

# Air Noise Environment Pty Ltd

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Attention: Will Wang

31 October 2018

Ref: 5521replet02.odt

Dear Will

## **Re: AIR QUALITY REVIEW - PROPOSED RESIDENTIAL DEVELOPMENT, OLYMPIC PARK**

This report letter presents the findings of an air quality review undertaken for a proposed residential development at 1 and 2 Murray Rose Avenue, Olympic Park. The review has been undertaken to address the requirements of the Secretary's Environmental Assessment Requirements (SEARS) (Application SSD 9403) which requires that the EIS shall 'include an assessment of odour impacts on the proposal associated with industrial and commercial activities in the vicinity including the Homebush Liquid Waste Treatment Plant'. Outcomes of the review are presented below.

## **PROPOSED DEVELOPMENT**

The development site includes two lots: 1 and 2 Murray Rose Avenue, Olympic Park (described as Lot 1 and 2 on DP1185060). The proposal is to develop two multi-storey apartment buildings consisting of the following:

- 3 basement car park levels at Lot 1 and 2;
- 12 storeys of residential apartments at Lot 1 and 2; and
- communal ground floor open space at Lot 1.

According to the State Environmental Planning Policy (Major Development) 2005 Land Zoning for Sydney Olympic Park, the site is located in a B4 Mixed Use Zone. Nearby land uses include E2 Environmental Conservation and RE1 Public Recreation zones. Further details on specific land uses is provided in the Site Audit section of this report letter. Figure 1 presents the site location. Figure 2 presents the Sydney Olympic Park land zoning.



Figure 1 - Site Location



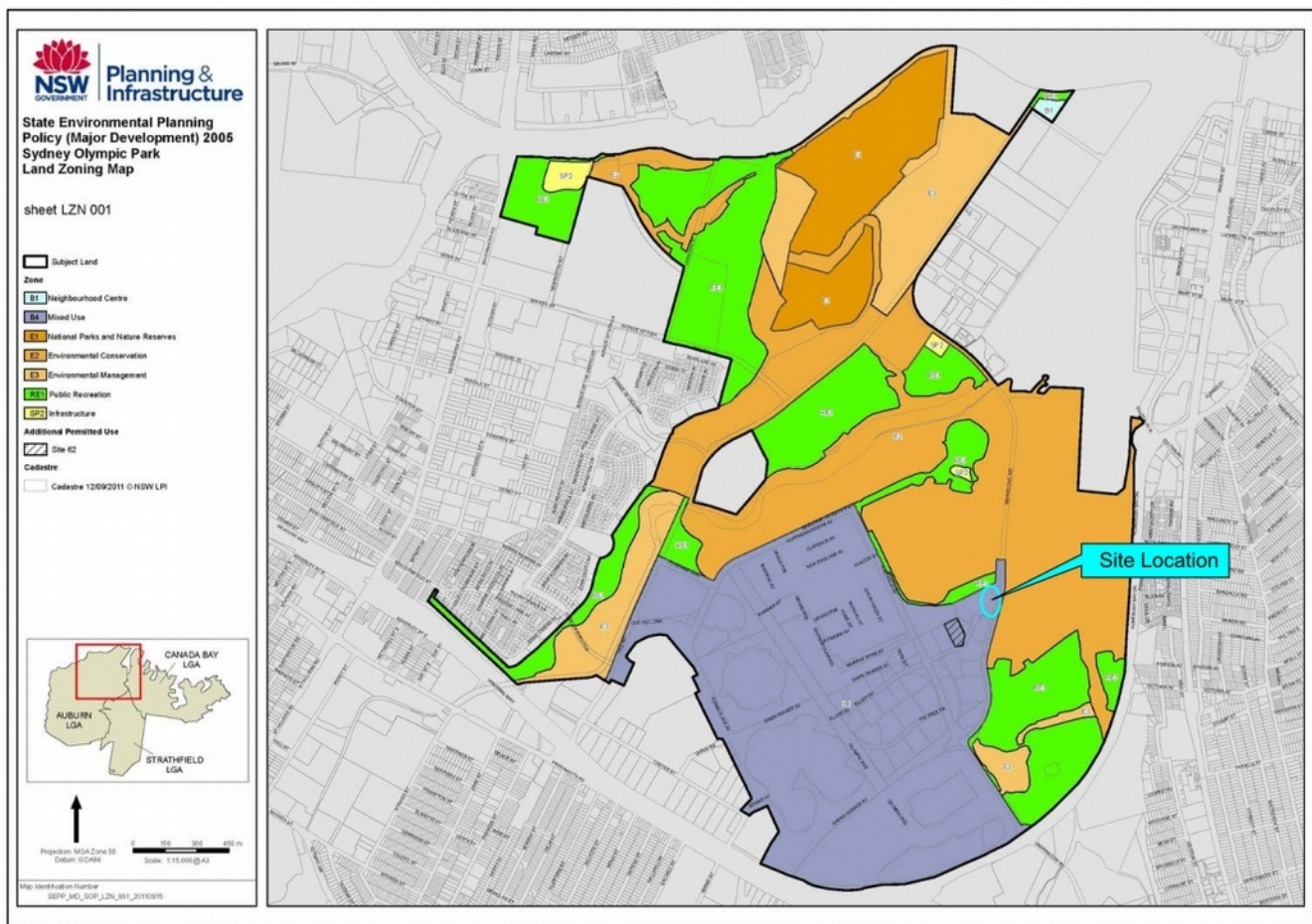


Figure 2 - Sydney Olympic Park Land Zoning

## SITE AUDIT

A site inspection was conducted on Monday 8 October 2018 to confirm the location of odour emission sources in the area with a potential to impact on the amenity of the proposed development.

There are a number of commercial office buildings in the immediate vicinity of the site along Murray Rose Avenue to the west. The two commercial buildings (3 and 4 Murray Rose Avenue) adjacent to the western boundaries of Lots 1 and 2 are noted to have basement car parks. The main air emissions from these commercial buildings are vehicle exhaust emissions vented through car park exhaust vents. Site observations and a review of aerial photography and architectural plans for the commercial buildings<sup>1,2</sup> did not identify exhaust vents in close proximity to the development site.

- 1 NSW Planning and Development, MP 11\_0082 - 3 Murray Rose Avenue, SOP - Commercial Development, Appendix E Architectural Plans, [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=4664](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4664), Accessed 12 October 2018.
- 2 NSW Planning and Development, SSD 6076 Commercial Development, Appendix D Architectural Plans, [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6076](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6076), Accessed 12 October 2018.



Ground level louvred openings were noted on the eastern side of the commercial building at 3 Murray Rose Avenue within 18 metres of the nearest proposed units at 1 Murray Rose Avenue. Architectural plans for the development indicate these louvres are associated with natural ventilation of fixed plant and service rooms. One of these rooms is a small garbage room however, potential odour impacts are likely to be low, given ventilation only occurs naturally (no mechanical exhausts).

Further south of the development site is a mix of educational buildings, office buildings and residential. To the east and north of the site is an Environmental Conservation area including the Brickpit Ring Walk, Powells Creek and Parramatta River. To the west of the site is the Sydney Olympic Park showground area, including various recreational uses (e.g. stadiums, aquatic centre, public park). This area also includes a number of restaurants along Dawn Fraser Avenue with a potential for cooking odour emissions. At a separation distance of at least 400 metres from the site, the potential for odour impacts are considered minimal.

The nearest major industrial sources identified in the Sydney Olympic Park area are the Suez Resource Recovery Facility and Cleanaway Homebush Liquid Waste Treatment Plant. The resource recovery facility accepts general residential and commercial waste, and operates under Environment Protection Licence (EPL) 4547. The liquid waste treatment plant operations (operating under EPL 4560) involves the collection, treatment, recycling and disposal of domestic and commercial liquid, and industrial wastes. The EPL for the site identifies four main emissions points including the Main Thermal Oil Heater Stack (MTOH), Auxillary Thermal Oil Heater Stack (ATOH), Odour Control Furnace (OCF) and Bypass Carbon Filter stack. Reference to the OCF and carbon filter indicate that odour controls are operated on site to minimise the potential for air quality impacts.

These industrial uses are noted to be at a significant distance (1.3 km) from the site. Potential odour impacts are expected to be minimal at such a large separation distance and also given that odour controls are adopted at the liquid waste treatment plant. A review of wind rose data for the Sydney Olympic Park Bureau of Meteorology station (Figure 3) shows that direct source-to-receiver winds only occur for a small proportion of the time (7% of the time). It is also noted that sensitive uses already exist closer to these industrial uses (compared to the proposed site), including residential suburbs 280 metres to the west and 800 metres to the south, and the Newington Public School 250 metres to the north-west.

Overall, the site audit did not identify any significant sources of air emissions with a potential to impact on the amenity of the proposed development.

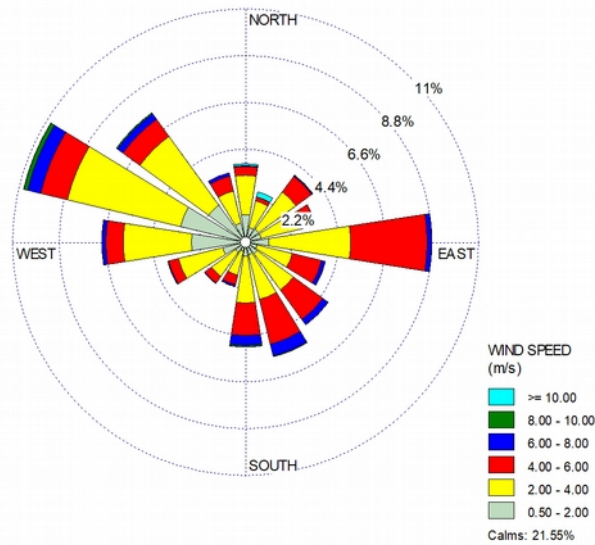


Figure 3 - 2012-2016 Sydney Olympic Park BOM Station Wind Rose

## CONCLUSION

Based on a review of the surrounding land uses, the potential for air quality impacts from commercial and industrial uses in the Sydney Olympic Park area are considered to be minimal. The nearest major air emission sources (resource recovery facility and liquid treatment plant) are located more than 1.3 km from the development site - the potential for impacts are expected to be minimal at this large separation distance. Other land uses in close proximity to the site include commercial offices and public recreation park areas, which are associated with negligible air emissions. Overall, the proposed site location is considered appropriate from an air quality perspective.

Please feel free to call me if you have any queries regarding the items addressed in this letter.

Yours sincerely

for Air Noise Environment Pty Ltd

Samuel Wong BEng(Chem), MAAS

Senior Environmental Engineer



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