

15 August 2018

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Costco Wholesale Australia Pty Ltd
17-21 Parramatta Road
Lidcombe NSW 2141

Attention: Timothy Hill

Dear Timothy

Oakdale South Estate Lot 4A - Costco Wholesale MOD2 Noise Impacts

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Costco Wholesale Australia Pty Ltd (Costco) to assess potential change to the operational noise levels for the development at Lot 4A of the Oakdale South Estate (Oakdale South).

It is understood that a Section 96 modification (MOD2) is to be submitted by The Planning Hub in relation to altering the design plans to allow for minor changes to the approved development to improve operational practices and achieve compliance with the relevant Australian Standards and Building Code of Australia provisions. The proposed MOD2 changes have been reviewed to determine the potential for changes in operational noise levels with respect to the approved development. **Table 1** provides a list of the documents reviewed by SLR in relation to the MOD2 changes (provided by Costco).

Table 1 MOD2 Documents Reviewed by SLR

Document Title	Document ID	Document Date	Document Author
Site Plan Stage 1	DA1101.1 Revision L	8 August 2018	Group GSA
Area Floor Plan Stage 1	DA1103.1 Revision I	8 August 2018	Group GSA
Overall Plan – Detail Callout Plan	DA2001 Revision K	8 August 2018	Group GSA
Roof Plan Stage 1	DA2002.1 Revision K	8 August 2018	Group GSA
Ground Floor Plan – Zone D	DA2013 Revision J	8 August 2018	Group GSA
Concept Elevation Stage 1	DA3001.1 Revision F	8 August 2018	Group GSA
Concept Elevation Stage 1	DA3002.1 Revision F	8 August 2018	Group GSA
Overall Sections	DA3101 Revision J	8 August 2018	Group GSA

A summary of the changes to the design includes:

- First floor office removed
- Minor layout changes to ground floor office to account for removal of lift and stairs to first floor
- Optical lab relocated from first floor office to within the northern end of the warehouse
- Size of north facing window on ground floor office conference room increased

After review of the documents, we consider that the proposed MOD2 changes are not significant in terms of noise emissions and would result in negligible changes to operational noise levels from the development at the nearest sensitive receivers.

As such, noise impacts from the proposed MOD2 changes are considered to be consistent with those of the approved development.

I trust that this letter covers your requirements.

Yours sincerely



JOSHUA RIDGWAY
Senior Consultant

Checked/ Authorised by: NV
