification report does not state what kind of activities will be undertaken within the extended period of operations. The applicant must provide this detail to Council within a revised modification report to be assessed by Fairfield City Councils Public Health and Environment Sections (PH&ES).

9. Recommended Conditions of Consent

- a. **Noise Criteria** - During night-time operations between 12am to 6am operational noise levels are to comply with the current Environmental Protection licence noise levels imposed by the NSW EPA, being 35 (dB)A, including at all sensitive residential receivers.
- b. **Construction Noise Levels** – During construction the proposal shall comply with the noise management levels stated within Table 3.9 Construction Noise management levels – all assessment locations as indicated within the Noise Impact Assessment prepared by EMM Consulting Pty Ltd, dated 10 February 2023, version 2.

Table 3.9 Construction noise management levels – all assessment locations

Assessment location	Period	Adopted RBL	NML LAeq,15min dB
NM1	Day (standard ICNG hours)	45	55
NM2	Day (standard ICNG hours)	42	52
NM3	Day (standard ICNG hours)	41	51

Figure 1 – Construction Noise Management Levels

- c. **Acoustic Report** – An acoustic report shall be prepared and submitted to Council for its assessment and approval within three (3) months of occupation/completion of the development. The report shall include but is not limited to the following:
 - i. Noise measurements taken at the nearest noise sensitive locations as indicated in the Noise Impact Assessment prepared by EMM Consulting Pty Ltd, Dated 10 February 2023, Version 2.
 - ii. Verification that noise levels at the nearest potentially affected receiver comply with all relevant assessment criteria detailed in the abovementioned report.
 - iii. Any complaints received from local residents in relation to the operation of the premises/development.
 - iv. Where noise measurements required under point (a) above indicate that the relevant assessment criteria are exceeded, recommendations shall be provided in relation to how noise emissions can be satisfactorily reduced to comply with the assessment criteria. Following written approval from Fairfield City Council, any recommendations provided under point IV above shall be implemented fully.
- d. **Protection of the Environment Operations Act 1997 (POEO Act 1997 NSW)** – The use of the premises shall operate in accordance with the POEO Act 1997 NSW. All activities and operations carried out shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined under the POEO Act 1997 NSW.

10. Environment Protection Licence – The facility shall operate in accordance with all conditions contained within the premises current Environmental Protection Licence issued by the NSW EPA.

11. Demolition, Construction and Other works – Such works shall only be carried out within the following hours:

Monday to Friday – between the hours of 7:00am to 6:00pm

Saturday between 8:00am and 1:00pm

No work shall be carried out on Sundays or public holidays

CONCLUSION

Council officers have raised concerns relating to potential noise impacts to sensitive residential receivers along the proposed haulage route. The modification must provide further information in relation to operations that would occur over the entire 24/7 operation period, including vehicle type and hourly movement breakdown. Council officers recommend the operative and construction noise conditions above, be applied to the existing operative consent as part of this modification application.

Further to this additional information including submission of SIDRA analysis to Councils traffic team must be provided before further assessment of the application.

Should you have further questions please do not hesitate to contact the undersigned on 9725 0215.



Patrick Warren
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