

3 November 2015

630.11166 RU4 Rezoning 20151103.doc

Goodman Property Services (Aust) Pty Limited
GPO Box 4703
Sydney NSW 2001

Attention: Guy Smith

Dear Guy

Oakdale South Estate Review of Proposed RU4 Rezoning of Adjacent Site

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Goodman Property Services (Aust) Pty Limited (Goodman) to conduct a review of the proposed RU4 – Primary Production Small Lots rezoning of the rural site adjacent to Goodman's Oakdale South Estate (OSE).

SLR has reviewed the report *10196-R Horsley Park Employment Precinct Revision – Noise Assessment including CSR Site and Oakdale South Site* (10196-R), dated 2 March 2015, prepared by Wilkinson Murray.

The section of 10196-R regarding future residential receivers on the site adjacent to the OSE is reproduced in part below:

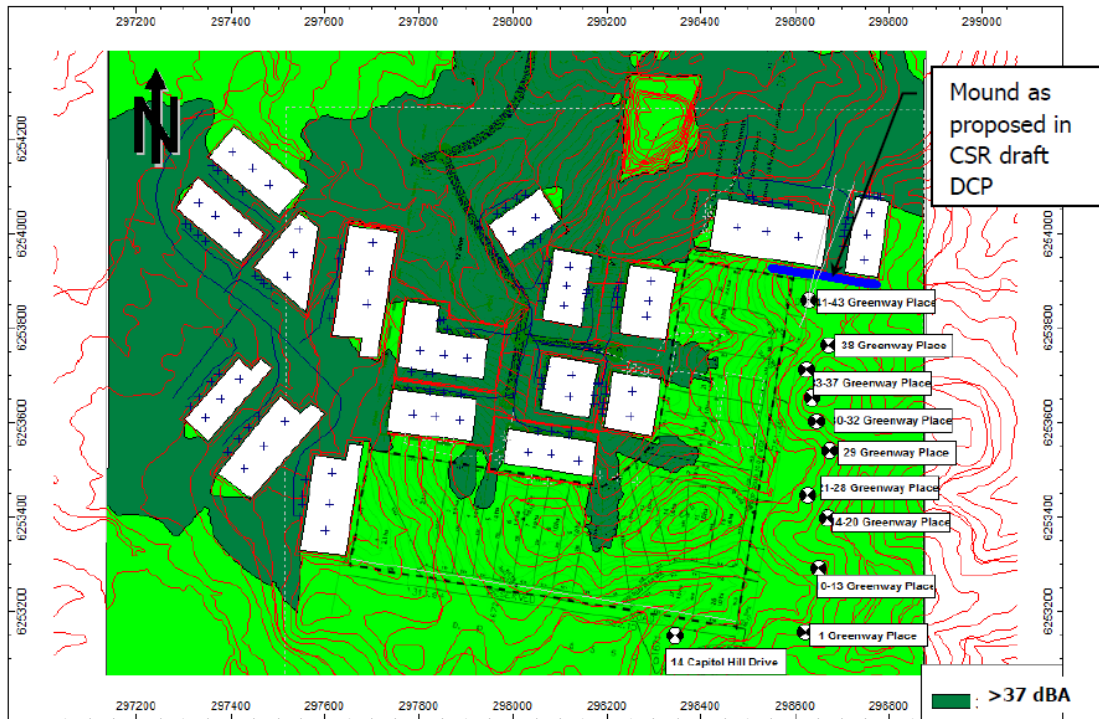
Future Residential Receivers

Future residential land is proposed on the southern and eastern side of the site. The intent of the concept is that any future land owners can construct a dwelling on this land and enjoy an acceptable level of acoustic amenity.

Therefore should predicted noise levels comply with the 37 dBA night time noise criterion which was established for residences on Greenway Drive then no noise treatment for noise control will be required.

To show where compliance with the night criterion is achieved the following figure 3 has been produced. The area that is light green indicates compliance. Areas that are dark green indicate non-compliance with night criterion.

Figure 3 Areas of Compliance with $L_{Aeq}(15 \text{ minute})$ Night Criterion (Light Green)



It should be noted that the 10196-R assessment uses an indicative layout for the noise modelling of the OSE.

Noise modelling of the OSE was conducted by SLR as part of *Report 630.11166-R1 Oakdale South Estate DA Noise Impact Assessment (OSE NIA)*. Operational noise from the OSE was assessed against the criterion of 37 dBA $L_{Aeq}(15 \text{ minute})$ to all existing residences. The 37 dBA $L_{Aeq}(15 \text{ minute})$ noise contour from operations at the OSE in relation to the proposed RU4 rezoning area is shown in **Figure 1** and provided as **Appendix A**. The modelled noise impacts are based on worst-case 24 hour operations on the OSE.

Figure 1 Oakdale South Estate Operations 37 dBA LAeq(15minute) Noise Contour

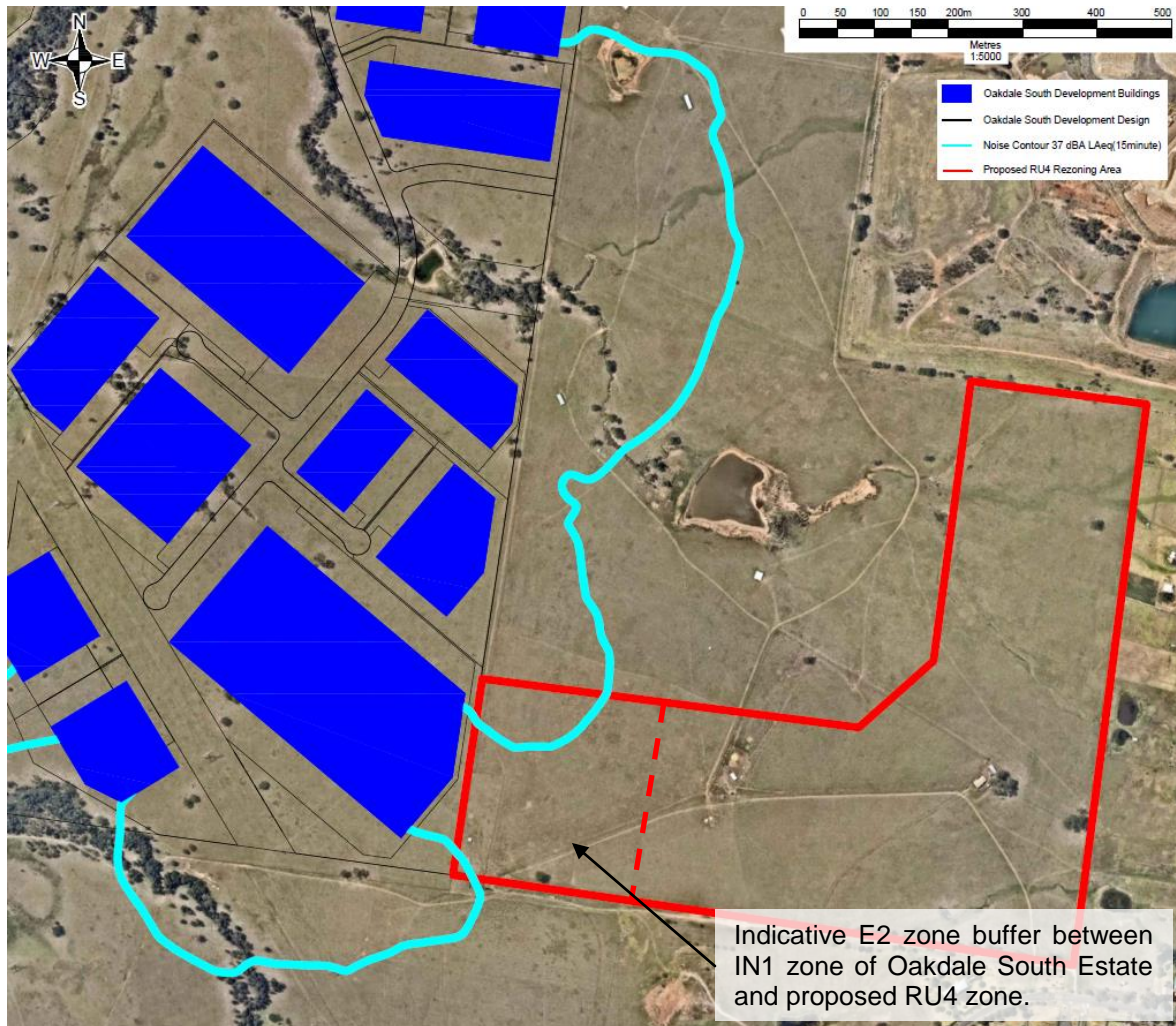


Figure 1 shows that two areas in the west of the proposed RU4 rezoning area lie within the 37 dBA LAeq(15minute) noise contour. These areas are approximately 165 m by 100 m and 35 m by 35 m in size.

It is our recommendation that an E2 zone buffer be set aside around these areas (at a minimum) as a buffer zone between the IN1 zone of the OSE and the proposed RU4 zone. An indicative E2 zone buffer is shown in **Figure 1**. Residential uses would not be suitable within this buffer zone. Outside of the buffer zone noise mitigation would not be required at residential receivers with regards to noise emissions from the OSE.

If no buffer zone is implemented, or if residences are proposed to be developed within the buffer zone then noise mitigation should be incorporated into the design of the residential developments on the proposed RU4 site. Indicative noise mitigation measures that could be implemented on the RU4 site include noise mounds or barriers close to the RU4 site boundary or at residential buildings, or architectural treatments designed into the residential buildings.

Yours sincerely

J. Ridgway

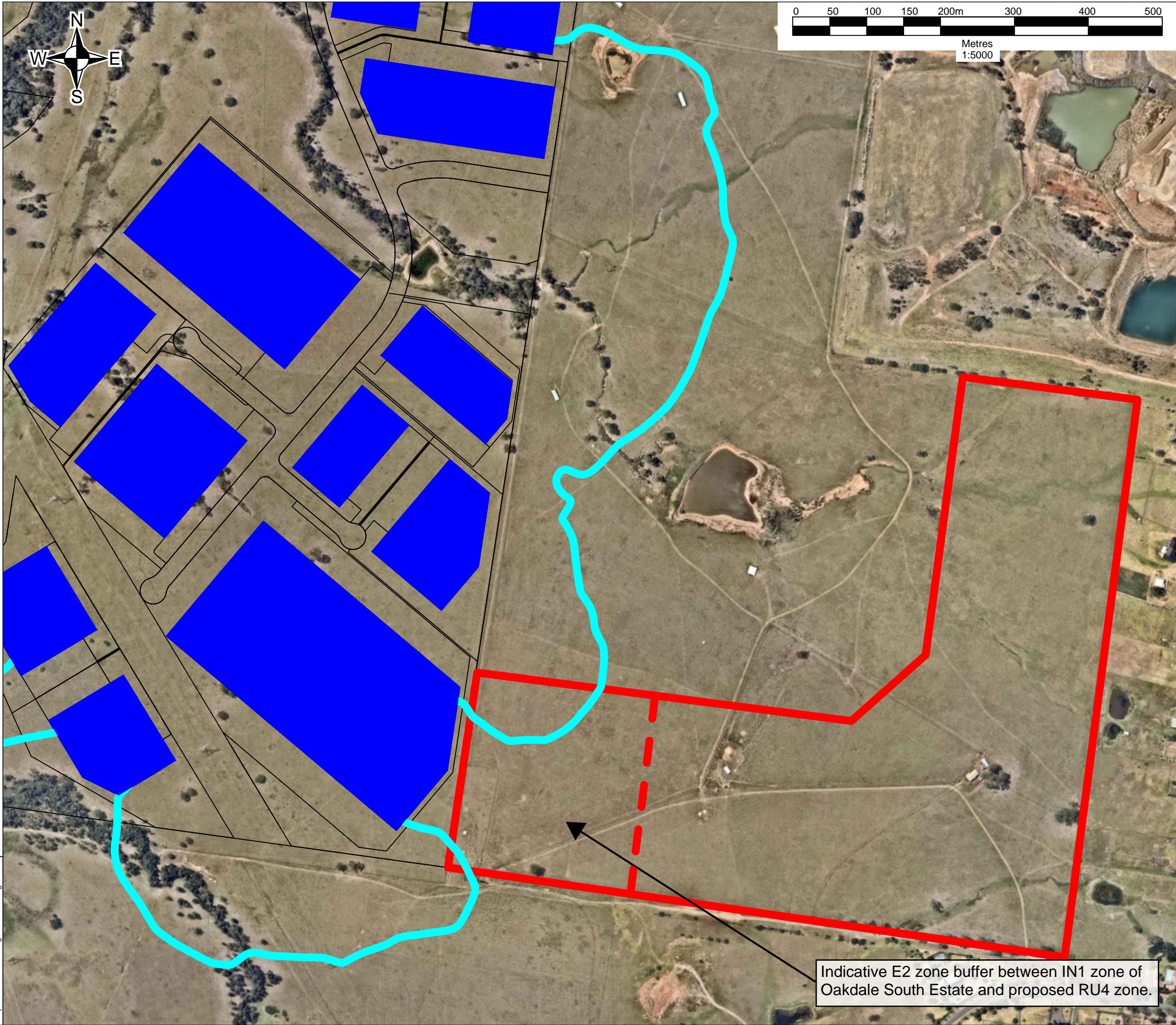
JOSHUA RIDGWAY
Project Consultant

Checked/Authorised by:
Tom Cockings

Appendix A

630.11166 RU4 Rezoning 20151103.doc

Page 1 of 2




NOTES

Noise Contours are calculated at 1.5 m above local ground with neutral weather conditions.

LEGEND

- Oakdale South Development Buildings
- Oakdale South Development Design
- Noise Contour 37 dBA LAeq(15minute)
- Proposed RU4 Rezoning Area

1	JR	TC	3/11/15	
Revision	By	Chk'd By	Date	Comments



2 LINCOLN STREET
LANE COVE
NEW SOUTH WALES 2066
AUSTRALIA
T: 61 2 9427 8100
F: 61 2 9427 8200
www.slrconsulting.com

Site
Oakdale South Estate

Project
Proposed RU4 Rezoning Buffer Area

Drawing Title
**Predicted Operational Noise Contours
Onsite Vehicle Movements**

Scale 1:5,000 @ A3	Date 3/11/2015
Drawing Number 630.11166-RU4-001	Revision 1

Indicative E2 zone buffer between IN1 zone of Oakdale South Estate and proposed RU4 zone.