

5 June 2023

Reference: 1020168 L07G 884-928 Mamre Road Kemps Creek ENV CNVMP DPIE questions.doc

Anthony Murr
Project Strategy
PO Box 271
Sutherland NSW 1499

Dear Anthony,

RE: 884-928 Mamre Road, Kemps Creek Response to DPIE comments

Acoustic Works (AW) was engaged by Altis Property Partners to prepare an environmental noise assessment for a proposed industrial estate to be located at 884-928 Mamre Road, Kemps Creek.

This letter has been provided to outline the changes made in the updated acoustic report (ref: 1020168 R01ZJ 884-928 Mamre Road, Kemps Creek ENV.docx dated 5/06/2023) in response to instructions issued by the Department of Planning, Industry & Environment (DPIE) in email correspondence sent to Altis Property Partners on February 23, 2023, at 4:32 pm.

It is understood the DPIE 'is seeking clarification / additional information on aspects of the development to progress the assessment of this application'. The AW comments and changes made in response are provided below. Numbering has been added to the DPIE instructions by AW for ease of reference.

No.	DPIE Comment	Acoustic Works Response
Operational Noise emission		
1	<i>Section 12.1.4 On-Site Plant does not model any mechanical plant - the Applicant is to make assumptions about the number, location, model / type of mechanical plant (if still unknown be conservative assumptions) and update the Noise Assessment to include the results in the predicted operational noise impacts</i>	The modelling has now been updated to include the make and model of the office and warehouse mechanical plant equipment according to the updated plans for Lot 2 ground level offices. Section 8.1.1., Section 12.1.4 and Section 14.1. (Appendix) have now been updated with the details.
2	<i>Operational noise assessment must be accompanied by a sensitivity analysis of the likely noise emissions from the range of anticipated tenants and industries and a worst-case source emission inventory established from verifiable data (incl. contingency factors adopted, or reasons for not incorporating contingency factors provided).</i>	Section 8.1.1. has been updated to clarify the scope of the assessment with respect to the warehousing, transport & logistics sources. The update also includes an expansion of the scope (Client request) to consider typical manufacturing noise inside buildings. As a result of the updated assessment, Section 8.2, Section 8.3 Figures 7 to 12 have been updated accordingly. The "worst-case source emission inventory established from verifiable data" is provided in Table 22 of the report. This data represents worst-case source emission inventory for expected tenancies and the title for Table 22 has been updated to clarify this.

No.	DPIE Comment	Acoustic Works Response
		A contingency strategy to account for prospective tenants planning to undertake activities outside the scope of this assessment has been added to the updated report in Section 12.7.
3	<i>Operational noise that could potentially escape of the warehouse building envelope need to be assessed i.e. opening of loading docks</i>	Operational noise that could potentially escape the warehouse building envelope was included in the assessment. To clarify this, Section 8.1.1 has been updated and an addendum to this letter (high resolution contour map) provided to demonstrate to the department the effect of internal warehouse noise emanating from open warehouse doors.
Cumulative noise impacts at sensitive receivers		
4	<i>The Applicant is to:</i> <i>include additional sensitive receiver locations outside the MRP as detailed in the attachment and the BAPS Temple provide predicted operational noise levels at these additional receiver locations and update the remainder of the report as required</i>	Additional receivers requested by DPIE (29 in total) are now included in assessment and the report has been updated accordingly. Refer to Section 5.3, Table 24 and Figures 10 to 12.
5	<i>The operational noise assessment must consider the development of a Noise Management Precinct (see section 2.8 of the Noise Policy for Industry (2017)) and the method for deriving amenity noise levels in areas near an existing or proposed cluster of industry (see section 2.4.2 of the Noise Policy for Industry (2017)). All developable industrial zoned land within the Mamre Road Precinct and any existing/approved industrial sites near the precinct must be considered when using section 2.4.2 of the Noise Policy for Industry to derive project amenity noise levels.</i>	As part of the response, it is understood that a <i>Noise Management Precinct</i> is being prepared for the Client by Renzo Tonin and Associates.

We trust this information meets with your current requirements. Should you have any queries please do not hesitate to contact us.

Regards,



Greg Pearce B.Eng (Mech)
Director

acousticworks)))

ADDENDUM

This high resolution noise contour map showing the specific effect of noise through building openings (like loading docks), is shown in Figure 1. This demonstrates the contribution of internal warehouse activities only, with external activities removed. The noise contour maps within the report, detailed in Section 8.2 Figures 7 to 9, include both the internal and the external activities associated with the development.

