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Debbie Fransen  
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Re: **200 Aldington Road, Kemps Creek**  
**Change of Use Review – Air Quality**  
**RWDI Project # WM20254**

Dear Debbie,

We refer to the minor amendments now sought to the Concept Master Plan, including:

- Inclusion of a General Industrial use for the Estate Concept Master Plan, and
- Refinement of Lot A building and carparking to be within building setbacks.

It is noted that no changes to the Stage 1 development are required.

RWDI (previously Wilkinson Murray) conducted an air quality impact assessment for the proposed development at 200 Aldington Road, Kemps Creek. The application proposed the site usage as Warehouse and Distribution.

RWDI understands that following consultation with DPE, the possible land use of Light Industry for the Concept Masterplan needs to be considered in the air quality impact assessment.

### **Change of Use Review**

The air quality assessment considered air emissions conceptually for the Masterplan of the warehouse and distribution facility development and Warehouse 5 during both the construction and the operation.

The conclusion of the construction air quality assessment was that potential dust impacts from the proposed construction works would be low risk of both dust soiling and human health impacts for earthworks and for haulage (trackout) activities if dust mitigation measures are not implemented. However, to ensure best practice management mitigation measures were recommended to minimised potential dust impacts. This would be consistent for Light Industry land use.



Considering the main three pollutants PM<sub>10</sub>, PM<sub>2.5</sub> and NO<sub>2</sub>, the conclusion of the operation air quality assessment was:

- Negligible PM<sub>10</sub> impact and not significant due to the conservatism of the assessment.
- Moderate PM<sub>2.5</sub> impact as the existing concentration is slightly above criteria and not significant due to the conservatism of the assessment.
- Negligible NO<sub>2</sub> and not significant.

As there are no specific details of the future activities within the industrial lots/warehouses identified on the concept Master Plan, the air quality sources (truck movements) considered in the concept masterplan as assessed in report no.20254 Version F 20 September 2021 will remain consistent with the original assessment produced.

The proposed change of use would potentially affect the operational emissions, depending on internal equipment used within the building structures. The air emissions from future industrial use will need be assessed separately during the detailed design stage for future building DAs.

At the time of writing this memorandum detailed design for each site is not available. It is anticipated that if impacts are identified during the DA or detailed design for any of the industrial lots, air filtration systems or similar measures could be installed to ensure the amenity of the surrounding area and air quality is not worsened by the proposed change of use.

### **Conclusion**

RWDI has been requested to review the potential air quality impacts associated with the proposed change of use. RWDI are of the opinion that the proposal will not result in a material change to the masterplan and air emissions from future industrial use would be identified and managed during the DA stage and detailed design stage.

I trust this information is sufficient. Please contact us if you have any further queries.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'J Wassermann'.

John Wassermann  
Senior Technical Director  
RWDI