Sebastian Giglio **Acoustic Consultant**
B Eng (Hons) Mech
Building Acoustics ♦ Mechanical Services Noise ♦ Environmental Noise
PO Box 8400 Ph: (02) 8786 0912 Email: sebastian@giglio.com.au
Mt Pritchard NSW 2170 Fx: (02) 8786 0913 ABN 90 809 049 548

10 December 2015

Dino Seraglio
Lot 166 Capitol Drive
Mt Vernon NSW 2178

By Facsimile: 9620 2035

Dear Sir,

Oakdale South Estate – Review of the SLR September 2015 Noise Impact Assessment

This letter presents a summary of my review of the SLR Report:

- *DA Noise Impact Assessment, Oakdale South Estate, Milner Avenue, Eastern Creek,* Report Number 630.11166, Revision 2, 8 September 2015

The SLR Report presents an assessment of the following items:

- Construction activities on the site;
- Operational noise emission from the site. This is calculated as the "typical worst case" 15-minute sound levels. Potential sleep disturbance has also been claimed to have been calculated. On-site traffic noise was modelled as well as noise emission from rooftop mechanical equipment.

The following serious shortcomings have been identified in the SLR Report:

- The noise logging that was carried out using unattended noise data loggers shows higher background sound levels during night-time compared to daytime. The explanation given is unsatisfactory and incorrect background sound levels have been used for the assessment.
- There is almost no detail provided about the computer model used for the SoundPlan acoustic software calculations. In particular, the final site RLs will be around 10m below the noise receiver RLs to the south.
- Loading docks are a particular feature of all industrial/warehouse sites, yet no specific modelling was carried out for this potential noise noise.
- Noise emission from this large industrial development has been considered individually, without regard for the fact that an equally large industrial development is taking place on

a site to the east. This is a failure of the planning authority perhaps rather than a failure of the Report as it stands.

Background Sound Levels

The Authors of the SLR Report make the following claim with respect to the higher night-time ambient background sound levels that were recorded:

- That the higher levels are the result of insect noise and temperature inversion causing an increase in industrial noise levels from distant unspecified industrial sites.

This claim is completely untested and probably false. In 2012, Wilkinson Murray prepared a similar assessment report for the proposed industrial development to the east of this site, viz:

- *Lot A Burley Road, Horsley Park Employment Precinct Concept Project Application – Revised Noise And Vibration Impact Assessment*, Report No. 10196, Version I, August 2012

The background noise monitoring carried out by Wilkinson Murray found frequent periods during night-time when background sound levels were below 30dBA. The SLR Report assumes that the background sound levels are:

- 32dBA for assessment of operational noise;
- 44dBA for assessment of sleep disturbance criteria.

At the very least, the noise loggers used for the SLR assessment should have had filters to exclude insect noise. In addition, night-time sound level measurements should have been carried out once it was clear that the background sound levels were anomalous.

Figure 1 and Figure 2 show the two relevant sites for the two impact noise assessments and the noise logging locations used by SLR and WMPL, respectively.

Figure 1 SLR noise logging locations (extract from SLR Report)

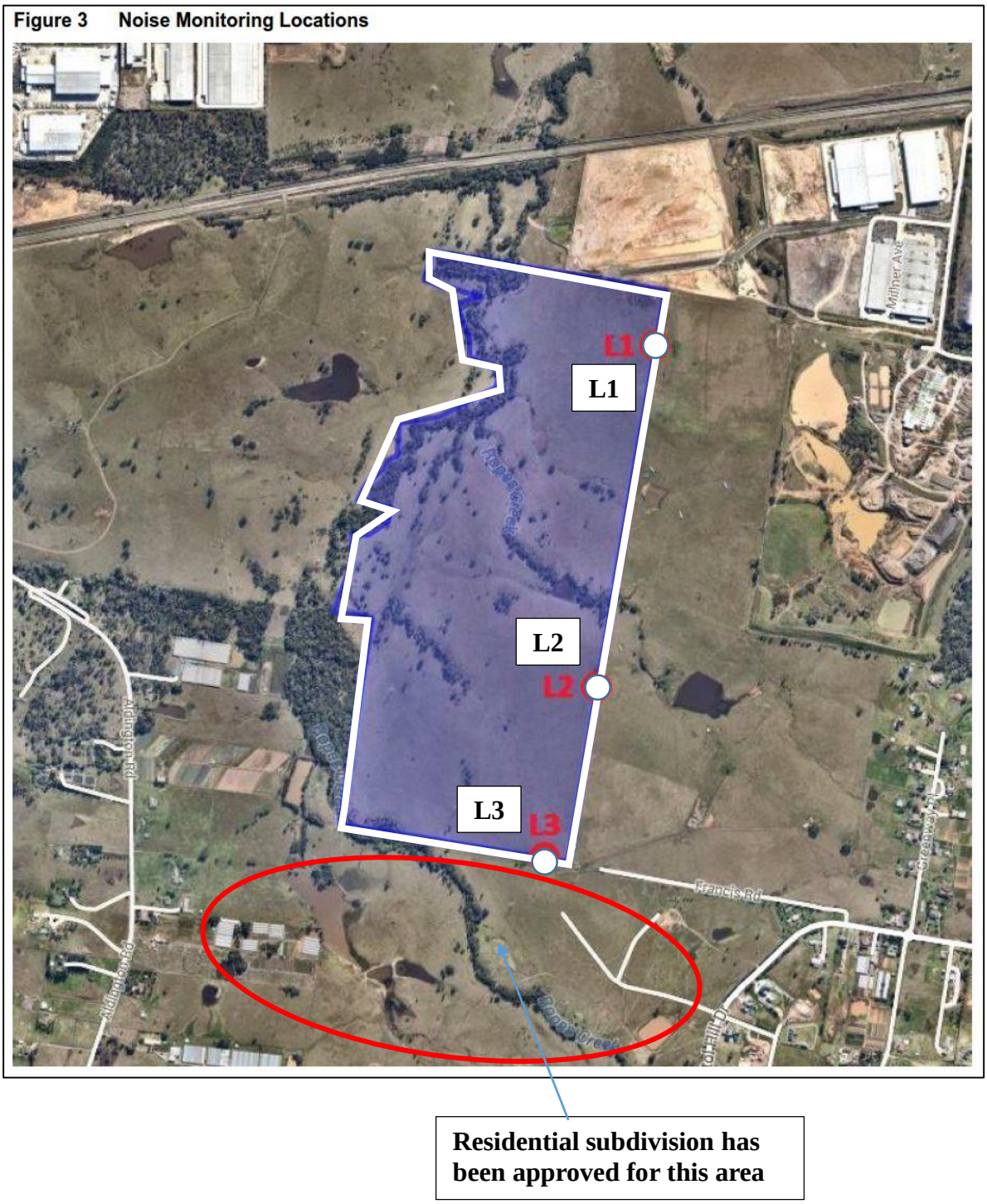
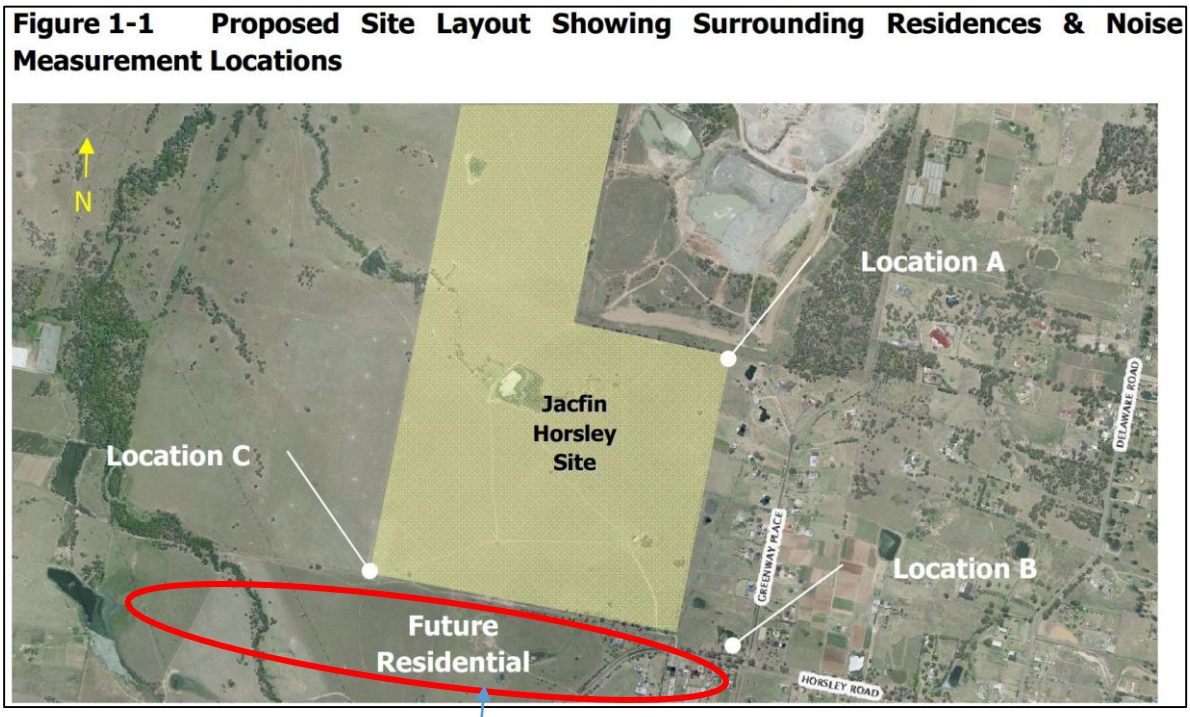


Figure 2 WMPL noise logging locations (extract from WMPL Report)



The WMPL Report labelled this area as "Future Residential" but Residential subdivision has been approved for this area

Computer Modelling

The SLR Report provides insufficient details and printouts from the SoundPlan Computer Modelling software to provide confidence that the proposed development and especially site topography has been modelled correctly.

Loading Dock Noise

There is no mention of loading docks and potential noise emission from these sources at all in the SLR Report. Loading docks are always a feature of warehouse and industrial developments. There are potential sleep disturbance issues involved as well as the noise of forklifts and so on. This has been completely ignored in the SLR Report.

Cumulative Impacts

The currently approved residential sub-division sites to the south of the proposed development will be subject to noise from both the Jacfin Horsley Site (Burley Road Industrial precinct) as well as the Oakdale South Industrial Estate. Noise from both of these planned subdivisions should be assessed in order to accurately quantify the noise impacts for the residential sub-division to the south.

Conclusion

The SLR Noise Impact Assessment for the Oakdale South Industrial Estate shows minimal noise impacts. However, this is based on the incorrect night-time background sound level. This needs to be corrected by carrying out additional background sound level monitoring for night-time. In addition, there has been no consideration at all of loading dock noise.

In order for a fuller understanding of the Noise Impact Assessment, more detail should be provided about the computer model that was used.

Further, the planning authorities have not considered the cumulative noise impacts of both of the proposed industrial sub-divisions shown in Figure 1 and Figure 2. This is a gross oversight since it is known and understood that the whole area north and north-west of Francis Road will be developed for industrial use. To consider each development individually is simply to understate the cumulative noise impacts.

I trust this information is sufficient for your current purposes. Please do not hesitate to contact me to discuss anything further.

Yours sincerely,

Sebastian Giglio

Please note that this correspondence has only addressed the acoustical issues discussed. Other aspects of building design, such as fire-rating, structural and waterproofing considerations must be referred to others.