

6 September 2021

Reference: 1020168 L01D 884-928 Mamre Road Kemps Creek ENV CNVMP DPIE response.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 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 R01M 884-928 Mamre Road, Kemps Creek ENV.docx dated 26/08/2021) and the updated Construction Noise and Vibration Management Plan (ref: 1020168 R02C 884-928 Mamre Road Kemps Creek CNVMP.docx, dated 26/08/2021) in response to comments from the NSW Department of Planning, Industry and Environment. The comments and changes made in response are provided below.

DPIE Comment

"The description of the proposal is not clear or consistent. Amend the description of the development in Section 3.2 of the EIS, any other sections of the EIS including the technical assessments to include all elements of the development including the following:

- Details of the fitout and mechanical plant of the warehouse on proposed Lot 2 are not detailed in the EIS or Acoustic Report."*

Response

Details of the mechanical plant of the warehouse on lot 2 are not available as mechanical plant selection or placement has not been finalised. The updated report includes an indicative assessment based on previous measurements of mechanical plant from similar sized developments, with assumed locations based on the locations of plant in these developments. The predicted levels are presented in Section 8.1 and 8.2

DPIE Comment

"The Acoustic and Vibration report is to be amended to:

- Categorise the existing residential receivers as 'residential'. The Department does not agree the categorisation of all adjoining properties as 'industrial'."*

Response

Sections 5.1, 7.3, 7.4 and 8.2 of the report have been updated to categorise the existing residential receivers as residential in the 'urban' amenity criteria. This is based on the measured noise levels presented in Section 6 of the report.

DPIE Comment

"Consider mechanical plant for the proposed development on Lot 2."

Response

The report has been updated to consider mechanical plant for all lots with the assessment included in Sections 8.1 and 8.2.

DPIE Comment

"The Acoustic and Vibration does not consider the likely vibration impacts on the adjoining sensitive receivers and whether these are within the acceptable limits. The Vibration Report is to be amended accordingly."

Response

The updated report includes a vibration assessment in Section 9 with recommendations provided in Section 12.2 and a management plan provided in Section 12.5.

DPIE Comment

"The Construction Noise and Vibration Management Plan is to be amended to clearly demonstrate whether the proposal will comply or result in unacceptable impacts on surrounding receivers"

Response

The Construction Noise and Vibration Management Plan states that compliance is predicted with the "Highly Noise Affected" levels nominated in the Interim Guideline, with exceedances of the "Noise Affected" criteria predicted at all receivers if all construction equipment were to operate simultaneously, which is unlikely to occur but has been assessed as a worst-case scenario. The proposal is also unlikely to result in unacceptable vibration impacts based on the applicable criteria. Consultation with the nearest receivers is recommended, with mitigation measures and management strategies provided in Sections 9 and 11 of the Construction Noise & Vibration Management Plan

DPIE Comment

"The EIS and technical reports are to be amended to confirm whether the proposal can comply with AS2021:2015 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction"

Response

The Acoustic Report has been updated to assess Lot 2 in accordance with AS2021:2015 based on preliminary layouts, with the assessment detailed in Section 10 of the report. Compliance is predicted for the preliminary layouts on the condition the recommended treatments in Section 12.2 of the report are implemented.

DPIE Comment

"The Acoustic and Vibration and Airport are inconsistent in their analysis of whether the site is within/outside of the 20-25 ANEF. These reports are to be amended to resolve this inconsistency."

Response

Sections 7.2.1 and 11 of the report have been updated to be consistent with the other reports for the development, indicating that part of the site is in the 20-25 ANEF contour with the remainder in the 25-30 ANEF contour.

DPIE Comment

"Consider the cumulative noise and vibration impacts"

Response

Cumulative noise and vibration impacts have been considered in accordance with Section 2.4.2 of the Noise Policy for Industry and *Assessing Vibration: A Technical Guideline 2006*, with the criteria and methodology outlined in Sections 7.4 and 7.6 with the results of the assessment presented in sections 8.2 and 9 of the report.

DPIE Comment

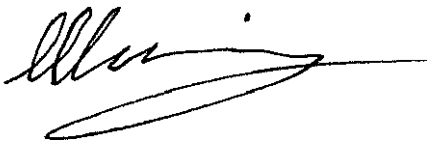
"Detail when the acoustic barriers will be installed, how long they will be installed for (the 'temporary' is to be reconsidered) and how these have been taken into account in the noise modelling"

Response

The Acoustic Barriers are to be installed at the construction stage and must remain in place until the relevant residential receiver is no longer occupied. Once the receiver is no longer occupied the barrier may be removed. A semi-permanent construction may be used to facilitate the removal of the barrier, on the condition the barrier is constructed in accordance with the recommendations in Section 12 of the report.

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

Regards,

A handwritten signature in black ink, appearing to read 'Michael Gunning', with a long horizontal flourish extending to the right.

Michael Gunning M.ArchSci

Acoustic Consultant

acousticworks)))