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Stockland Fife Kemps Creek Pty Ltd (SFKC)
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Re: **200 Aldington Road, Kemps Creek
Modification 2 - Air Quality
RWDI Project # 2400469**

Dear SFKC,

We acknowledge the Update - Modification 2 (MOD2) to the Concept Masterplan and to the State Significant Development (SSD) 10479, Stage 1. The detailed modifications are stated in the following introduction.

Introduction

A Concept Masterplan for the Kemps Creek Industrial Estate, 106-208 Aldington Road, Kemps Creek, formally described as Lot 200 DP 1285691, was approved on 5 May 2023 pursuant to SSD project approval SSD-10479.

Following further detailed design, the applicant, SFKC, being a joint venture between Stockland and Fife Capital, lodged a Modification Application Report to the Concept Masterplan SSD-10479 Modification 1 (MOD1). MOD1 better aligns to Lot specific Lessee preferences, maximises the use of the Estate developable area, reduces the number of retaining walls, and considers and further aligns to updated Sydney Water requirements regarding the Stormwater Scheme plan. Specifically, MOD1 sought to amend the Concept Masterplan and the approved Stage 1 works as follows:

Concept Masterplan

Amendments to the approved lots and boundaries including,

- Boundary adjustments and increase in Lot A (and subsequent reduction in Lot B) to wholly contain the TransGrid easement;
- Boundary adjustments to Lots C, G, H, I, J, L and M to facilitate future lessee requirements;



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- Associated reduction in overall GFA from 340,540 sqm to 326,213 sqm of gross floor area and as a result, a reduction the overall approved car parking requirements by 254 car parking spaces;
- Amendments to the RL levels to Lots B, C, E, F, G, H, U, J, K, and M to facilitate the lot boundary adjustments;
- Amendment to Lot B's building envelope from one building envelope to two to meet future lessee requirements; and
- Minor changes to the internal road layouts to tie into Aldington Road (detailed design).

Stage 1 Works

- Removal of the approved interim access road (connecting from Road 04 to Aldington Road) and temporary junction with Aldington Road;
- Amendments to the grading of Road 01, to facilitate better alignment with the proposed upgrades to Aldington Road (being undertaken under a separate approval pathway);
- Amendment to levels of Road 03 and 04 to support the change to pad levels.
- Retaining wall and bulk earthwork adjustments across the site to rationalise earthworks and reduce the extent of retaining walls, including the revised grading of Lot J;
- Proposed increase to the pad level and consequently building elevation of Warehouse W5 (within Lot F) by approximately 1 metre;
- Associated subdivision layout changes to support the abovementioned boundary adjustments;
- Revisions to the shape of stormwater detention basin A (located within Lot L) to facilitate to the proposed boundary adjustments to Lot L and M; and
- Associated amendments to the stormwater layout to align to the proposed boundary adjustments and road layout.

The Applicant now seeks to further amend the SSD-10479 project approval, representing the second proposed modification including the Concept Masterplan and Stage 1 Works, as follows:

MOD2 to Concept Masterplan

- To amend the proposed Subdivision Plan for Lot 200 DP 1285691:
 - Amalgamate Lots E, H and F to create Lot H
 - Amalgamate Lots I and K to create Lot K
- To provide revisions to the general arrangement for the future industrial facility on Lot K, including updates to the built form, vehicular access, parking, landscaping, and hardstand for the site (Stage 1);



- To provide for revisions to the general arrangement of the future industrial facility on Lot J, including updates to the built form, vehicular access, parking, landscaping, and hardstand for the site (Stage 2);
- To provide for revisions to the general arrangement of the future industrial facility on Lot H, including updates to the built form, vehicular access, parking, landscaping, and hardstand for the site (Stage 3);
- To provide for revisions to the general arrangement of the future industrial facility on Lot G, including updates to the built form, vehicular access, parking, landscaping, and hardstand for the site (Stage 4).

MOD2 to Stage 1 Works

- To provide for a minor amendment to the approved built form under SSD-10479, relocating the approved warehouse building on the previous Lot F to the amended Lot K;
- To accommodate a minor amendment to Basin A on proposed Lot L;
- To make minor amendments to stormwater layouts to improve design efficiency;
- To temporarily utilise the proposed Lot M, N and O as a component of the Estate stormwater management solution;
- To temporarily utilise the proposed Lot A, B and C as a component of the Estate stormwater management solution;
- To accommodate minor amendments to the Estate Road 1 grade to facilitate integration with the Aldington Road upgrade; and
- To provide wetlands and ponds in Lot D as a component of the Estate stormwater management solution. In general accordance with the layout proposed in the Mamre Road Precinct Stormwater Scheme.

Opinion on the Update

The air quality assessment considered the potential air quality impacts of the Concept Masterplan and Stage 1.

The conclusion of the construction air quality assessment was that potential air emissions 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 were not implemented. It is anticipated that the change of dust impacts associated with the Update would be considered insignificant in line with the previous assessment, and the conclusion remains consistent with *Report no.20254, Version F 20, September 2021*.



Considering the main three pollutants PM₁₀, PM_{2.5} and NO₂, the conclusions of the air quality assessment for the operation of the facilities were:

- Negligible PM₁₀ impact and not significant due to the conservatism of the assessment.
- Moderate PM_{2.5} impact as the existing concentration is slightly above criteria and not significant due to the conservatism of the assessment.
- Negligible NO₂ impact and not significant.

There are no details of unanticipated future activities within the industrial lots/warehouses identified in the Update and it is anticipated that the major source of air impacts would remain the trucks entering and leaving the site and their numbers would be similar to the Concept Masterplan. Therefore, the air quality impacts considered in the Concept Masterplan, as assessed in *Report no.20254, Version F, 20 September 2021*, will remain consistent with the original assessment.

At the time of writing this memorandum, detailed design for each site is not available. It is anticipated that if impacts would be 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 would meet NSW air quality criteria.

Conclusion

RWDI has been requested to review the potential air quality impacts associated with the proposed Update. RWDI are of the opinion that the Update would not result in a material change to the SSDA as approved, and air emissions from future industrial use could be identified and managed during the detailed design stage.

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

Yours Sincerely

RWDI

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Reviewed by:

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