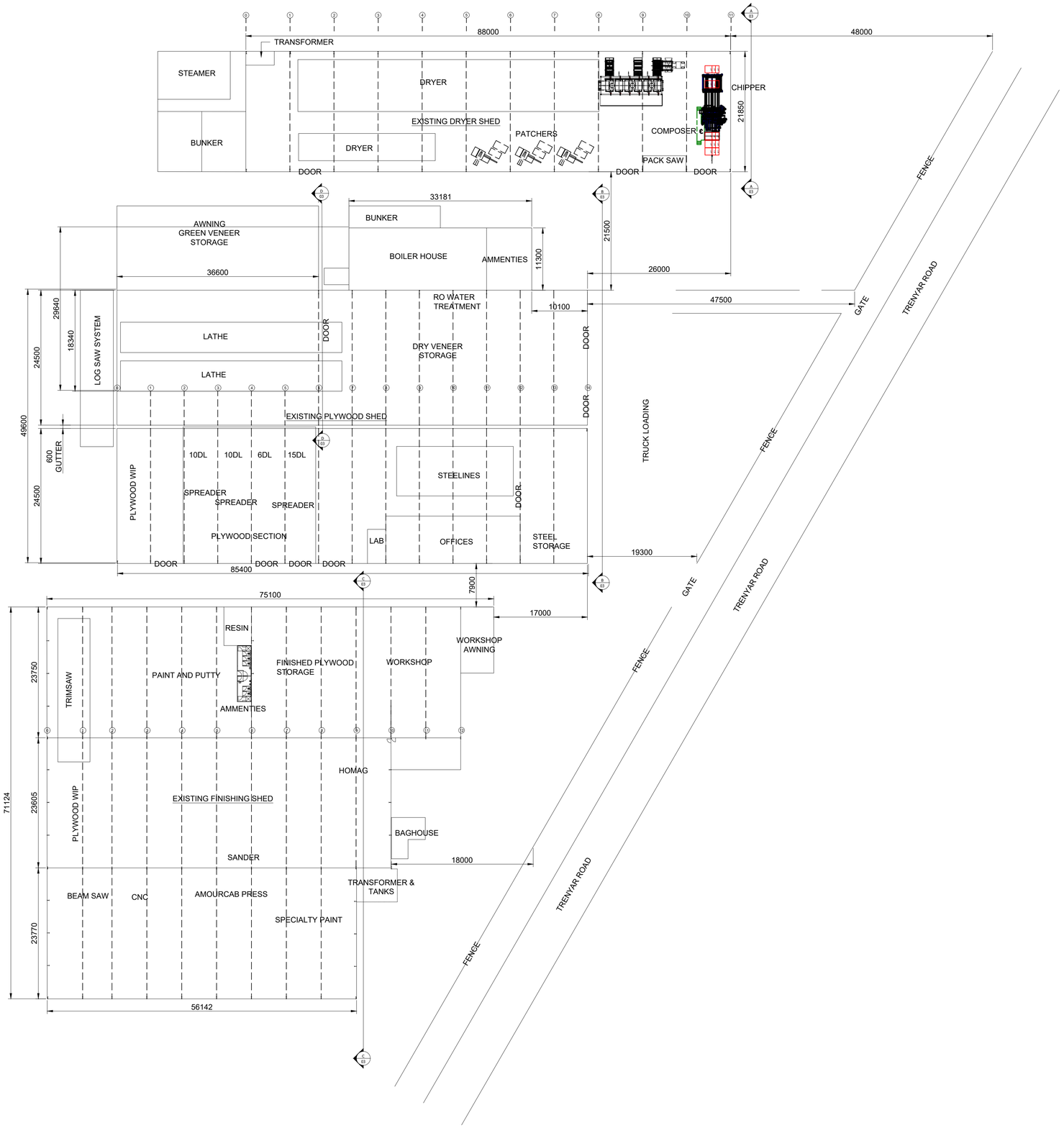
Attachment A

NOTES

GENERAL
1. DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING.
2. ALL DIMENSIONS ARE IN MILIMETERS.
3. SITE INSPECTION AND VERIFICATION OF ANY DIMENSION REQUIRED BY CONTRACTORS PRIOR TO ANY BUILDING/CIVIL WORKS AND EQUIPMENT LAYOUTS

REFERANCES
1. GFTN-2020-01 GRAFTON SITE AERIAL VIEW
2. GFTN-2020-03 ELEVATIONS



N

GRAFTON SITE FACTORY LAYOUT

SCALE 1:400

BigRiver

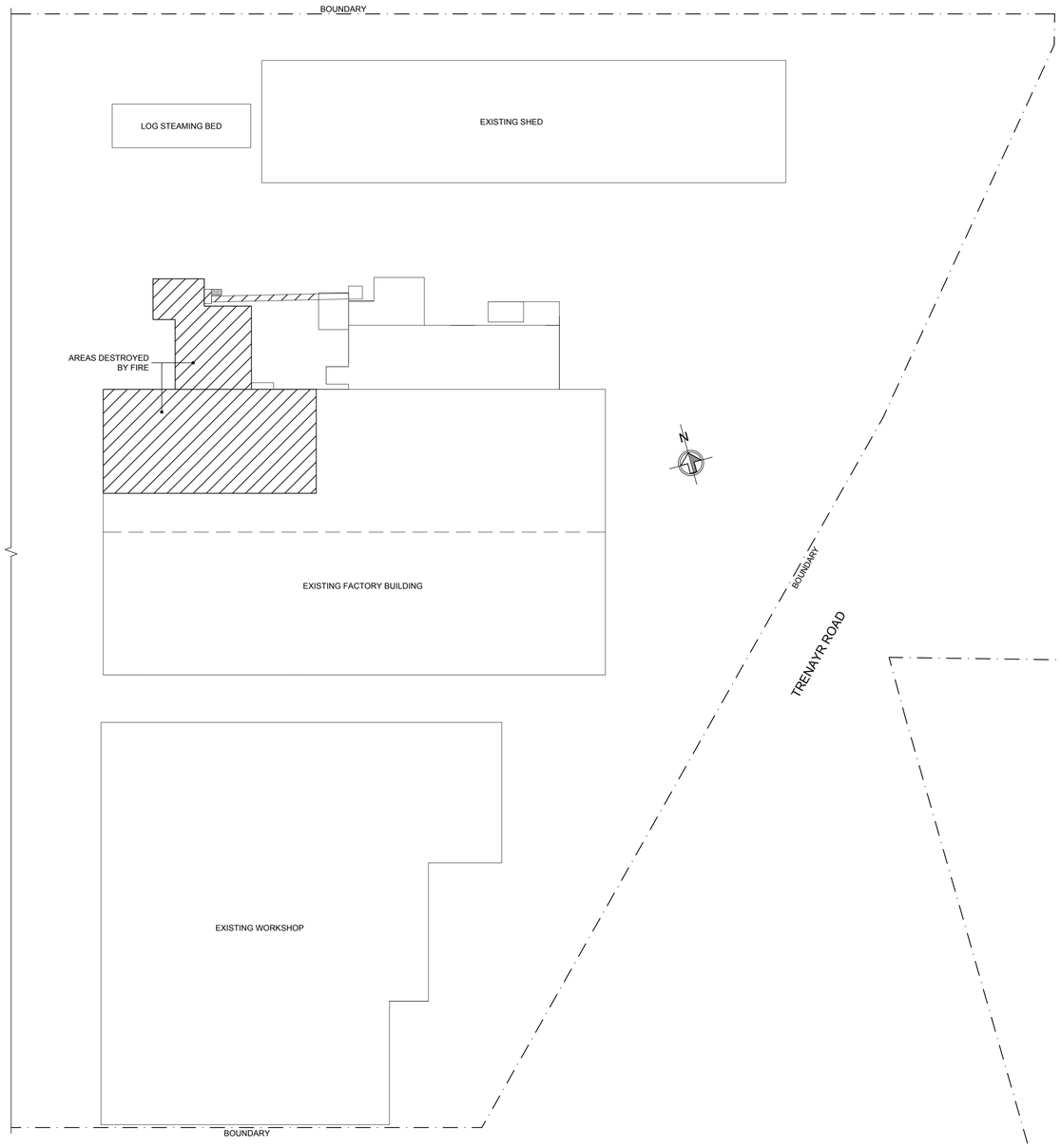
CLIENT: BIG RIVER GROUP

PROJECT: GRAFTON SITE LAYOUT

DRAWING TITLE: OPTION 2 GRAFTON SITE FACTORY LAYOUT PLAN VIEW

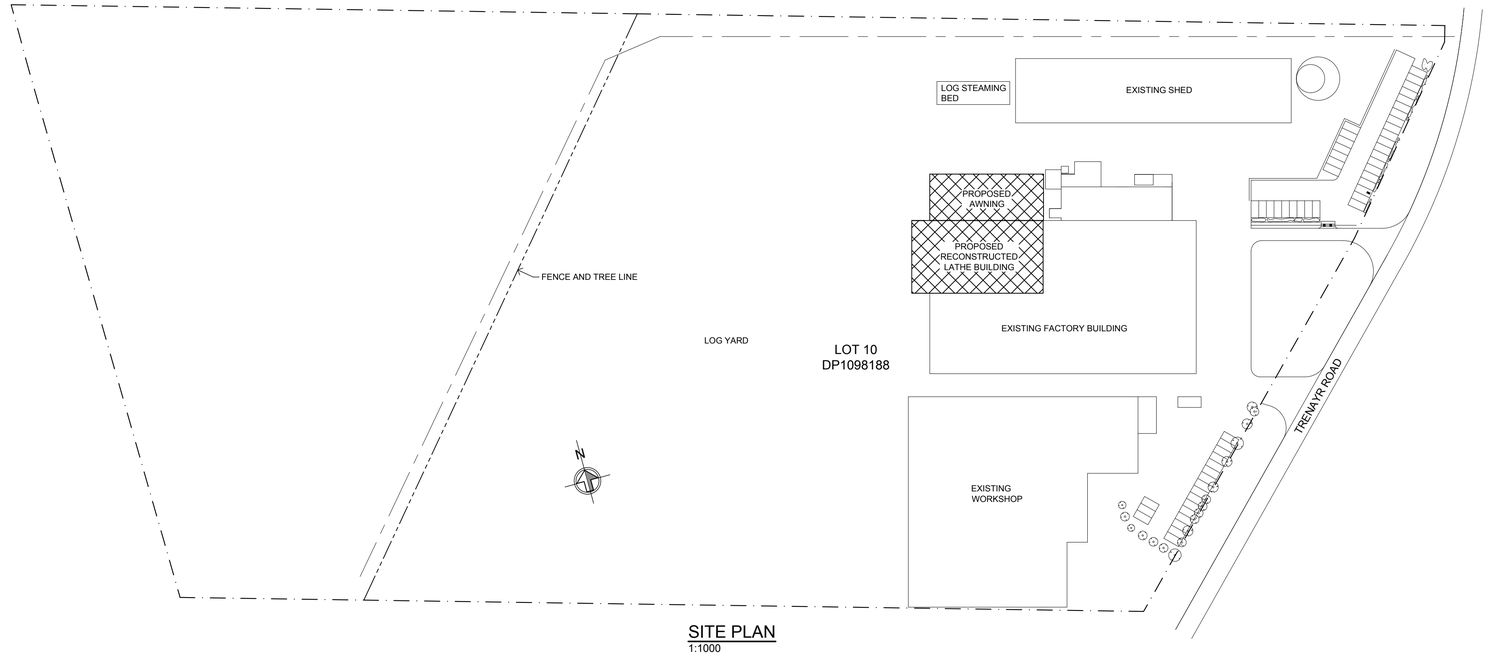
DRAWING No. GFTN-2020-05	DATE 01/12/2020	CHECKED BRG	
SHEET No. 1/1	SCALE AS SHOWN	DESIGNED BRG	APPROVED BRG
REVISION A	SHEET SIZE A1	DRAWN D PEREIRA	ISSUED FOR PRELIMINARY CONCEPT

REV No.		DATE	DRAWN



FIRE DAMAGE PLAN
1:500

PRE & POST DEVELOPMENT AREAS	
EXISTING FIRE DAMAGED AREA	890m²
PROPOSED RECONSTRUCTED LATHE BUILDING	1020m²
PROPOSED AWNING	560m²



SITE PLAN
1:1000

No.	REVISION	DATE	DWN

LEGEND

APPROVED

I CERTIFY THAT THE WORKS SHOWN ON THIS PLAN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

M. BURRIDGE M.I.E Aust., C.P. Eng.
(FOR McKENZIE BURRIDGE & ASSOCIATES PTY. LTD.)

McKenzie Burridge & Associates Pty Ltd
CIVIL & STRUCTURAL CONSULTING ENGINEERS

PO BOX 503
17 WEBBERS ARCADE
133 PRINCE STREET
GRAFTON NSW 2460
(02) 6643 2116
www.mckenzieburridge.com.au
office@mckenzieburridge.com.au
ABN 18 092 914 595

DRAWN	AW	SCALE	AS SHOWN
DESIGNED		LEVELS	
CHECKED	MB	CONTOURS	
APPROVED	MB	DATUM	
SURVEY BY		DIMENSIONS	mm
SHEET SIZE	A1 (NOTE: DRAWING MAY BE REDUCED DO NOT SCALE)	DATE	JANUARY 2021

JOB DESCRIPTION
PROPOSED RECONSTRUCTION OF LATHE BUILDING AT BIG RIVER TIMBERS, TRENAYR ROAD, JUNCTION HILL

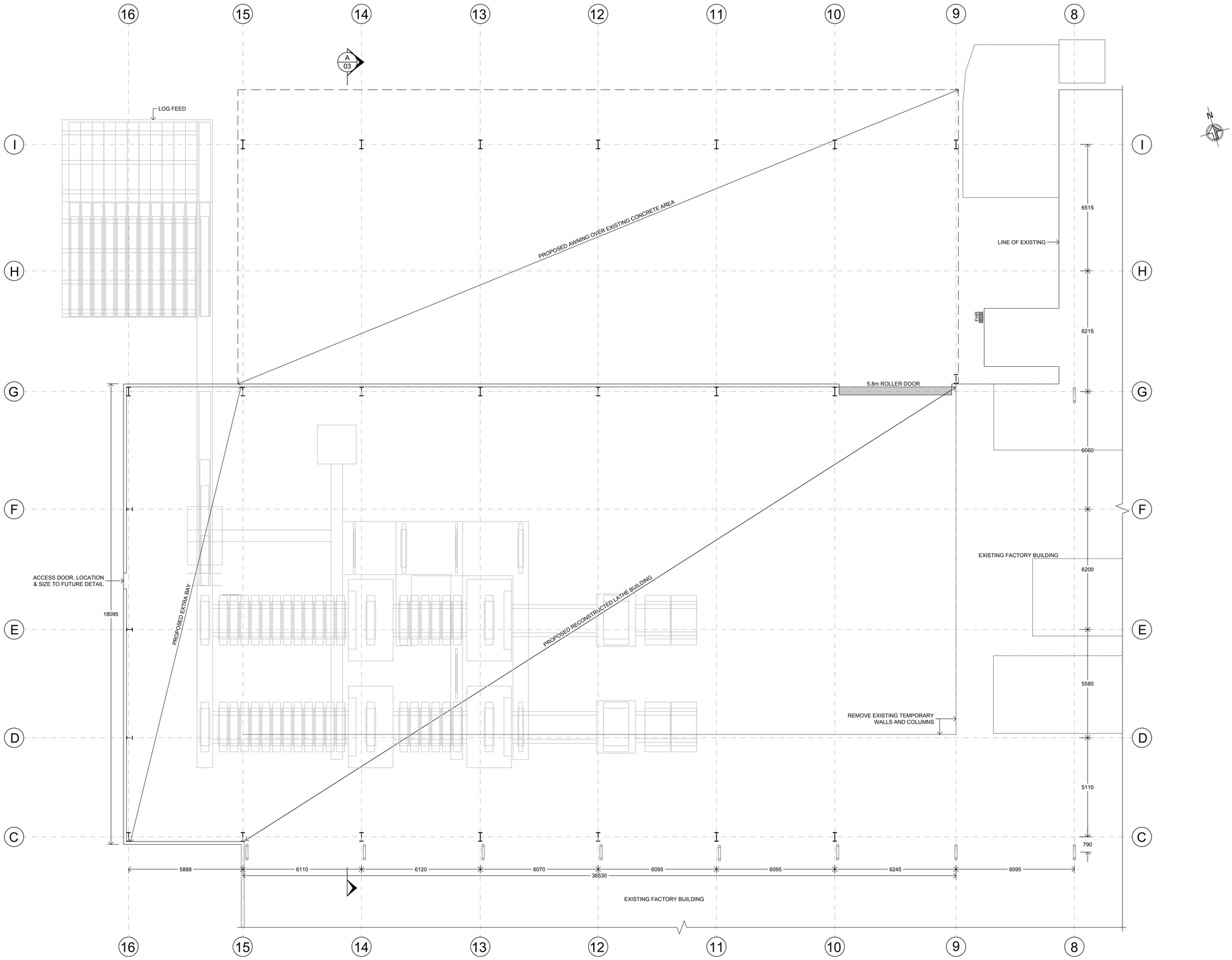
DRAWING TITLE
FIRE DAMAGE PLAN & SITE PLAN

CLIENT
BIG RIVER GROUP

JOB No.
21-014-A

SHEET No.
01 (of 3)

REVISION
-



FLOOR PLAN
1:100

No.	REVISION	DATE	DWN

LEGEND

APPROVED
I CERTIFY THAT THE WORKS SHOWN ON THIS PLAN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

M. BURRIDGE M.I.E Aust., C.P. Eng.
(FOR McKENZIE BURRIDGE & ASSOCIATES PTY. LTD.)

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ABN 18 092 914 595

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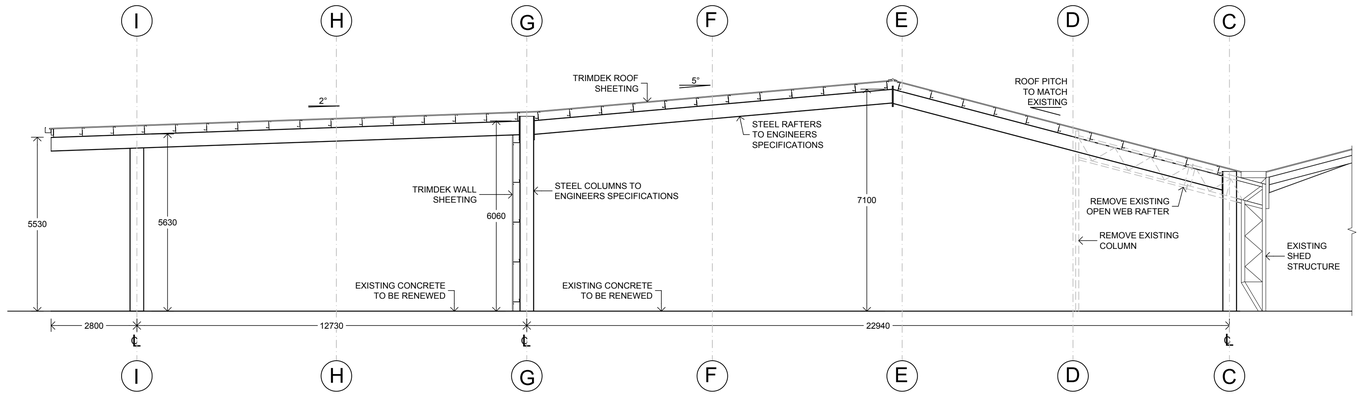
APPROVED	MB	DATUM	
SURVEY BY		DIMENSIONS	mm
SHEET SIZE	A1 (NOTE: DRAWING MAY BE REDUCED DO NOT SCALE)	DATE	JANUARY 2021

JOB DESCRIPTION
PROPOSED RECONSTRUCTION OF LATHE BUILDING AT BIG RIVER TIMBERS, TRENAYR ROAD, JUNCTION HILL

DRAWING TITLE
FLOOR PLAN

CLIENT
BIG RIVER GROUP

JOB No. 21-014-A
SHEET No. 02 (of 3)
REVISION -



SECTION A 02
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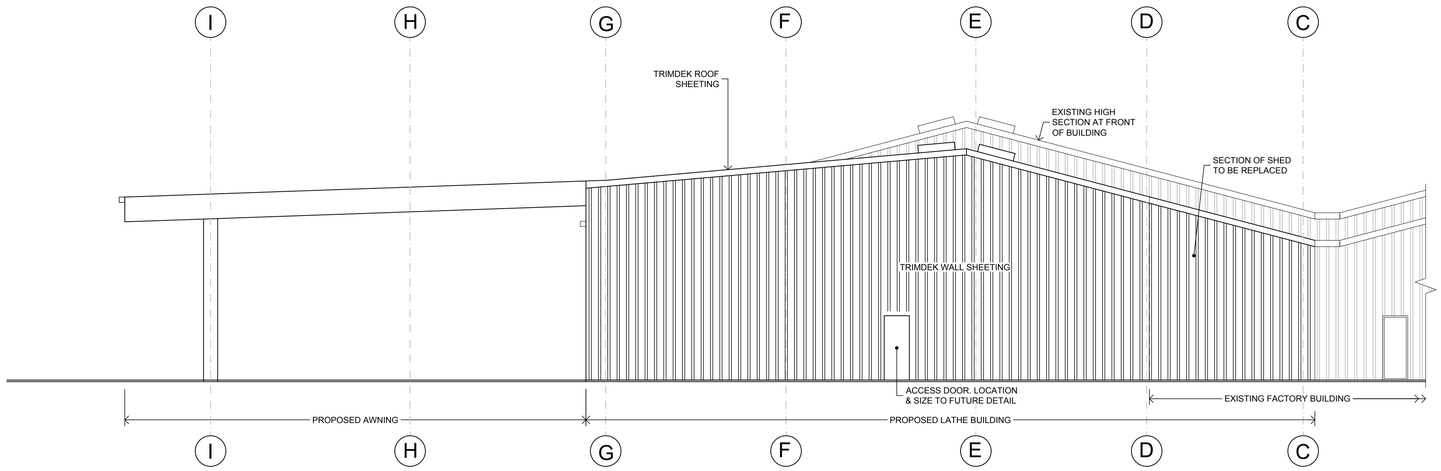
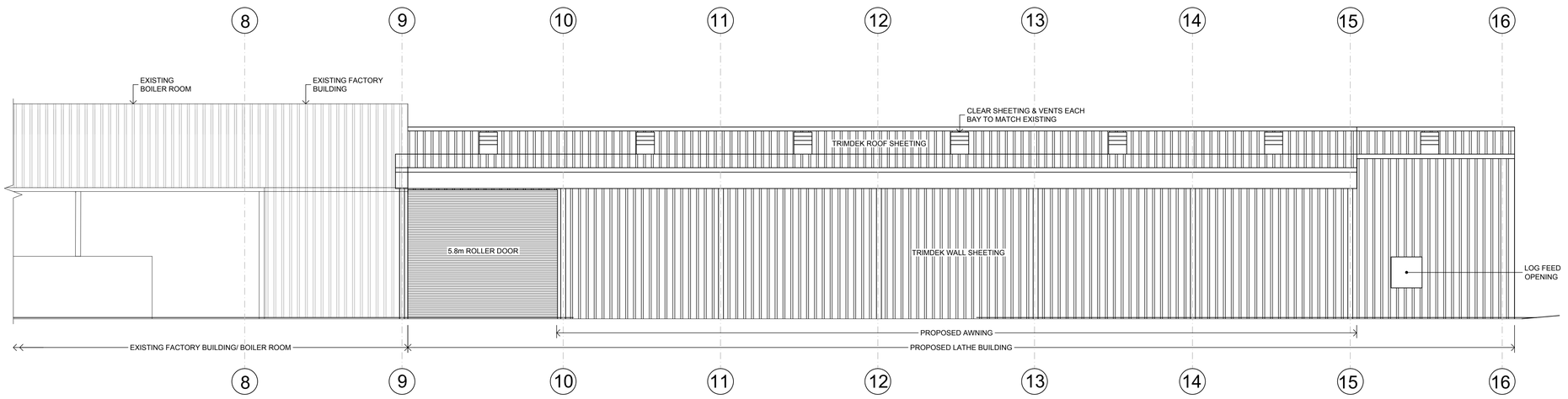


WESTERN ELEVATION
1:100



NORTHERN ELEVATION
1:100

No.	REVISION	DATE	DWN

LEGEND

APPROVED
I CERTIFY THAT THE WORKS SHOWN ON THIS PLAN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

M. BURRIDGE M.I.E Aust., C.P. Eng.
(FOR McKENZIE BURRIDGE & ASSOCIATES PTY. LTD.)

McKenzie Burridge & Associates Pty Ltd
CIVIL & STRUCTURAL CONSULTING ENGINEERS
PO BOX 503
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SURVEY BY		DIMENSIONS	mm
SHEET SIZE	A1 (NOTE: DRAWING MAY BE REDUCED DO NOT SCALE)	DATE	JANUARY 2021

JOB DESCRIPTION
PROPOSED RECONSTRUCTION OF LATHE BUILDING AT BIG RIVER TIMBERS, TRENAYR ROAD, JUNCTION HILL

DRAWING TITLE
SECTION & ELEVATIONS

CLIENT
BIG RIVER GROUP

JOB No.
21-014-A

SHEET No.
03 (of 3)

REVISION
-

From: Craig Dorward
Sent: Thu, 20 May 2021 17:17:09 +1000
To: Patrick Ridgway
Subject: RE: Comments re additional information PAN-54427 DA2021/0085 Big River Group
Attachments: 610.30037-R01-v2.0_Noise Assessment.pdf, 21-014 Landscaping Report.pdf

Hi Patrick – Documents requested have been submitted via the portal and copies attached.

As you will see in the noise assessment submitted, the development works proposed for the site will significantly reduce noise generated from the operations at our nearest receiver R1 (55 dBA to – 46dBA). However, the criteria set by council results in a noise target of 39dBA, which is 16dBA below the historical noise limit applied to industrial sites (55dBA) and while the new building will likely achieve the 39dBA limit, noise from existing buildings will not. The path to achieving Councils target would require extensive mitigation works to these existing buildings, which given the age of the buildings (some over 60 years old), is not financially viable in our opinion.

We would welcome further discussion with council should they see financially viable options for further reducing noise at the site beyond the reductions Big River is proposing as part of the Development Application.

Kind Regards,

Craig Dorward
General Manager - Wagga Wagga & Supply Chain

BigRiver

Formwork Supplies - Flooring - Plywood - Building Supplies

Phone: 02 69267300
www.bigrivergroup.com.au

From: Patrick Ridgway
Sent: Wednesday, 5 May 2021 1:47 PM
To: Craig Dorward
Subject: RE: Comments re additional information PAN-54427 DA2021/0085 Big River Group

Hi Craig,

Thanks for the update.

Regards,

Patrick Ridgway
Senior Development Planner
Clarence Valley Council
Locked Bag 23 GRAFTON NSW 2460
P: (02) 6645 0288
M: 0400 343 193
www.clarence.nsw.gov.au

clarence
VALLEY COUNCIL

We acknowledge the Bundjalung, Gumbaynggirr and Yaegl people as the Traditional Owners of the land on which we live and work. We honour the First Nations peoples connection to land, sea and community. We pay our respects to their Elders past, present and emerging.

From: Craig Dorward
Sent: Wednesday, 5 May 2021 12:38 PM
To: Patrick Ridgway
Subject: RE: Comments re additional information PAN-54427 DA2021/0085 Big River Group

Hi Patrick – the noise consultants are still finalising the data and report. Hopefully it will be done this week, but will keep you posted. Thanks for your patience.

Kind Regards,

Craig Dorward
General Manager - Wagga Wagga & Supply Chain

Formwork Supplies - Flooring - Plywood - Building Supplies

Phone: 02 69267300
www.bigrivergroup.com.au

From: Patrick Ridgway
Sent: Monday, 19 April 2021 12:41 PM
To: Craig Dorward
Subject: RE: Comments re additional information PAN-54427 DA2021/0085 Big River Group

Yes upload to the portal please.

If you could email me the information as well that would be appreciated.

Regards,

Patrick Ridgway
Senior Development Planner
Clarence Valley Council
Locked Bag 23 GRAFTON NSW 2460
P: (02) 6645 0288
M: 0400 343 193
www.clarence.nsw.gov.au

We acknowledge the Bundjalung, Gumbaynggirr and Yaegl people as the Traditional Owners of the land on which we live and work. We honour the First Nations peoples connection to land, sea and community. We pay our respects to their Elders past, present and emerging.

From: Craig Dorward
Sent: Monday, 19 April 2021 12:37 PM
To: Patrick Ridgway
Subject: RE: Comments re additional information PAN-54427 DA2021/0085 Big River Group

Thanks Patrick. Should we upload via the portal or email to you?

Kind Regards,

Craig Dorward
General Manager - Wagga Wagga & Supply Chain

Formwork Supplies - Flooring - Plywood - Building Supplies

Phone: 02 69267300
www.bigrivergroup.com.au

From: Patrick Ridgway
Sent: Monday, 19 April 2021 12:31 PM
To: Craig Dorward
Subject: Comments re additional information PAN-54427 DA2021/0085 Big River Group

Hi Craig,

Thanks for the update. Yes an extension to provide the report is accepted.

If you can send through the other information now we will be able to consider it separately.

Regards,

Patrick Ridgway
Senior Development Planner
Clarence Valley Council
Locked Bag 23 GRAFTON NSW 2460
P: (02) 6645 0288

M: 0400 343 193
www.clarence.nsw.gov.au

From: Craig Dorward
Sent: Monday, 19 April 2021 11:34 AM
To: Patrick Ridgway
Subject: RE: Update on your development application PAN-54427

Hi Patrick – the consultants were delayed due to the flooding events, arriving to site last week to set the noise monitoring equipment in place. They are advising that the report will be ready by end of April 2021, so would like to request an extension until that time. We have the other information requested now, so did you want that sent through or just upload it all at one time through the portal?

Kind Regards,

Craig Dorward
General Manager - Wagga Wagga & Supply Chain

BigRiver

Formwork Supplies - Flooring - Plywood - Building Supplies

Phone: 02 69267300
www.bigrivergroup.com.au

From: Patrick Ridgway
Sent: Friday, 26 March 2021 2:50 PM

To: Craig Dorward
Subject: RE: Update on your development application PAN-54427

Hi Craig,

Yes the request for an extension for an additional three weeks is accepted. I will make a note for the file.

Regards,

Patrick Ridgway
Senior Development Planner
Clarence Valley Council
Locked Bag 23 GRAFTON NSW 2460
P: (02) 6645 0288
M: 0400 343 193
www.clarence.nsw.gov.au

From: Craig Dorward
Sent: Friday, 26 March 2021 2:39 PM
To: Patrick Ridgway
Subject: RE: Update on your development application PAN-54427

Hi Patrick – just confirming you received this request and also to update you that our noise engineers will be on site next week to complete there work. I feel the 3 week extension is sufficient at this point still.

Have a nice weekend.

Kind Regards,

Craig Dorward
General Manager - Wagga Wagga & Supply Chain

Formwork Supplies - Flooring - Plywood - Building Supplies

Phone: 02 69267300
www.bigrivergroup.com.au

From: Craig Dorward
Sent: Friday, 19 March 2021 4:18 PM
To: 'Patrick Ridgway'
Subject: RE: Update on your development application PAN-54427

Hi Patrick – the consultant we have engaged to complete this Noise Assessment work has advised it will unlikely be completed within the 3 week timeframe council has requested. We would like to request an additional 3 weeks. If the reports are completed earlier I will submit them via the planning portal and advise you by email.

I am in Grafton next week from 23-25th and would be happy to meet you on site should you wish to discuss any aspects of our application or the noise assessment requested.

Kind Regards,

Craig Dorward
General Manager - Wagga Wagga & Supply Chain

Formwork Supplies - Flooring - Plywood - Building Supplies

Phone: 02 69267300
www.bigrivergroup.com.au

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From: Patrick Ridgway
Sent: Thursday, 11 March 2021 9:32 AM
To: Craig Dorward
Subject: RE: Update on your development application PAN-54427

Hi Craig,

Copy of letter is attached.

I am not sure what the issue was with accessing the information – maybe it is your internet firewall preventing access?

Regards,

Patrick Ridgway
Senior Development Planner
Clarence Valley Council
Locked Bag 23 GRAFTON NSW 2460
P: (02) 6645 0288
M: 0400 343 193
www.clarence.nsw.gov.au

From: Craig Dorward
Sent: Thursday, 11 March 2021 8:41 AM
To: eplanning@planning.nsw.gov.au
Cc: Patrick Ridgway
Subject: FW: Update on your development application PAN-54427

Hi – I have tried accessing this information today but have the following error. Can you advise how I can fix this or email me directly the request for further information so we can prepare it.

Kind Regards,

Craig Dorward
General Manager - Wagga Wagga & Supply Chain

BigRiver

Formwork Supplies - Flooring - Plywood - Building Supplies

Phone: 02 69267300
www.bigrivergroup.com.au

From: NSW Planning <planning.apps@planning.nsw.gov.au>
Sent: Wednesday, 10 March 2021 12:25 PM
To: Craig Dorward
Cc:
Subject: Update on your development application PAN-54427

Dear Craig,

Your council has asked for additional information as part of your development application for 61 TRENAYR ROAD JUNCTION HILL 2460, (PAN-54427).

Please log into the NSW Planning Portal to review the request and submit the necessary information and/or documents.

Log in

Once submitted, the council will review the additional information.

BRG GRAFTON TIMBER MILL

Noise Assessment for DA Purposes

Prepared for:

Big River Group
PO Box 281
Grafton NSW 2460

SLR Ref: 610.30037-R01
Version No: -v2.0
May 2021

PREPARED BY

SLR Consulting Australia Pty Ltd
ABN 29 001 584 612
Tenancy 202 Submarine School, Sub Base Platypus, 120 High Street
North Sydney NSW 2060 Australia

T: +61 2 9427 8100
E: sydney@slrconsulting.com www.slrconsulting.com

BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Big River Group (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
610.30037-R01-v2.0	20 May 2021	Robbie Cain	Matthew Bryce	Matthew Bryce
610.30037-R01-v1.0	13 May 2021	Robbie Cain	Matthew Bryce	Matthew Bryce

CONTENTS

DOCUMENT REFERENCES

TABLES

CONTENTS

FIGURES

APPENDICES

1 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Big River Group (BRG) to undertake a noise assessment of the proposed extension/refurbishment to the existing BRG premises at 61 Trenayr Road, Junction Hill near Grafton in New South Wales. This assessment has been prepared to accompany the Development Application (DA) for the project.

This report summarises the results of the assessment including ambient noise measurements undertaken at and near the site, the establishment of applicable noise limits and assesses the noise emissions associated with the project.

The following report uses specialist acoustic terminology. An explanation of common terms is provided in **Appendix A**.

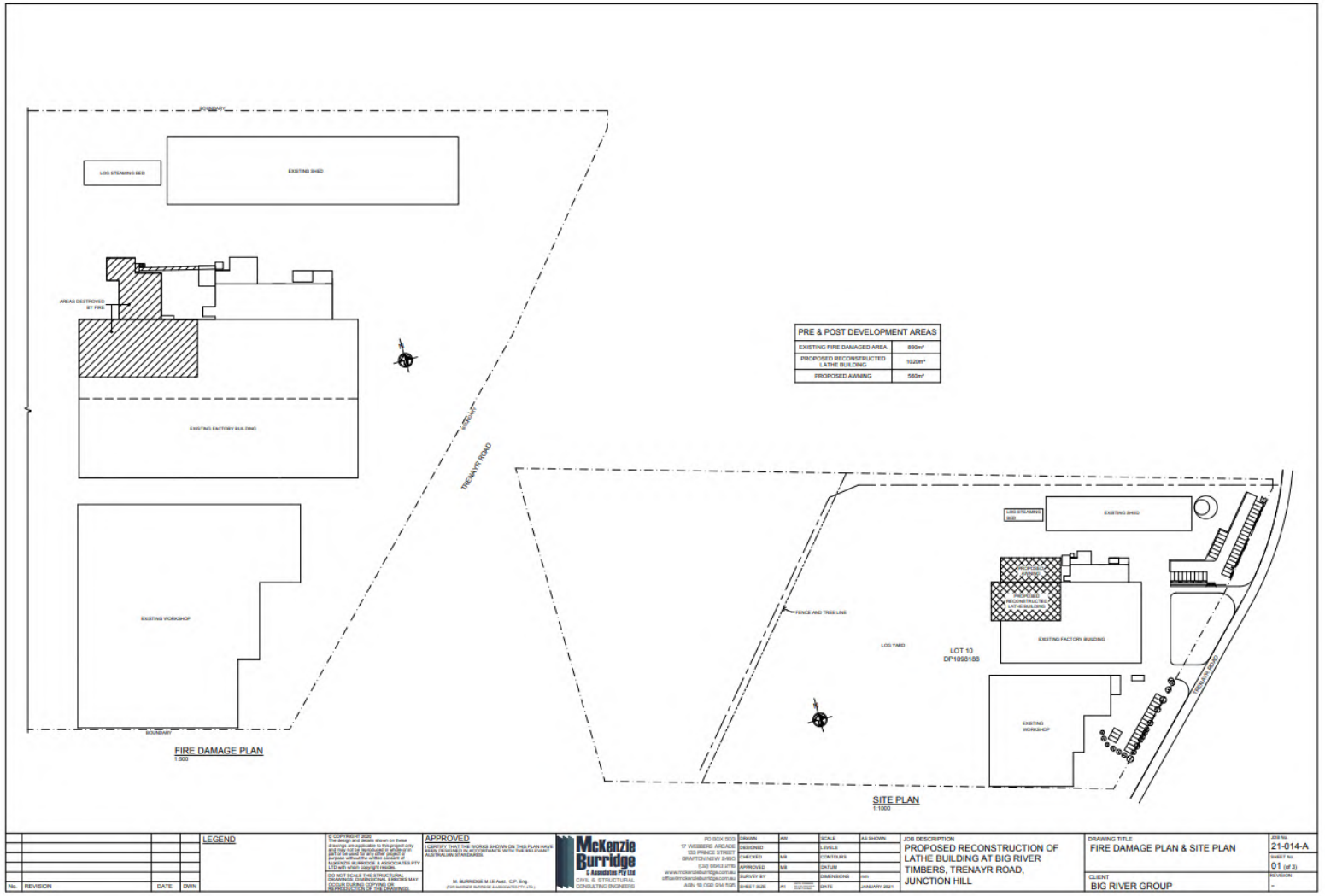
1.1 Proposal Description

The proposed extension/refurbishment is located at the existing BRG premises at 61 Trenayr Road, Junction Hill. The existing building sustained fire damage in 2014 and the extension/refurbishment will reinstate some operations within a new building which will adjoin the existing building.

The site location is shown in **Figure 1** and the site layout including the proposed extension/refurbishment is shown in **Figure 2**.

Figure 1 Site Location, Surrounding Receivers and Noise Monitoring Locations

Figure 2 Site Layout with Proposed Extension/Refurbishment (shaded)



Current operating hours for the development are 7:00 am to 6:00 pm, Monday to Friday, however the site has approval to operate 24 hours 7 days per week. Deliveries/log truck movements in and out of the site and other log yard activities could occur at any time between 7:00 am to 6:00 pm, on any day of the week. Other sections within the factory could operate 24 hours 7 days per week and have done so in the past.

The identified sources of noise from the proposed development include:

- Internal warehouse operations (including log chipping, cutting and sawing).
- External machinery and log truck unloading.
- Log truck movements on internal access roads.

Log trucks enter the site from Trenayr Road and manoeuvre to the unloading area on the western side of the site. Log processing activities are undertaken in different areas, including external operations (cutting and stripping) and further processing within the northern shed, plywood shed, boiler and sanding/storage shed.

1.2 Nearest Receivers

The nearest residential properties located approximately 60 metres to the north, 190 m to the south and 160 m to the west. The land located immediately to the west of the site and east of Trenayr Road is vacant.

The nearest receivers are shown in **Figure 1** and detailed in **Table 1**.

Table 1 Surrounding Sensitive Receivers

ID	Address	Type	Distance (m)	Direction
R1	80 Trenayr Rd, Junction Hill	Residential	190	North East
R2	9 Taurus Ave, Junction Hill	Residential	80	North
R3	20 Aquarius Dr, Junction Hill	Residential	60	North
R4	10 Aquarius Dr, Junction Hill	Residential	150	North West
R5	22 Figtree Ave, Junction Hill	Residential	190	West
R6	12 Figtree Ave, Junction Hill	Residential	140	West
R7	33 Trenayr Road, Junction Hill	Residential	60	South West

There is a 3-4 metre high earth bund on the north, west and south boundaries.

2 Existing Noise Environment

2.1 Existing Noise Survey and Monitoring Locations

Unattended noise monitoring was completed at a number of locations surrounding the between 8 April 2021 and 22 April 2021. The measured noise levels have been used to determine the existing noise environment (including existing noise impacts from the site) and to set the criteria used to assess the potential impacts from the proposal.

The monitoring equipment was positioned to measure existing noise levels that are representative of receivers potentially most affected by the project, inclusive of constraints such as accessibility, security and landowner permission.

The noise monitoring equipment continuously measured existing noise levels in 15-minute periods during the daytime, evening and night-time. All equipment carried current National Association of Testing Authorities (NATA) certificates and equipment calibration was confirmed before and after each measurement.

The measured data has been processed to exclude noise from periods affected by unsuitable weather conditions, such as strong wind or rain (measured at Grafton Research Station). It should be noted that logging locations L1 and L2 are expected to have included noise from current site operations. The logger at location L3 was screened from the site by the intervening residence. Site noise was not observed to be a dominant feature of the noise environment at the L3 alogger location.

The noise monitoring locations are shown in **Figure 1** and the results are summarised in **Table 2**. Only daytime measured levels have been presented, as the project is only proposed to operate during daytime hours. Graphs of the measured daily noise levels are provided in **Appendix B**.

Table 2 Summary of Unattended Noise Logging Results

ID	Address	Measured Daytime Noise Levels (dBA)	
		Background Noise (RBL)	Average Noise (L_{Aeq})
L1	8 Taurus Avenue, Junction Hill	45	50
L2	22 Figtree Avenue, Junction Hill	40	45
L3	12 Figtree Avenue, Junction Hill	34	64

Note 1: The assessment periods are the daytime which is 7 am to 6 pm Monday to Saturday and 8 am to 6 pm on Sundays and public holidays, the evening which is 6 pm to 10 pm, and the night-time which is 10 pm to 7 am on Monday to Saturday and 10 pm to 8 am on Sunday and public holidays.

The existing noise environment at the site was dominated by existing site noise from the BRG premises and local flora and fauna. Other noise sources included road traffic noise from Casino Road to the west and Trenayr Road to the east.

2.2 Attended Noise Measurements

Short-term attended noise measurements were also completed at various locations within the site. The attended measurements were undertaken in order to capture noise levels of existing activities. Additionally, measurements were carried out at intermediate points between the site and receivers for the purpose of model calibration.

3 Assessment Criteria

3.1 Council Specific Criteria

The Clarence Valley Council (CVC) has specified the following with relation to noise in assessing the approval of the DA (Condition 1):

- *Noise emissions from the activity shall not exceed 5d(B)A Leq (15min) above the background level measured at habitable areas of nearby residential properties during the hours of 7:00 A.M. through until 6:00 P.M.*
- *Noise emissions from the activity shall not exceed 3d(B)A Leq (15min) above the background level measured at habitable areas of nearby residential properties during the hours of 6:00 P.M. through until 7:00 A.M.*

The CVC condition results in the daytime criterion presented in **Table 3**. Only the daytime period has been considered as this is the only time period relevant to the project.

The background noise levels measured at location L3 have been used to establish noise criteria at all receivers.

Table 3 Clarence Valley Council Noise Criteria

Receiver	Receiver Type	Period	RBL (dBA)	Project Noise Limit, $L_{Aeq(15minute)}$ (dBA)
All	Residential	Daytime	34	**39**

3.2 NSW Noise Policy for Industry

The NSW *Noise Policy for Industry* (NPfI) was released in 2017 and sets out the requirements for the assessment and management of operational noise from industry in NSW. The CVC conditions stated in **Section 3.1** is the limiting criteria for this assessment, however the NPfI methodology and criteria are still relevant to this assessment.

3.2.1 Industrial Noise Trigger Levels

The NPfI defines how to determine 'trigger levels' for noise emissions from industrial developments. Where a development is likely to exceed the trigger levels at existing noise sensitive receivers, feasible and reasonable noise management measures are required to be considered to reduce the impacts.

There are two types of trigger levels – one to account for 'intrusive' noise impacts and one to protect the 'amenity' of particular land uses:

- The **intrusiveness** of an industrial noise source is generally considered acceptable if the L_{Aeq} noise level of the source, measured over a period of 15-minutes, does not exceed the representative background noise level by more than 5 dB. Intrusive noise levels are only applied to residential receivers. For other receiver types, only the amenity levels apply.
- To limit continual increases in noise levels from the use of the intrusiveness level alone, the ambient noise level within an area from all industrial sources should remain below the recommended **amenity** levels specified in the NPfI for that particular land use.

For this assessment, the area surrounding the project is considered to be 'suburban' as per the NPfI definitions. Noise logging data from L3 was the lowest captured background noise levels and was observed to have minimal influenced from the project. This location is therefore being used as the RBL for all receivers in order to be conservative. Only the daytime criterion has been presented as this is the only time period relevant to the project.

Table 4 Project Noise Trigger Levels

Receiver	Receiver Type	Period	Amenity Noise Level L_{Aeq} (dBA)	Measured Noise Level (dBA)		Project Noise Trigger Levels $L_{Aeq(15minute)}$ (dBA)	
				RBL[1]	$L_{Aeq(period)}$	Intrusiveness	Amenity[2,3]
R1-R6	Residential	Daytime	55	34	64	**40**[4]	53

Note 1: RBL = Rating Background Level.

Note 2: The recommended amenity noise levels have been reduced by 5 dB, where appropriate, to give the project amenity noise levels due to existing sources of industrial noise being present in the area.

Note 3: The project amenity noise levels have been converted to a 15-minute level by adding 3 dB, as outlined in the NPfI.

Note 4: The NPfI minimum value has been used due to the measured RBL being below the NPfI minimum value

It can be seen in **Table 4** that the resultant PNTL (40 dBA) is consistent with the noise limit determined by the CVC condition as shown in **Table 3**.

It is noted that the site does not 'qualify' for consideration as an "industrial interface" as described in the NPfI due to the current site noise at the receptors being less than the (suburban) amenity noise level.

3.3 Traffic on Surrounding Roads

The effect of project related traffic on the surrounding public roads are assessed using criteria within the NSW *Road Noise Policy* (RNP).

The proposed extension/refurbishment is not expected to result in a significant increase in output from the site and therefore would not generate a significant number of additional log trucks. As a project would need to increase traffic volumes by at least 60% to exceed the RNP criteria, an assessment of the effect of noise associated with log trucks on the surrounding road network would not be required.

4 Methodology

The potential noise emissions from the project have been predicted to the surrounding receivers using the CONCAWE industrial noise algorithm within the SoundPLAN software program. The model includes ground topography, buildings and significant structures and noise sources appliable to the proposed operations of the project.

4.1 Noise Sources

A summary of the noise sources associated with the operation of the development is provided below.

4.1.1 On-Site Traffic

Large log trucks will be the most significant source of vehicle noise from the site. On-site vehicles have been modelled using the data shown in **Table 5**. The volumes are representative of a worst-case 15-minute period during the daytime.

Table 5 Vehicle Traffic Data – Worst-case 15-Minute Period

Vehicle Type	Location	Sound Power Level (dBA)	Vehicle Speed (km/h)	Number of Vehicles per 15-minute Period
Large Trucks	Access route	103[1,2]	10	1

Note 1: Taken from *Sound Power Levels of Trucks at Low Speeds*, Jan H. Grannerman et al, Internoise 2009.

Note 2: Taken from *Road Traffic Noise Prediction Model "ASJ RTN-Model 2013" Proposed by the Acoustical Society of Japan – Part 2: Study on Sound Emission of Road Vehicles*, OKADA et al, Internoise 2014, and accounts for vehicles accelerating.

4.1.2 On Site Sources

Noise-generating activities occur in the external timber yard areas and also within the existing and proposed buildings. Some activities (including outdoor sawing and external chipping) previously undertaken in the yard areas will move to the new lathe room as part of the extension/refurbishment.

Details of the external and internal activities/equipment have been listed in **Table 6**. The internal noise generating activities in the warehouse include the sawing/preparation of logs. Sound power levels are based upon measurements of the equipment undertaken at the site by SLR in April 2021.

Table 6 Typical Loading Dock Noise Sources

Noise Source	Sound Power Level (dBA)	Duration of Use per 15-minute Period	Assumed Source Height (m)	Applicable Scenario
External Areas				
Chipper[1]	111	3 minutes	1.5	Existing
Outdoor Sawing[1]	111	3 minutes	0.5	Existing
Log Unloading Area	112	3 minutes	1.5	Existing/Future
Forklift Activities	90	5 minutes	1	Existing/Future
Northern Shed				
Internal Chipper/Log Peeler[1]	117	3 minutes	1.5	Existing
Dryer Outlet	97	15 minutes	1.5	Existing/Future
Dryer Inlet	90	15 minutes	1.5	Existing/Future
Boiler				
Boiler 1 (Ground Floor)	113	15 minutes	1	Existing/Future
Boiler 2 (First Floor)	102	15 minutes	3	Existing/Future
Plywood Shed				
Trip Saw	108	3 minutes	1.5	Existing/Future
Hot Press	105	15 minutes	1.5	Existing/Future
Spreader	102	15 minutes	1.5	Existing/Future
Air Blower	97	15 minutes	1.5	Existing/Future
Storage and Sanding				
Co Sander	110	7.5 minutes	1	Existing/Future
Coaster Sander	110	7.5 minutes	1	Existing/Future
Lathe Building (Future Scenario)				
Internal Chipper/Log Peeler	117	3 minutes	1.5	Future
Circular Saw	105	3 minutes	1	Future

Note 1: To be removed in future operations. Cutting/peeling will occur indoors.

The assumed construction of the warehouse buildings has been detailed in **Table 7**. Facade openings have been modelled based on the site plans provided and observations on site.

Table 7 Assumed Building Construction

Building	Construction
Northern shed	Concrete (northern façade) Sheet metal – 1mm Trimdek (all other facades)
Boiler	Sheet metal – 1mm Trimdek
Plywood shed	Sheet metal – 1mm Trimdek
Storage and sanding	Sheet metal – 1mm Trimdek
Lathe building (future scenario)	Sheet metal – 1mm Trimdek

4.2 Weather Conditions

Certain weather conditions can increase noise levels by focusing noise towards receivers. Noise-enhancing weather conditions can occur where wind blows from the source to the receiver, or where temperature inversions occur.

The NPfI defines 'standard' and 'noise-enhancing' weather conditions as shown in **Table 8**. Noise-enhancing weather should be included in the assessment where they occur for more than 30% of the daytime, evening or night-time period in any season.

Table 8 Standard and Noise-Enhancing Weather Conditions

Weather Conditions	Meteorological Parameters
Standard	Daytime/evening/night-time: stability categories A–D with wind speed up to 0.5 m/s
Noise-enhancing	Daytime/evening: stability categories A–D with light winds up to 3 m/s Night-time: stability categories A–D with light winds up to 3 m/s and/or stability category F with winds up to 2 m/s

The NPfI contains guidance for determining prevailing weather conditions. Data measured for 12-months between January and December 2019 at Grafton Research Station has been used to determine the prevailing weather conditions at the site. The analysis did not show that "noise enhancing" meteorological conditions were a feature of the area during daytime operation hours, therefore only calm meteorological conditions require consideration.

5 Noise Assessment

5.1 Model Validation

In order to validate the noise model, a range of attended noise measurements of the existing operations were undertaken. These measurements were used to both establish sound power levels for specific items of equipment on site and to create calibration points for the model so that noise predictions can be compared to the measured noise levels.

Noise levels vary over time depending on site activities and noise measurements were undertaken 50 – 100 metres from the western facade of the site. Information provided by BRG indicated that the site was running at full capacity at the time of the measurements, and included the outdoor sawing, which tends to occur infrequently.

Predicted noise levels from the model were approximately 2 dB above the measured noise levels at the calibration points. Therefore the noise model output would be considered conservative.

5.2 Predicted Noise Levels

Based on the proposed operations and the model inputs described above, the predicted noise levels at the nearby sensitive receivers are shown in **Table 9**. The predicted levels are also compared to the PNTLs to determine the potential impact from the project.

Table 9 Predicted Noise Levels and Assessment

Scenario	Receiver Location	Daytime Noise Level $L_{Aeq(15minute)}$ (dBA)			Compliance
		Noise Limit	Predicted	Exceedance	
Existing Operations	R1	39	42	3	No
	R2	39	55	16	No
	R3	39	53	14	No
	R4	39	47	8	No
	R5	39	44	5	No
	R6	39	44	5	No
	R7	39	48	9	No
Future Operations	R1	39	38	-	Yes
	R2	39	52	13	No
	R3	39	50	11	No
	R4	39	43	4	No
	R5	39	37	-	Yes
	R6	39	37	-	Yes
	R7	39	41	2	No

The above assessment, together with the noise survey results, indicates that noise from the project is currently exceeding the PNTL at all receivers assessed. Exceedances are dominated by the use of the outdoor saw and external/internal chipper activities.

It can be seen in **Table 9** that the proposed extension/refurbishment would likely result in a reduction of noise from the site compared to the current situation. This is largely due to relocating the outdoor saw and external chipper to indoor areas.

Compliance with the daytime PNTL at receptors R1, R5 and R6 is predicted Exceedances at the remaining receivers are dominated by noise emissions from the new lathe room.

5.2.1 Noise Mitigation

Noise mitigation for the new Lathe Room has been investigated due to the predicted exceedances.

The current earth berm around the north, south and west site boundaries provides minimal noise mitigation benefits due to the elevated position of the receivers relative to the project site, therefore having line-of-sight. Increasing the size of the earth berm is therefore not an effective mitigation method due to the elevation of receivers.

Noise mitigation by way of upgraded building construction for the new Lathe Room, as detailed in **Table 10**, was investigated. Noise emission would also be reduced if the roller door is kept closed when the lathe room is in use.

Table 10 Upgraded Building Construction

Facade	Proposed Construction
Walls	1mm Trimdek sheet metal 0.55mm steel stud (100mm x 38mm) 100 mm cavity 50 mm thick, 22 kg/m3 polyester fibrous insulation 19mm plywood
Roof/Ceiling	1mm Trimdek sheet metal roof cladding Z purlin (170mm x 70mm) 170mm cavity 115mm thick, 8 kg/m^3 roof insulation blanker (over purlins) 19mm plywood
Roller Door	Heavy duty rapid door

Based on the future operations with the potential building upgrades included, the predicted noise levels are shown in **Table 11**.

Table 11 Noise Assessment including Mitigation

Scenario	Receiver Location	Noise Level $L_{Aeq(15minute)}$ (dBA)			Compliance
		Noise Limit	Predicted	Exceedance	
Mitigated Lathe Building – Roller Door Open	R1	39	37	-	Yes
	R2	39	49	10	No
	R3	39	47	8	No
	R4	39	40	1	No[1]
	R5	39	35	-	Yes
	R6	39	35	-	Yes
	R7	39	40	1	No[1]
Mitigated Lathe Building – Roller Door Closed	R1	39	37	-	Yes
	R2	39	46	7	No
	R3	39	44	5	No
	R4	39	38	-	Yes
	R5	39	35	-	Yes
	R6	39	35	-	Yes
	R7	39	40	1	No[1]

1. Complied with NPfI criterion of 40 dBA.

The above assessment indicates that the proposed noise mitigation to the new lathe building may reduce noise levels further by up to 6 dBA, however exceedances of up to 7 dBA may still occur.

An analysis of the noise source contributions indicated that the most significant noise sources following the extension/refurbishment works would be internal operations within existing buildings.

To demonstrate the contributions of specific effect of each noise source, together with the effect of the proposed noise mitigation, predicted noise levels at receiver R2 for each of the noise source have been presented in **Table 12**.

Table 12 Predicted Noise Levels at Receiver R2

Noise Source	Noise Level $L_{Aeq(15minute)}$ (dBA) at Receiver R2			
	Operations		Future Operations with Mitigation to Lathe Room	
	Existing	Future	Roller Door Open	Roller Door Closed
External Chipper	50	-	-	-
Outdoor Saw	47	-	-	-
Freight Truck	19	18	18	18
Log Truck Unloading	30	30	30	30
Forklifts	17	14	14	14
Boiler Shed	46	44	44	44
Northern Shed	47	37	37	40
Plywood Shed	47	37	37	37
Storage and Sanding Shed	43	34	34	34
Lathe Room	-	51	47	34
All sources (Total)	**55**	**52**	**49**	**46**

It can be seen in **Table 12** that the building upgrades to the lathe room, together with moving some log yard activities from outside to inside, reduces noise breakout from that building by up to 17 dBA, and reduces overall noise by 6 dBA.

Noise from the existing operations, particularly the Boiler Shed, Northern Shed and the Plywood Shed become the dominant contributing noise sources.

The effect of closing the door to the Lathe Room is also clearly shown. As the door opening faces the receiver (R2), the reduction benefit of the building upgrade is limited by the open door. The building upgrades, however, are required to control noise breakout and reduce noise emissions to other receiver locations.

5.2.2 Further Mitigation

To further reduce noise from the site, consideration of mitigation treatments specific to the existing operations would be required. Several noise control methods would be available, and it is recommended to undertake a detailed assessment to identify reasonable and feasible options, taking into account:

- Practicality
- Effectiveness
- Safety
- Cost
- Ease of implementation

Examples of potential mitigation treatments include building upgrades (eg cladding, internal linings), purpose-built enclosures or screens, modification of equipment (eg mufflers, acoustic ducting, impact absorption), limiting use of noisy equipment/plant, and sourcing plant with lower noise emission.

6 Conclusion

SLR has been engaged to assess the potential operational noise emissions from the proposed extension/refurbishment at the existing BRG site. The proposal includes the operation of external and internal activities associated with processing of logs. The site currently operates between 7:00am – 6:00 pm, Monday to Friday.

Current site operations exceed the CVC project noise limit at the nearest noise sensitive receivers by up to 16 dBA. However, noise emissions are expected to reduce noticeably after the construction of a new lathe room, due to relocating external chipper and outdoor sawing activities to within the new building.

Mitigation measures have therefore been recommended and include acoustic upgrades to the design and construction of the proposed Lathe Room and fast shutting roller doors.

Including that mitigation significantly reduces noise levels further, however factory noise emissions, associated with activities within the existing buildings, are still likely to exceed the daytime noise limit at several receiver locations.

This assessment has shown that the proposal is expected to reduce the level of noise currently emitted from the factory site. Noise from the new Lathe Room itself would comply with the CVC noise limit following inclusion of the recommended noise mitigation.

In order to further reduce noise emissions from the site with the aim of achieving compliance at all receiver locations, further detailed assessment of mitigation treatments specific to the existing operations is recommended.

APPENDIX A

Acoustic Terminology

1. Sound Level or Noise Level

The terms 'sound' and 'noise' are almost interchangeable, except that 'noise' often refers to unwanted sound.

Sound (or noise) consists of minute fluctuations in atmospheric pressure. The human ear responds to changes in sound pressure over a very wide range with the loudest sound pressure to which the human ear can respond being ten million times greater than the softest. The decibel (abbreviated as dB) scale reduces this ratio to a more manageable size by the use of logarithms.

The symbols SPL, L or LP are commonly used to represent Sound Pressure Level. The symbol LA represents A-weighted Sound Pressure Level. The standard reference unit for Sound Pressure Levels expressed in decibels is 2 x 10^{-5} Pa.

2. 'A' Weighted Sound Pressure Level

The overall level of a sound is usually expressed in terms of dBA, which is measured using a sound level meter with an 'A-weighting' filter. This is an electronic filter having a frequency response corresponding approximately to that of human hearing.

People's hearing is most sensitive to sounds at mid frequencies (500 Hz to 4,000 Hz), and less sensitive at lower and higher frequencies. Different sources having the same dBA level generally sound about equally loud.

A change of 1 dB or 2 dB in the level of a sound is difficult for most people to detect, whilst a 3 dB to 5 dB change corresponds to a small but noticeable change in loudness. A 10 dB change corresponds to an approximate doubling or halving in loudness. The table below lists examples of typical noise levels.

Sound Pressure Level (dBA)	Typical Source	Subjective Evaluation
130	Threshold of pain	Intolerable
120	Heavy rock concert	Extremely noisy
110	Grinding on steel	
100	Loud car horn at 3 m	Very noisy
90	Construction site with pneumatic hammering	
80	Kerbside of busy street	Loud
70	Loud radio or television	
60	Department store	Moderate to quiet
50	General Office	
40	Inside private office	Quiet to very quiet
30	Inside bedroom	
20	Recording studio	Almost silent

Other weightings (eg B, C and D) are less commonly used than A-weighting. Sound Levels measured without any weighting are referred to as 'linear', and the units are expressed as dB(lin) or dB.

3. Sound Power Level

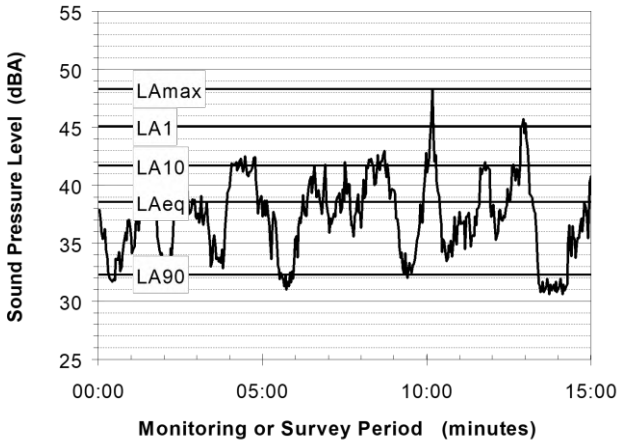
The Sound Power of a source is the rate at which it emits acoustic energy. As with Sound Pressure Levels, Sound Power Levels are expressed in decibel units (dB or dBA), but may be identified by the symbols SWL or LW, or by the reference unit 10^{-12} W.

The relationship between Sound Power and Sound Pressure is similar to the effect of an electric radiator, which is characterised by a power rating but has an effect on the surrounding environment that can be measured in terms of a different parameter, temperature.

4. Statistical Noise Levels

Sounds that vary in level over time, such as road traffic noise and most community noise, are commonly described in terms of the statistical exceedance levels LAN, where LAN is the A-weighted sound pressure level exceeded for N% of a given measurement period. For example, the LA1 is the noise level exceeded for 1% of the time, LA10 the noise exceeded for 10% of the time, and so on.

The following figure presents a hypothetical 15 minute noise survey, illustrating various common statistical indices of interest.



Of particular relevance, are:

LA1 The noise level exceeded for 1% of the 15 minute interval.

LA10 The noise level exceeded for 10% of the 15 minute interval. This is commonly referred to as the average maximum noise level.

LA90 The noise level exceeded for 90% of the sample period. This noise level is described as the average minimum background sound level (in the absence of the source under consideration), or simply the background level.

LAeq The A-weighted equivalent noise level (basically, the average noise level). It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.

5. Frequency Analysis

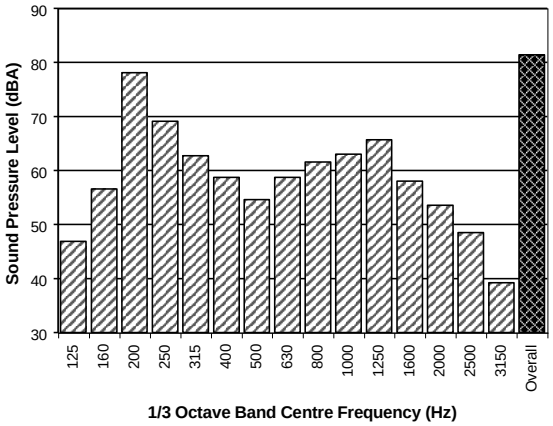
Frequency analysis is the process used to examine the tones (or frequency components) which make up the overall noise or vibration signal.

The units for frequency are Hertz (Hz), which represent the number of cycles per second.

Frequency analysis can be in:

- Octave bands (where the centre frequency and width of each band is double the previous band)
- 1/3 octave bands (three bands in each octave band)
- Narrow band (where the spectrum is divided into 400 or more bands of equal width)

The following figure shows a 1/3 octave band frequency analysis where the noise is dominated by the 200 Hz band. Note that the indicated level of each individual band is less than the overall level, which is the logarithmic sum of the bands.



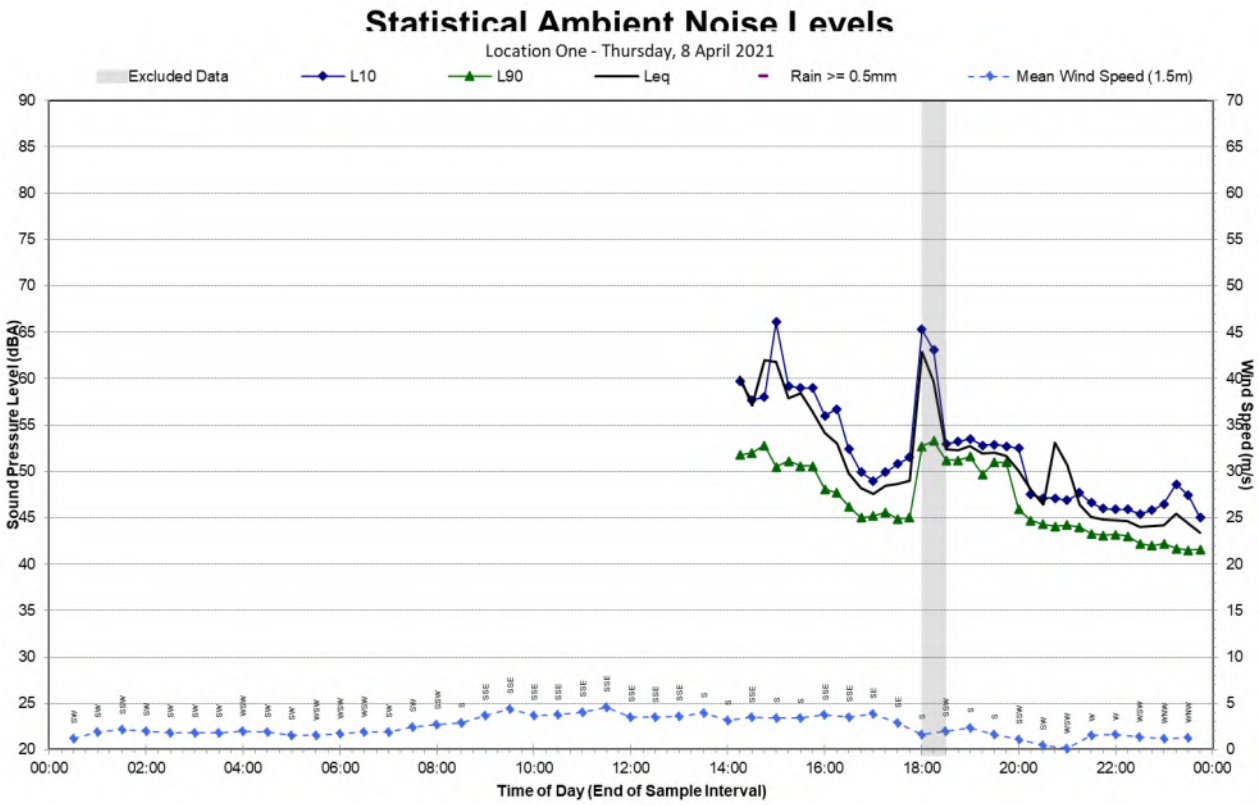
6. Annoying Noise (Special Audible Characteristics)

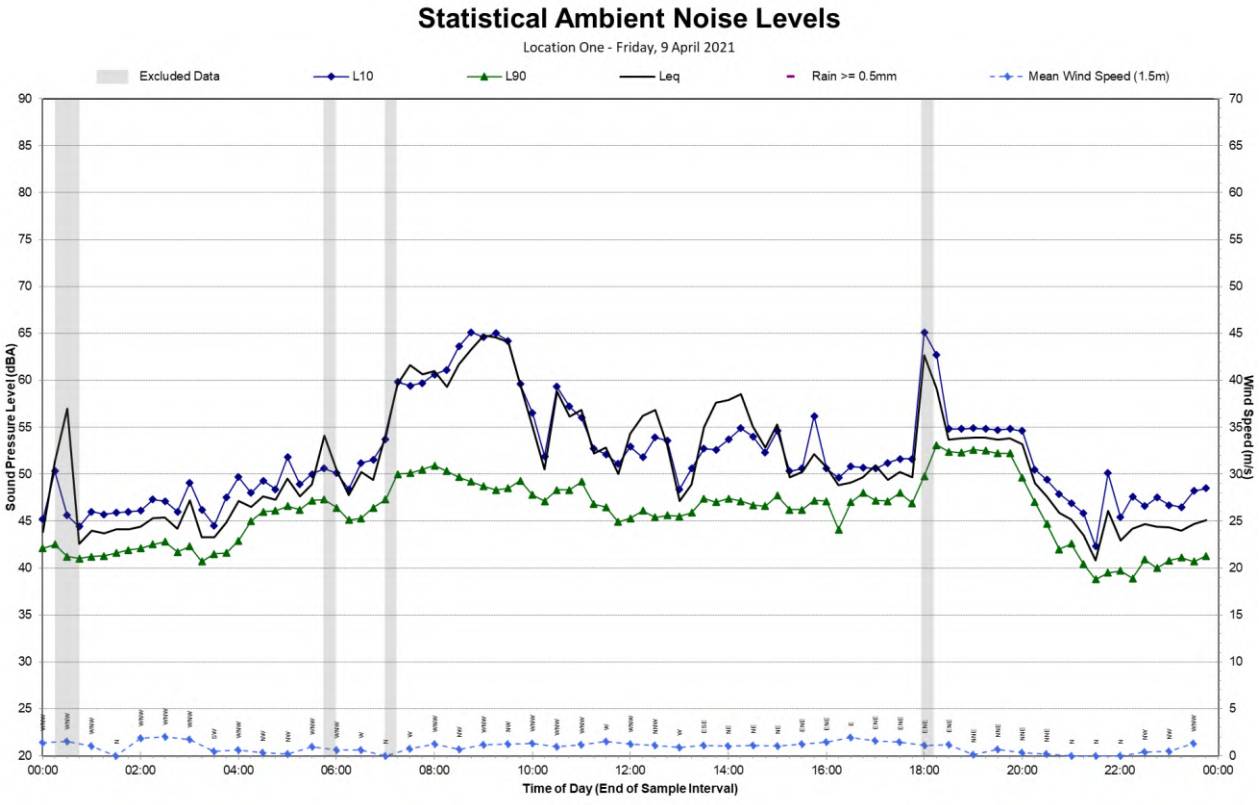
A louder noise will generally be more annoying to nearby receivers than a quieter one. However, noise is often also found to be more annoying and result in larger impacts where the following characteristics are apparent:

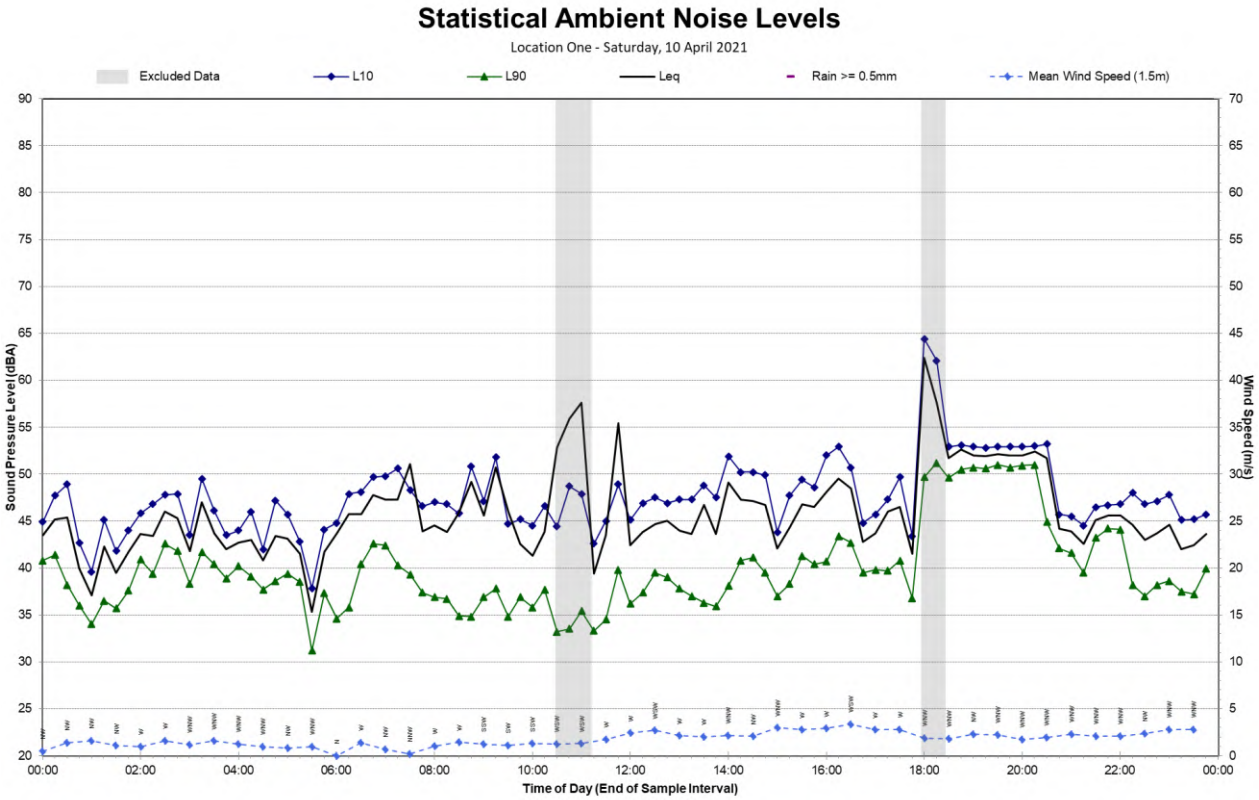
- **Tonality** - tonal noise contains one or more prominent tones (ie differences in distinct frequency components between adjoining octave or 1/3 octave bands), and is normally regarded as more annoying than 'broad band' noise.
- **Impulsiveness** - an impulsive noise is characterised by one or more short sharp peaks in the time domain, such as occurs during hammering.
- **Intermittency** - intermittent noise varies in level with the change in level being clearly audible. An example would include mechanical plant cycling on and off.
- **Low Frequency Noise** - low frequency noise contains significant energy in the lower frequency bands, which are typically taken to be in the 10 to 160 Hz region.

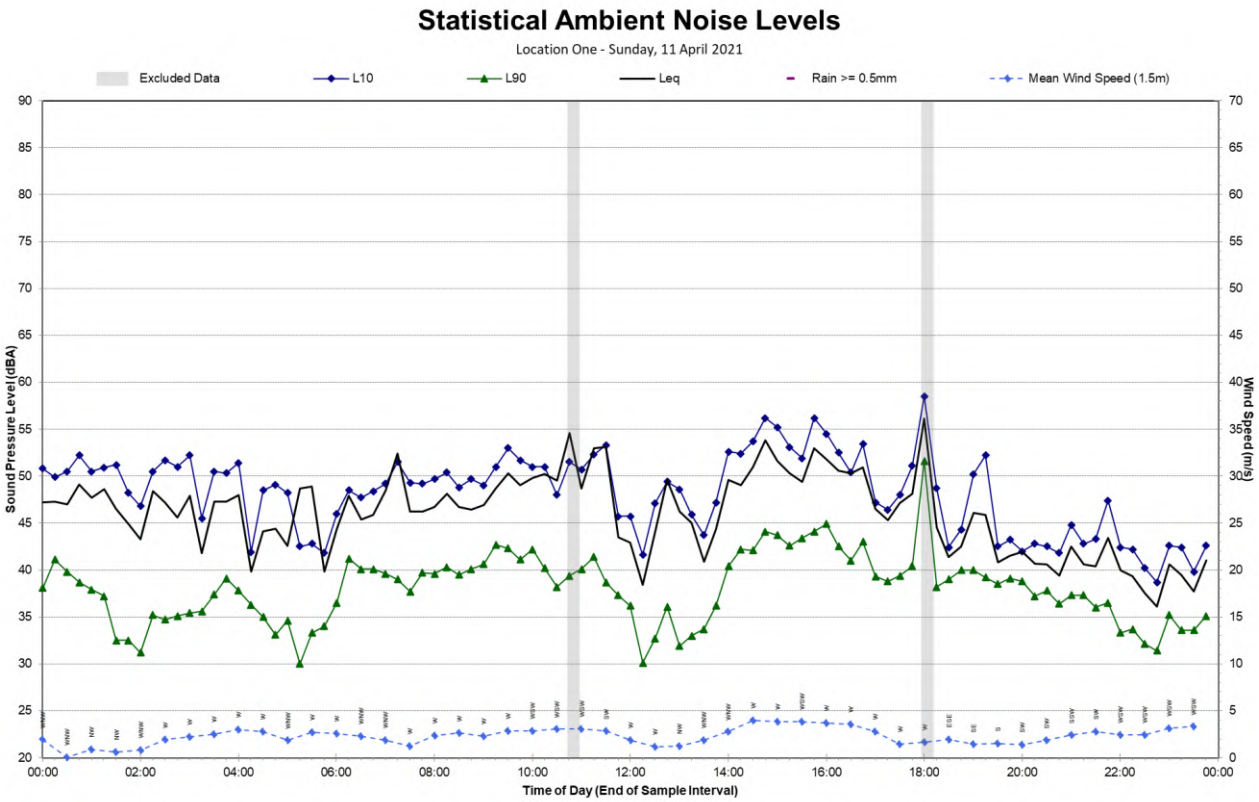
APPENDIX B

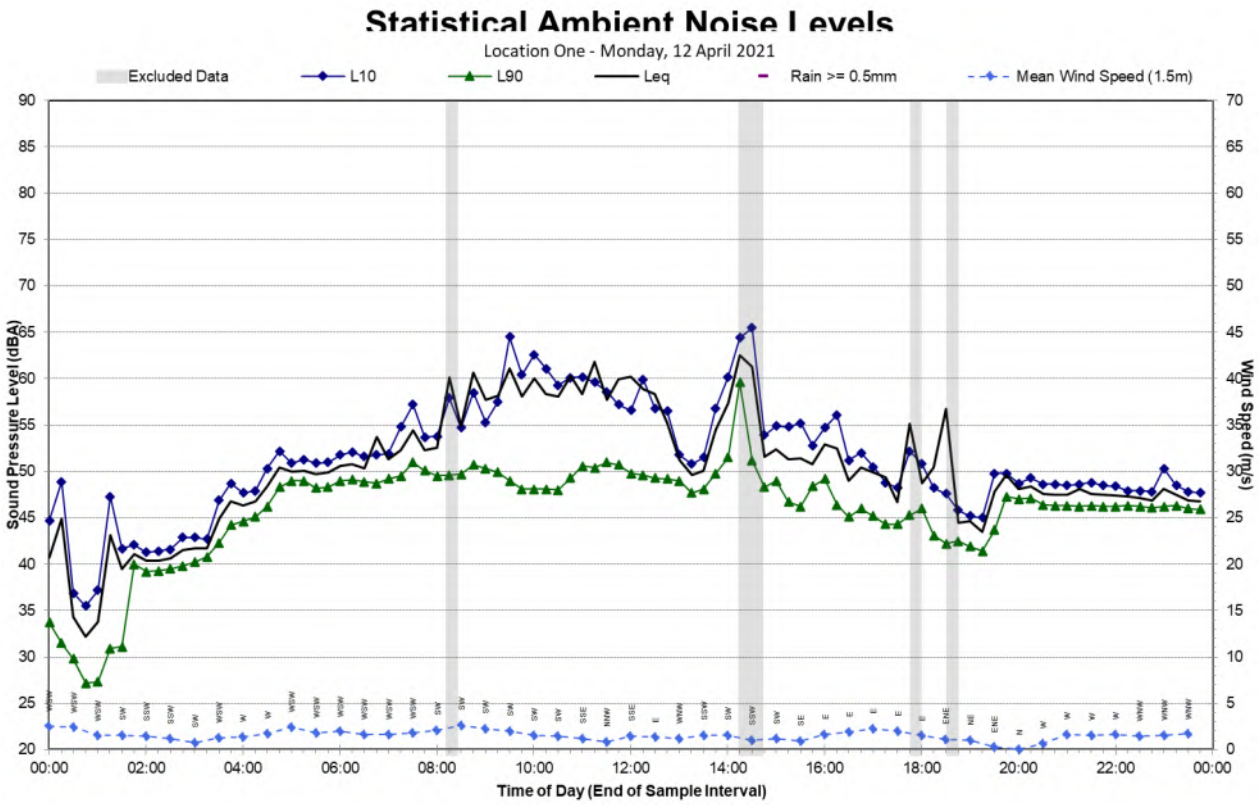
Daily Noise Monitoring Graphs

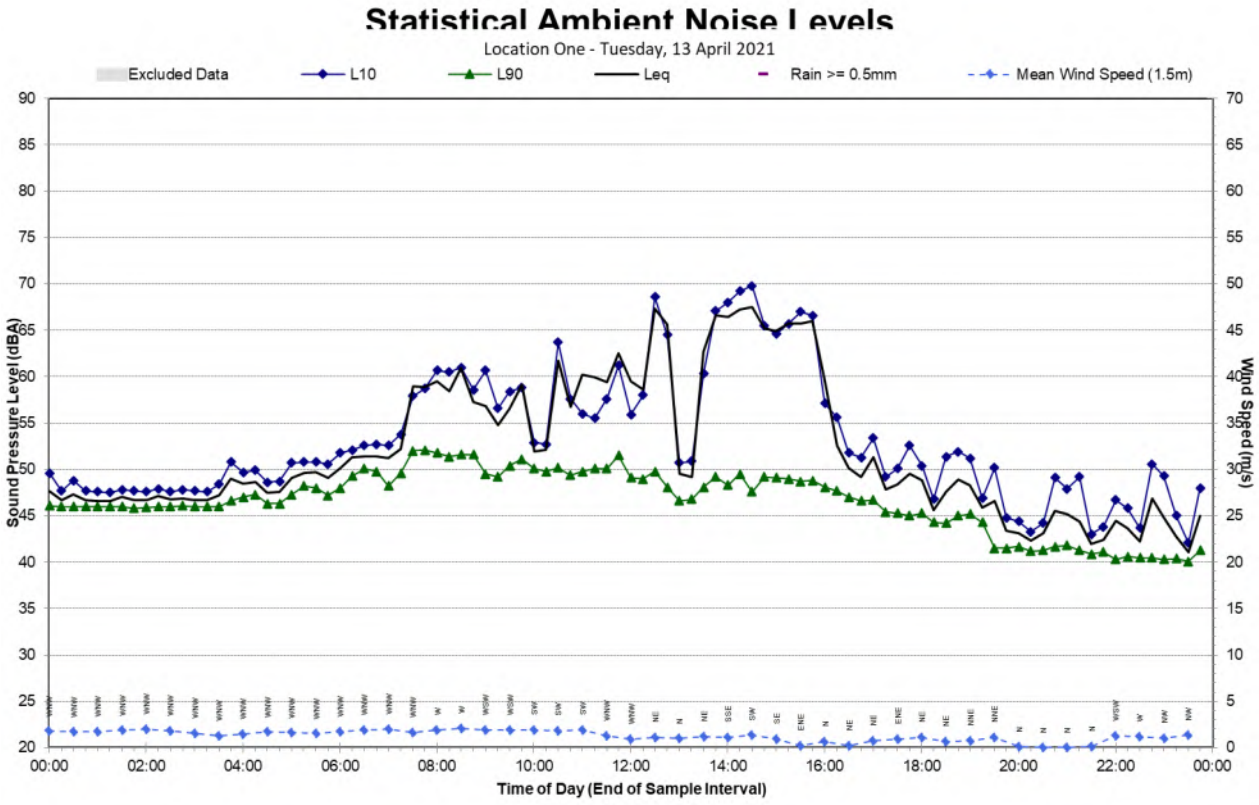


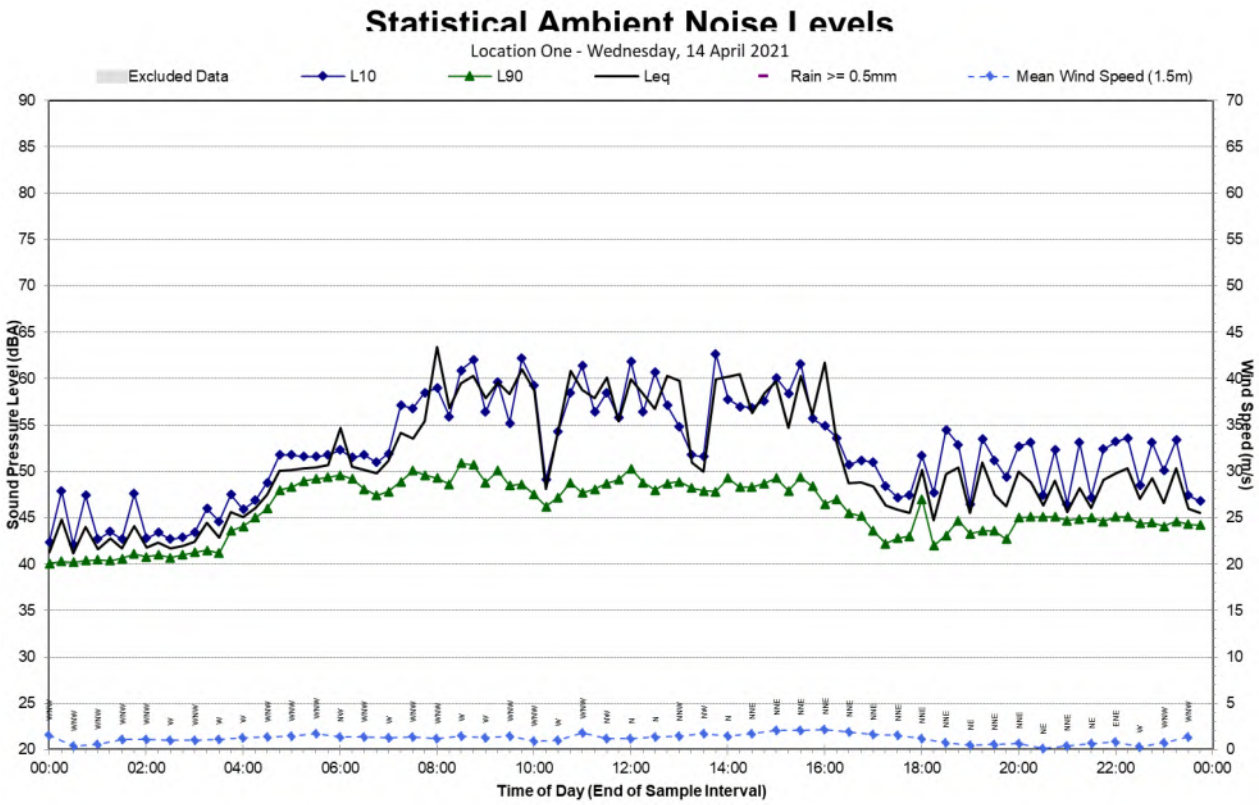


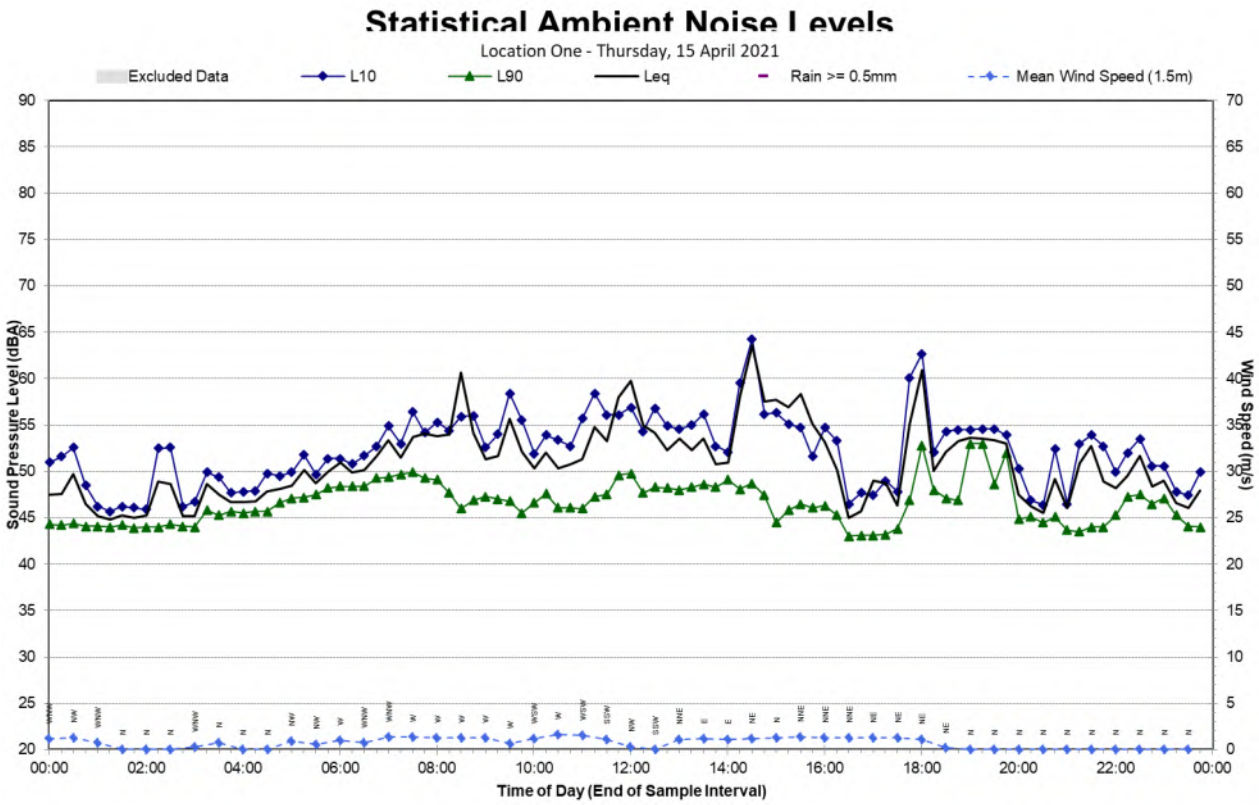


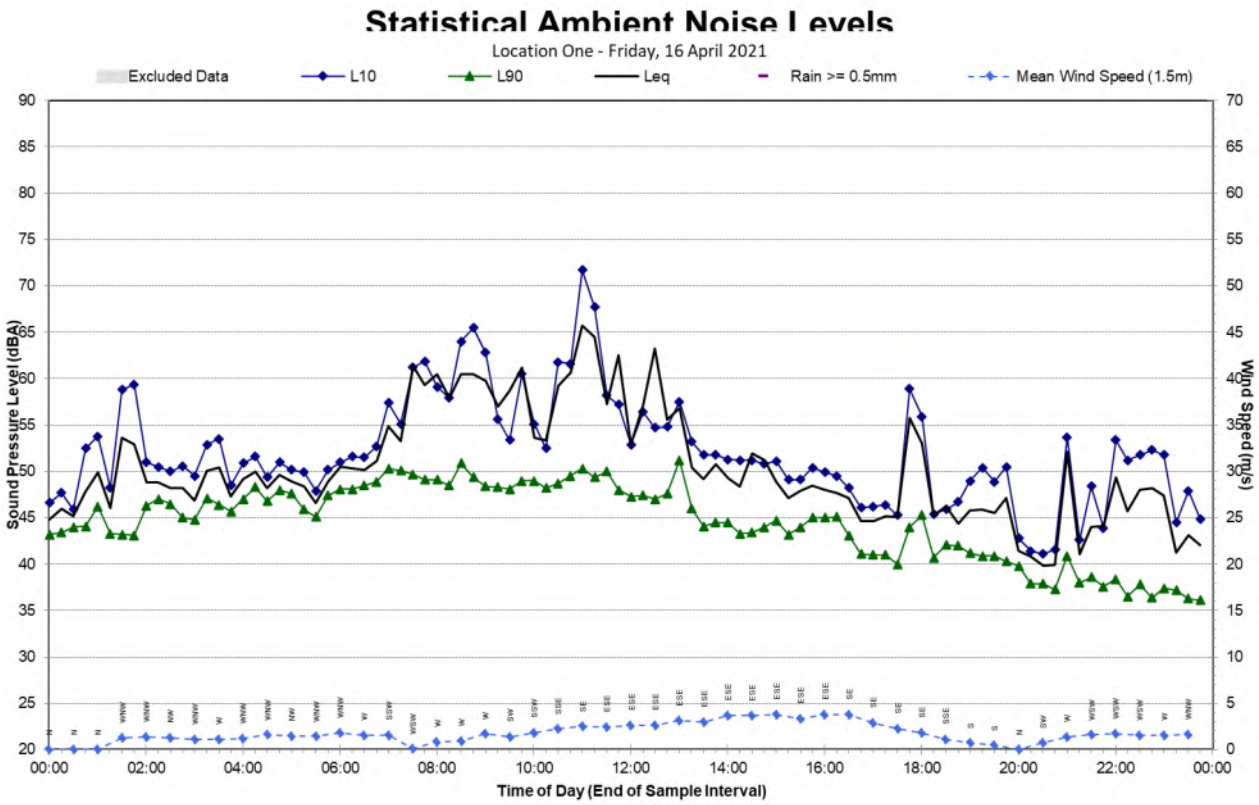


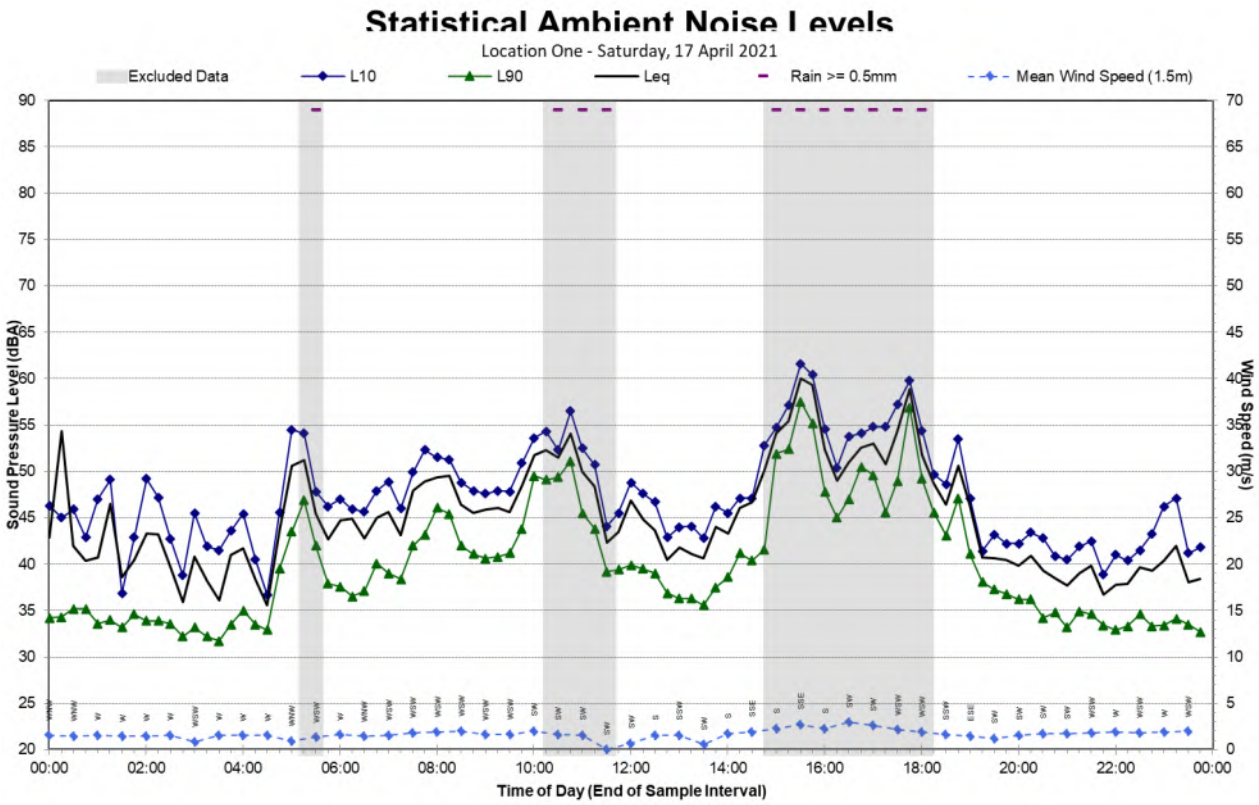


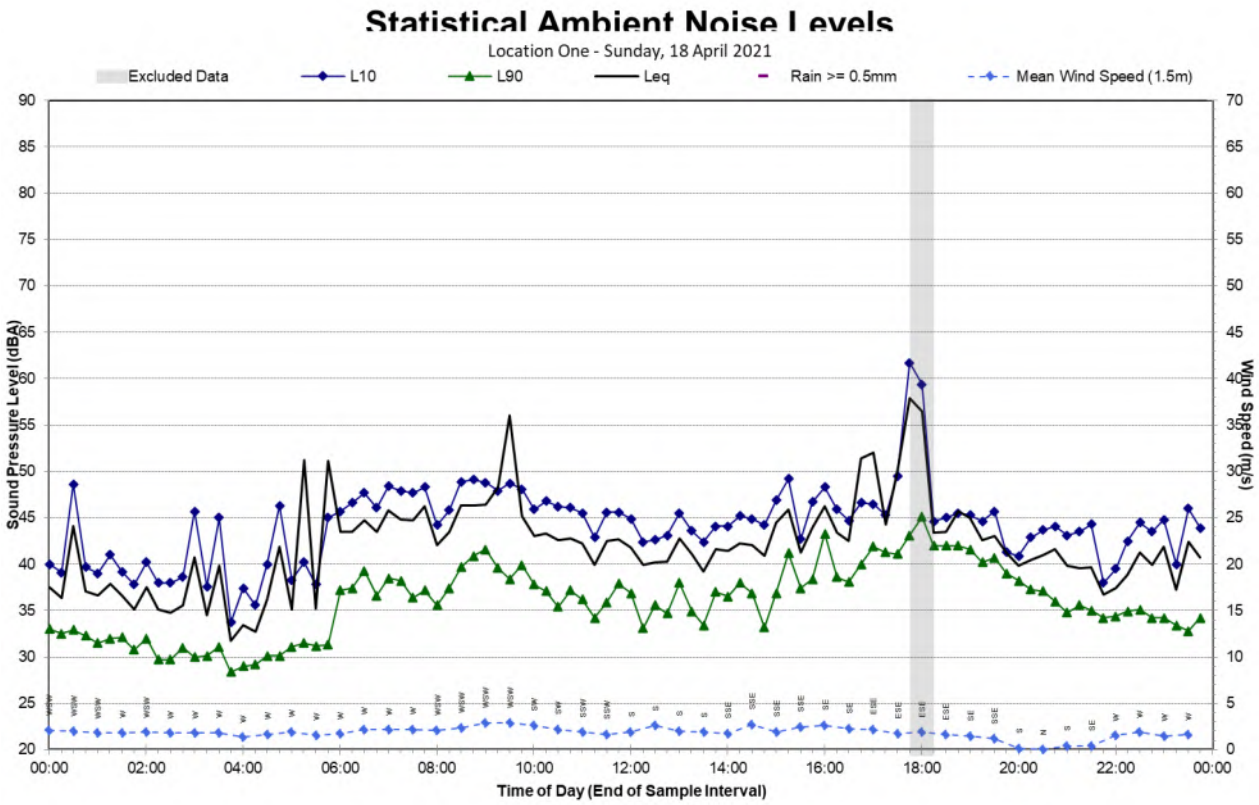


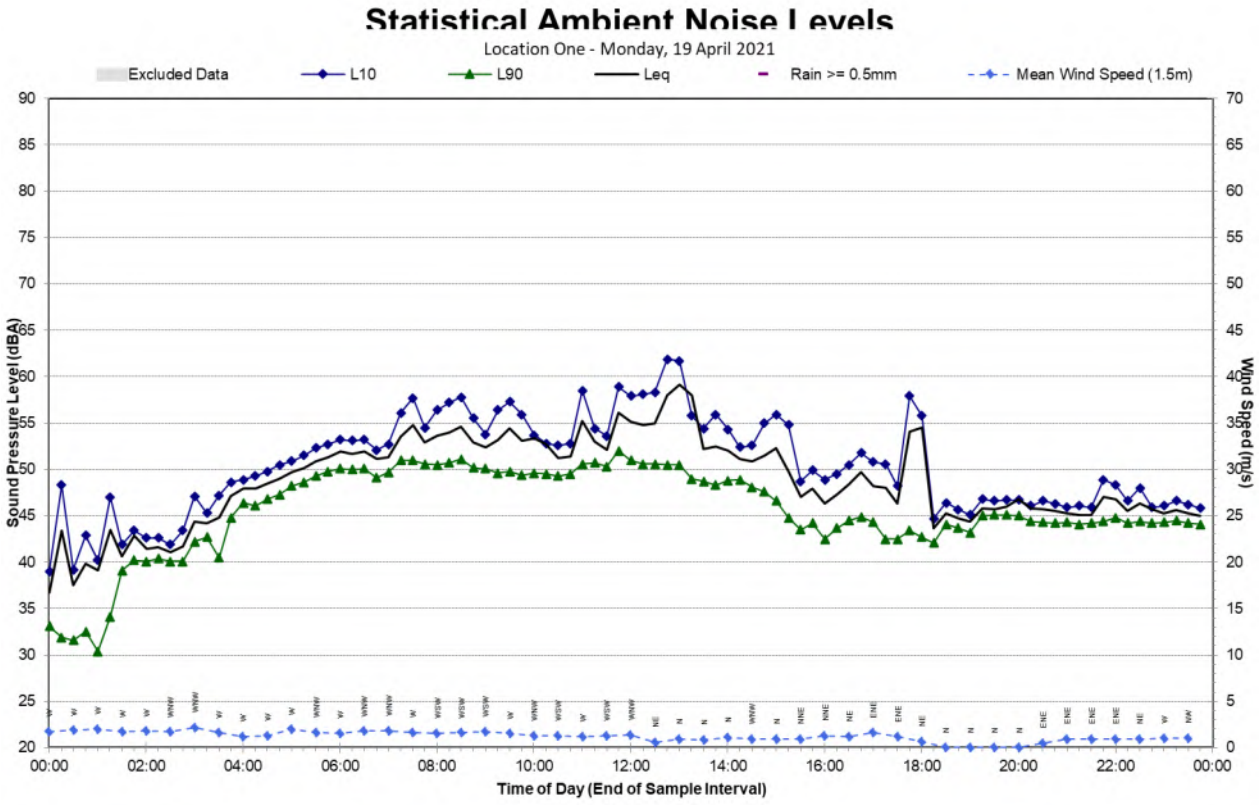


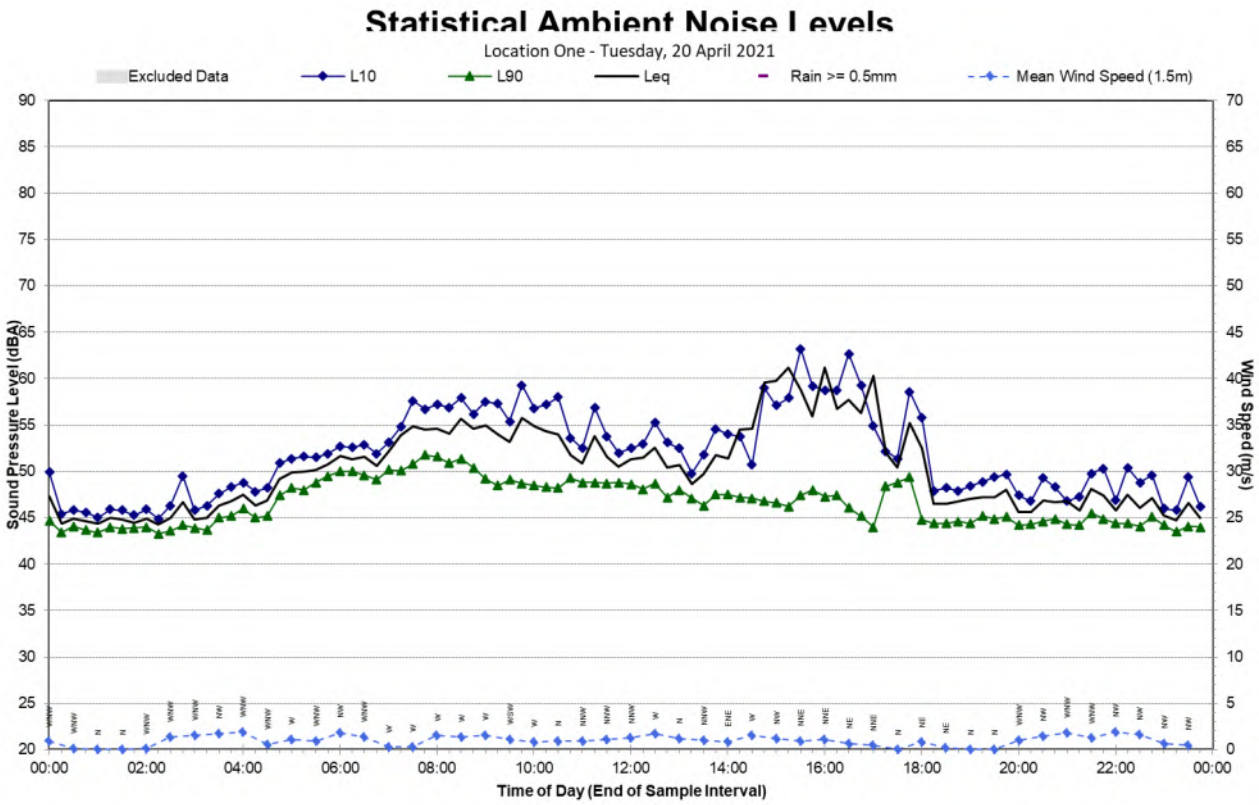


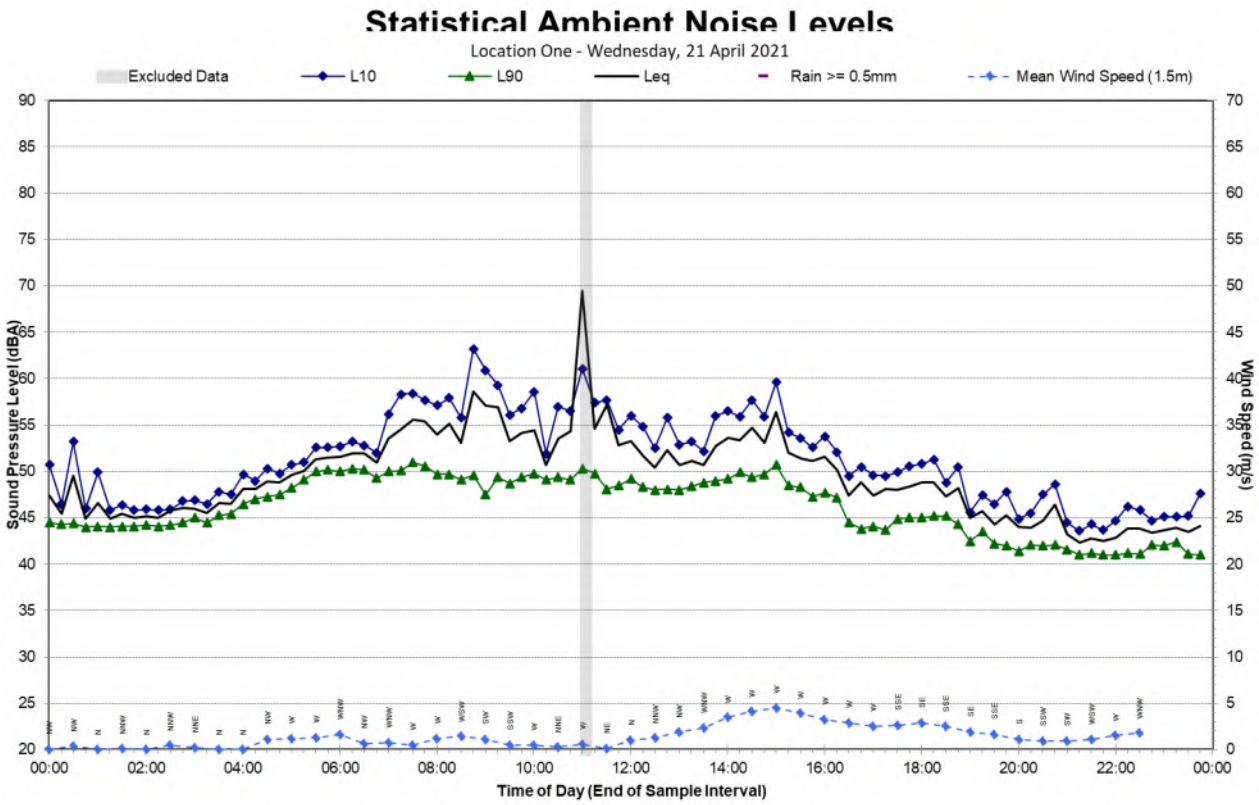


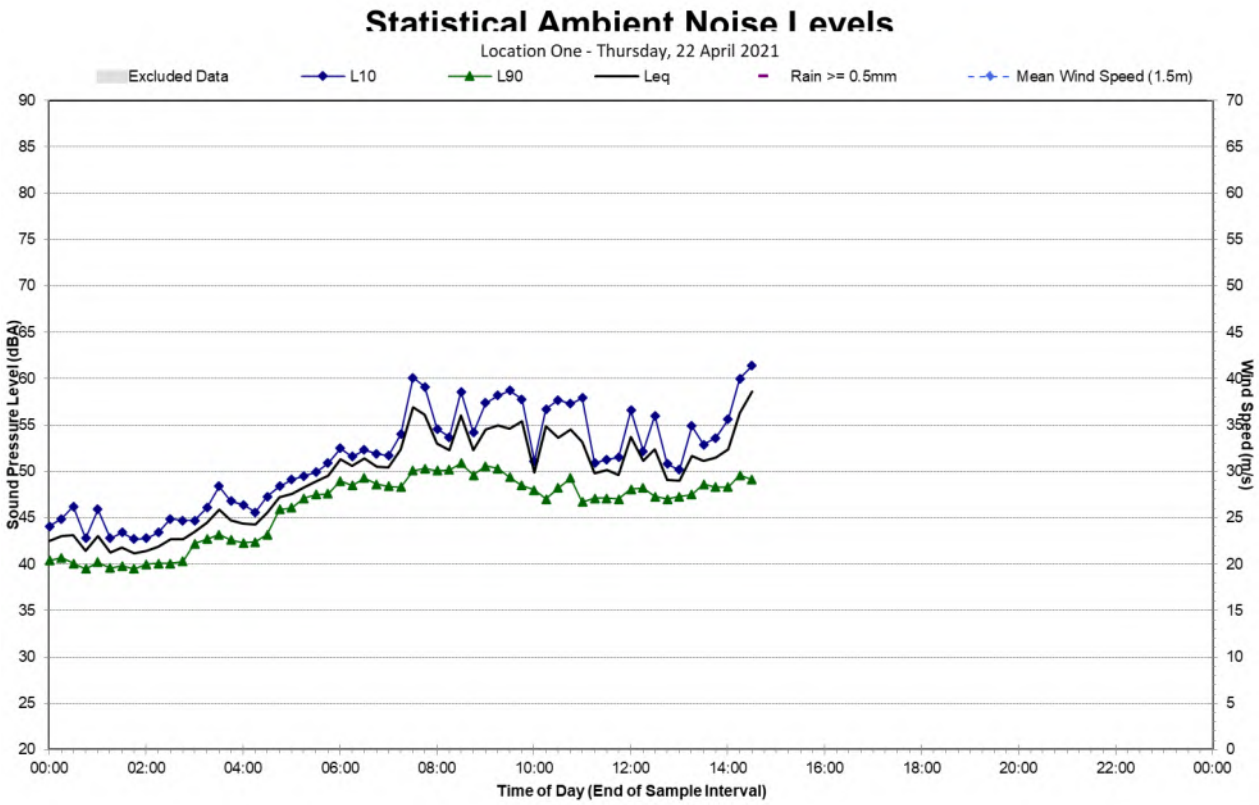


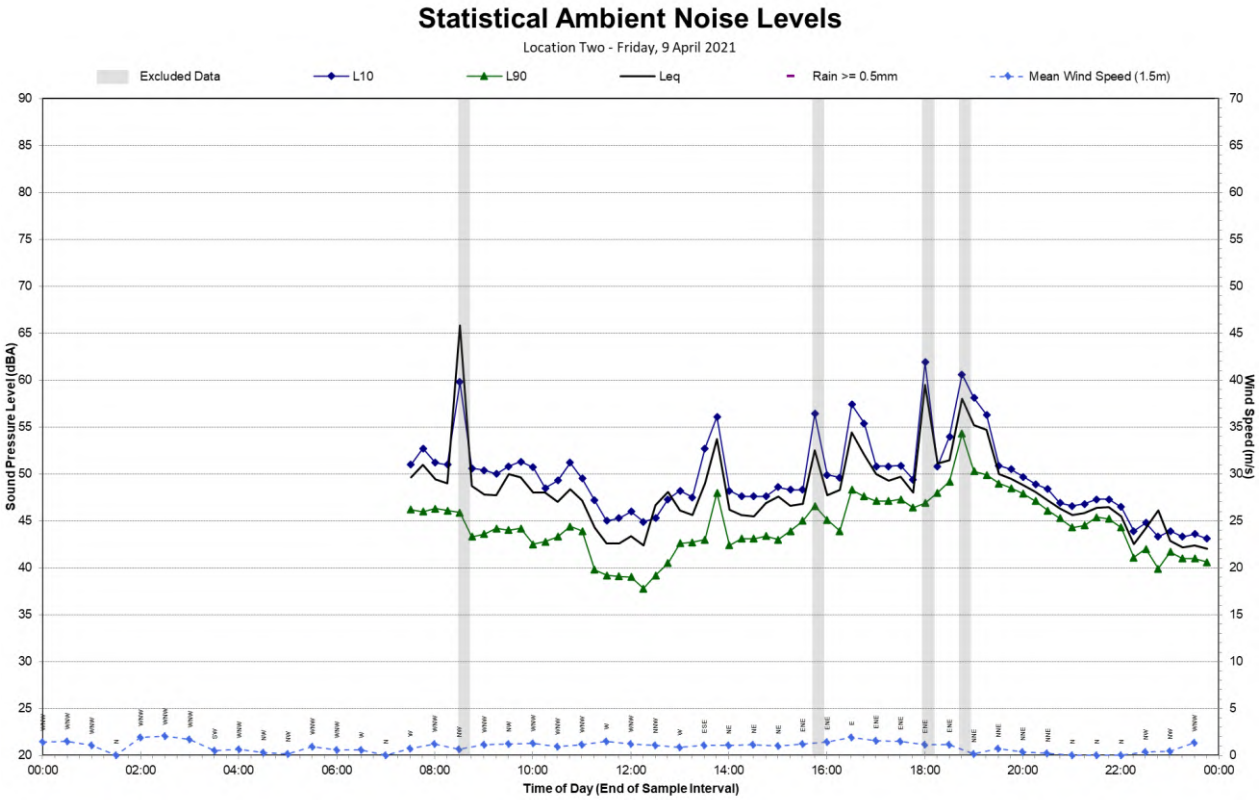


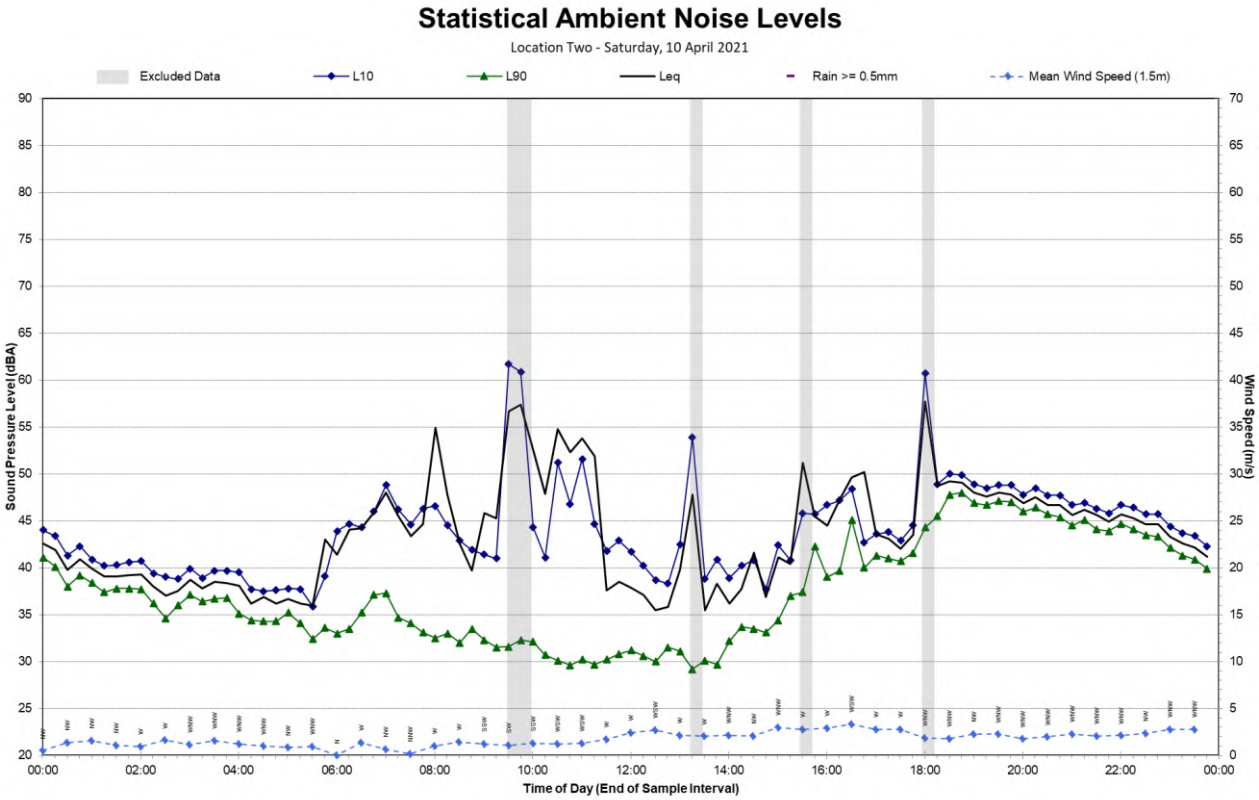


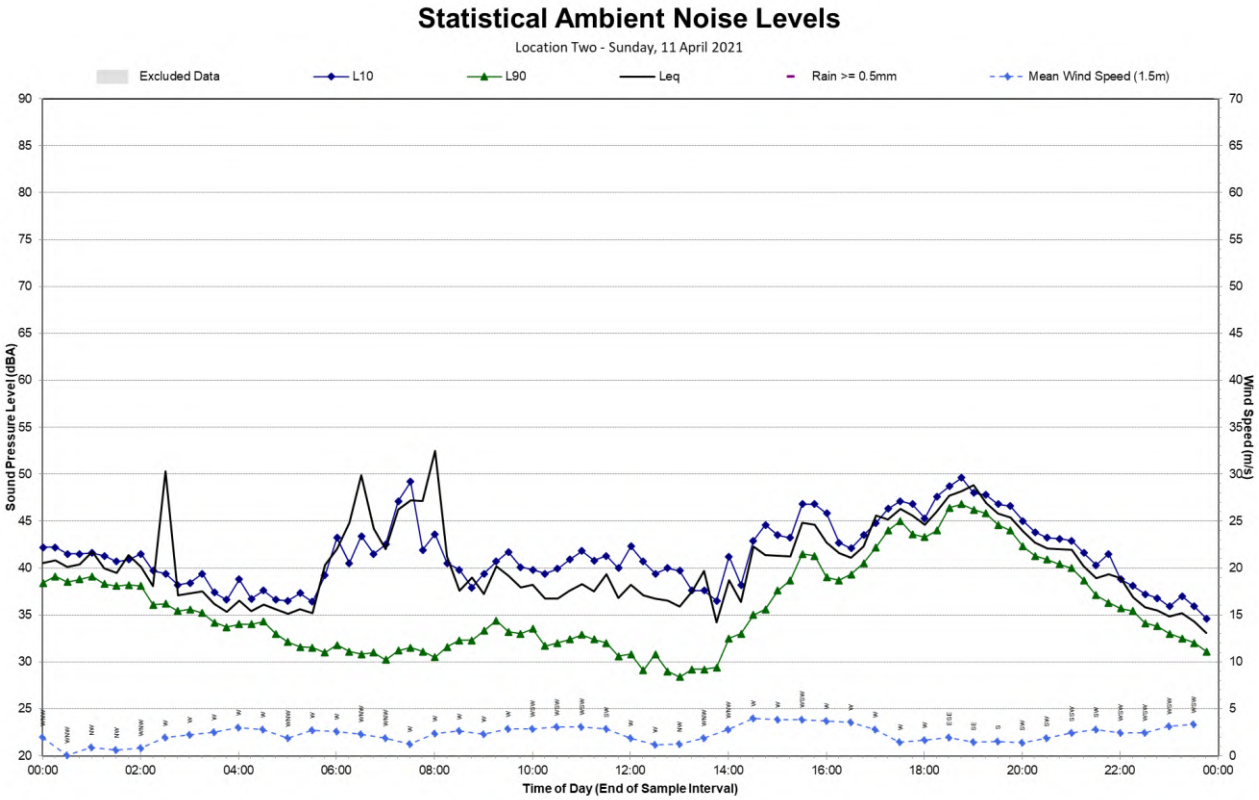


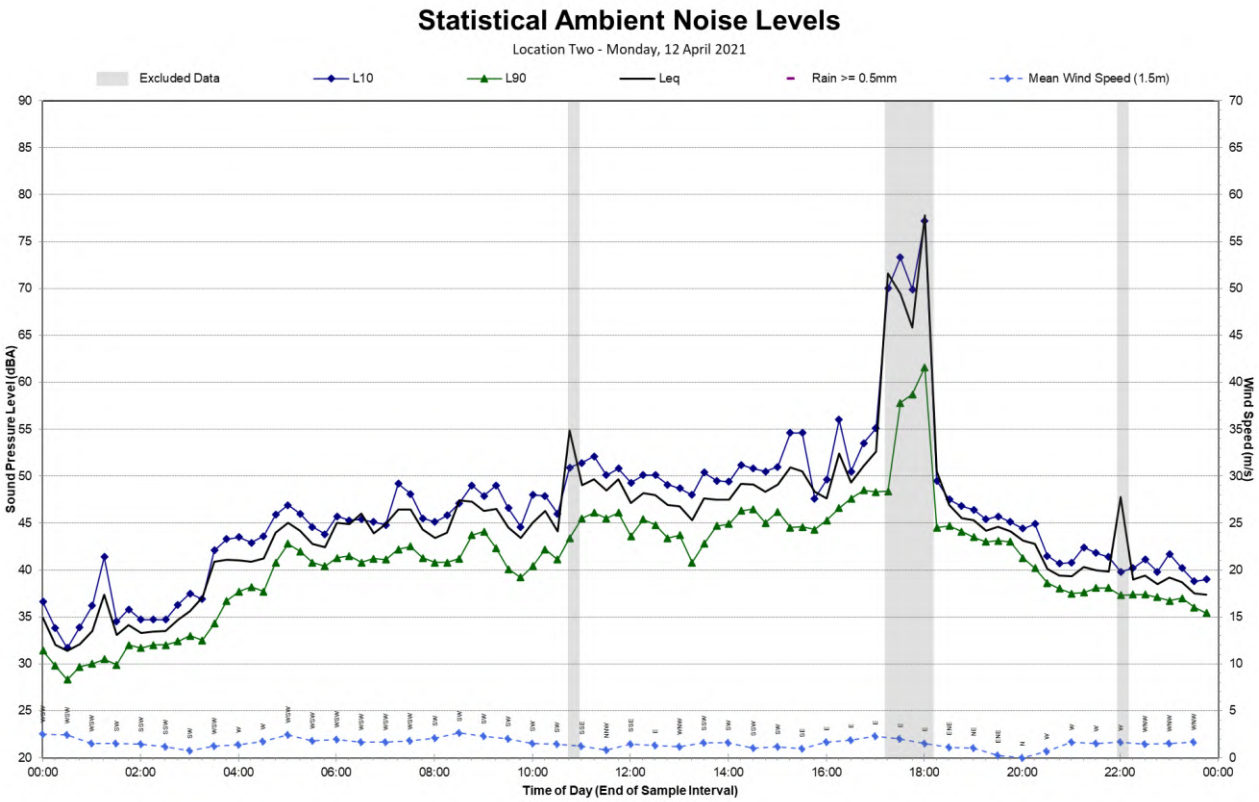


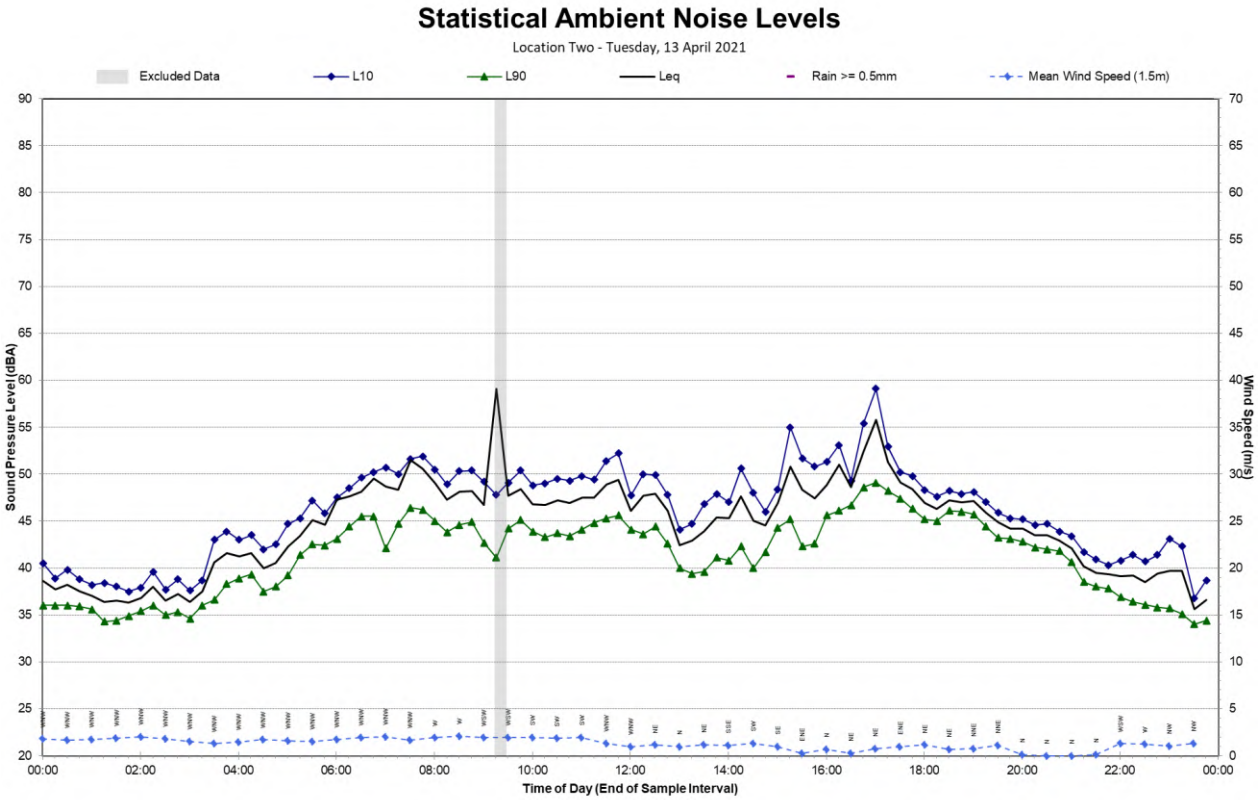


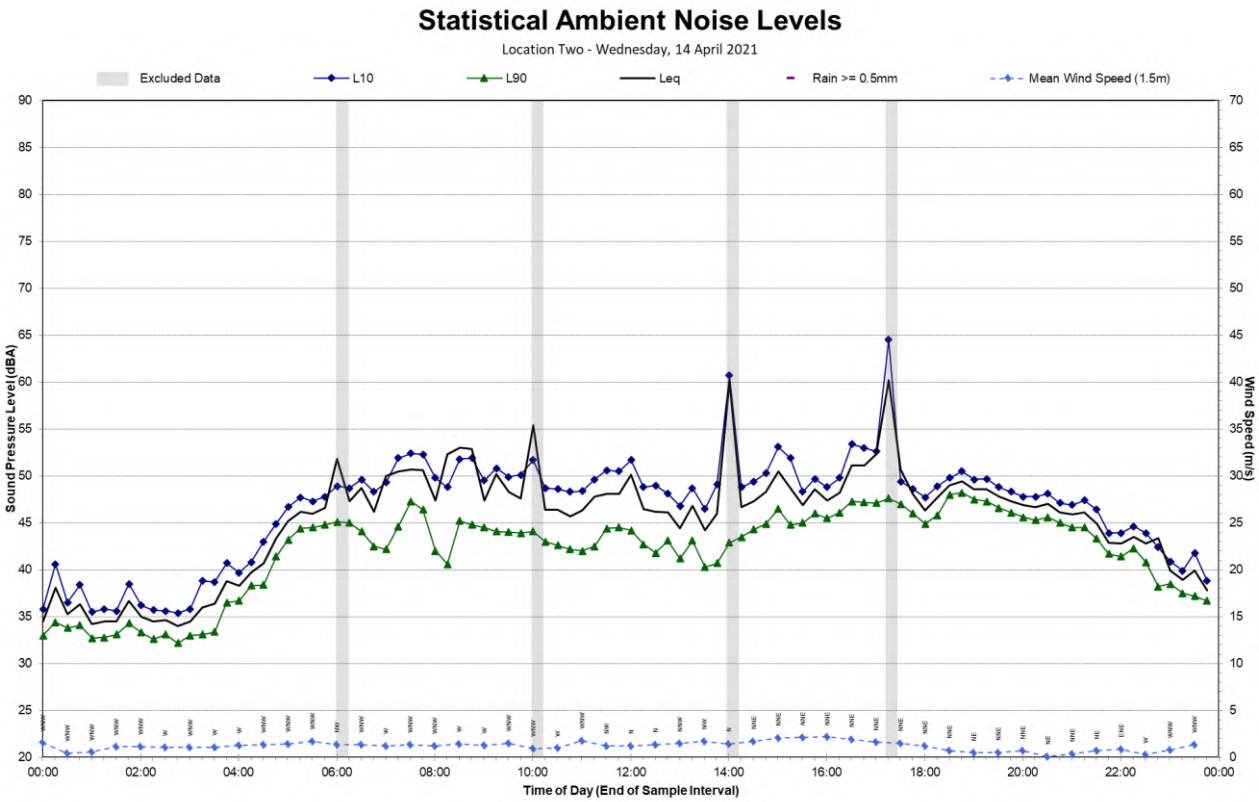


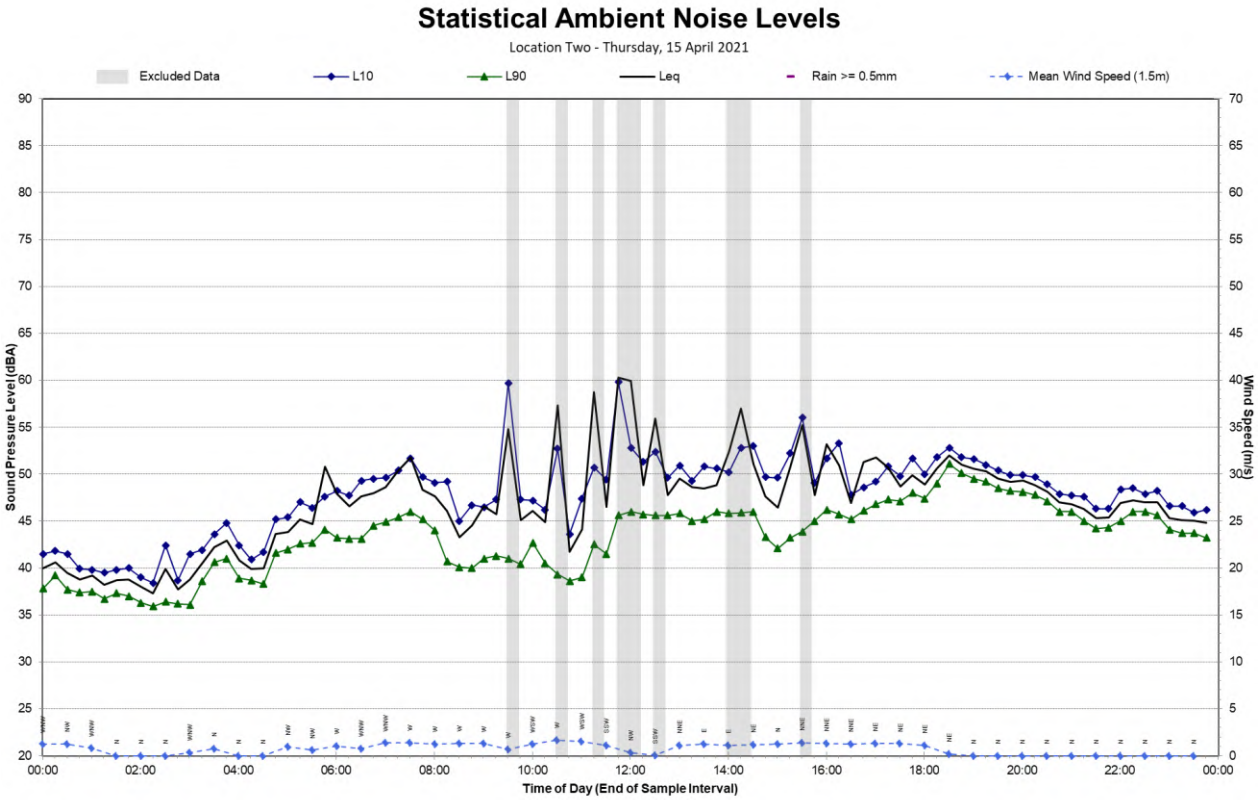


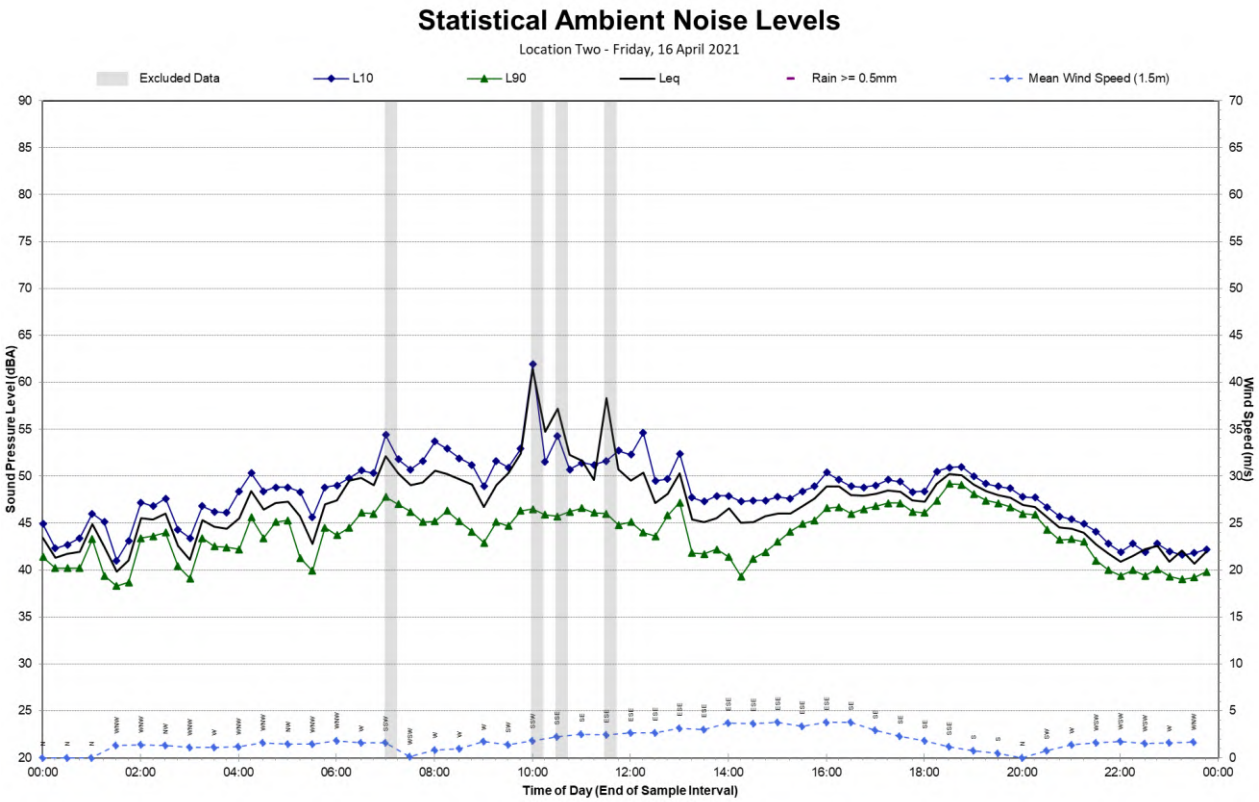


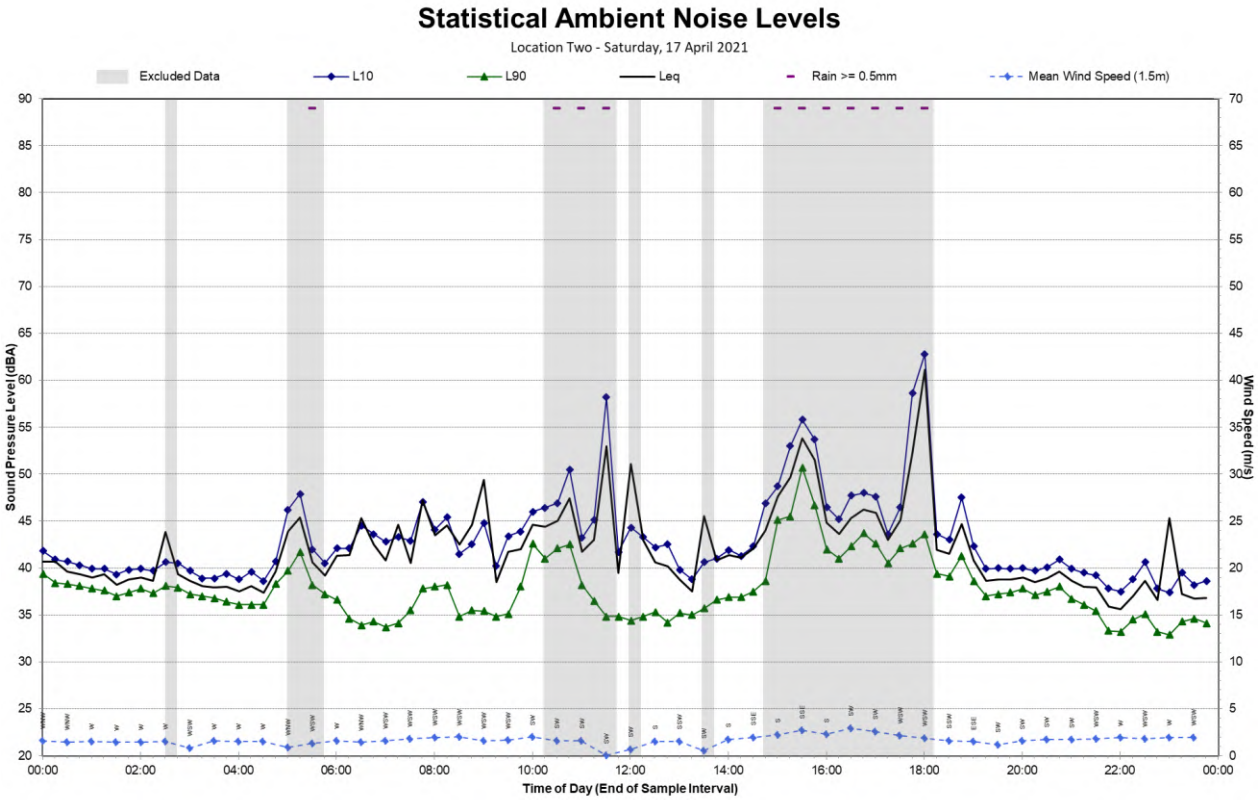


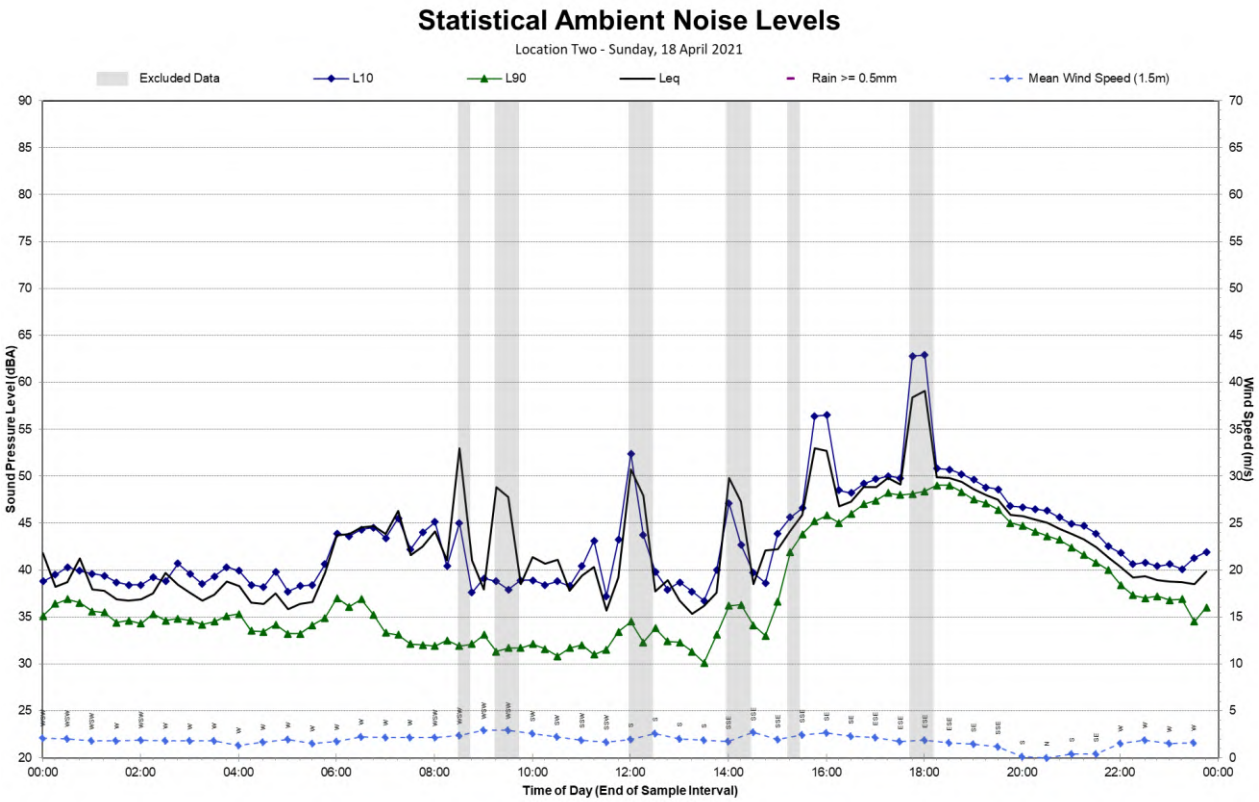


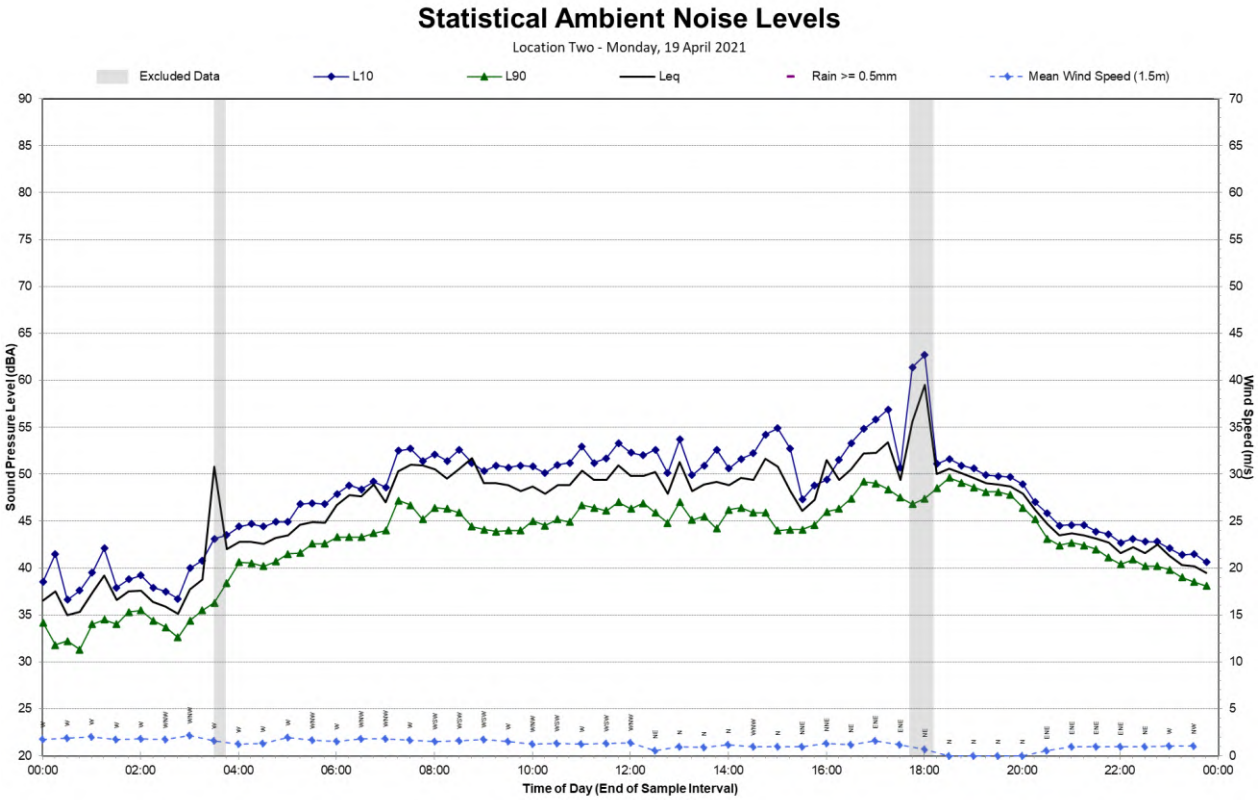


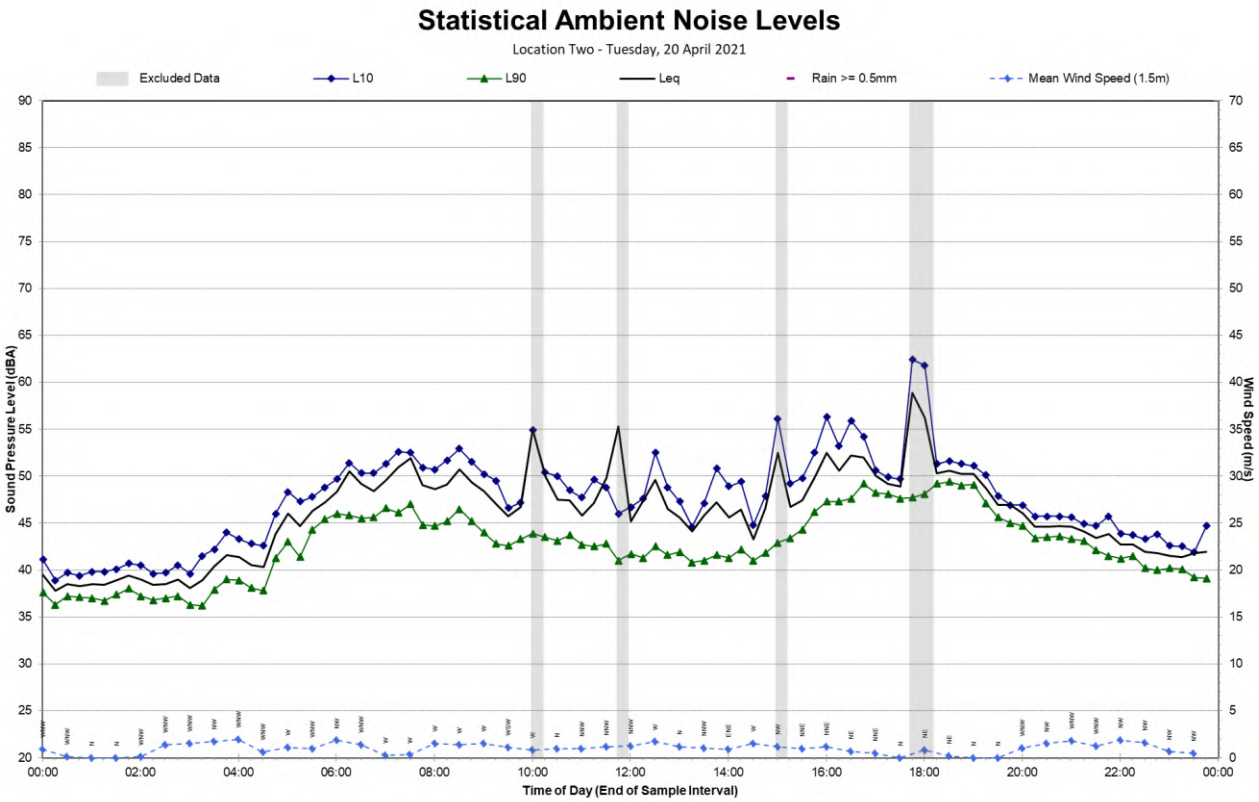


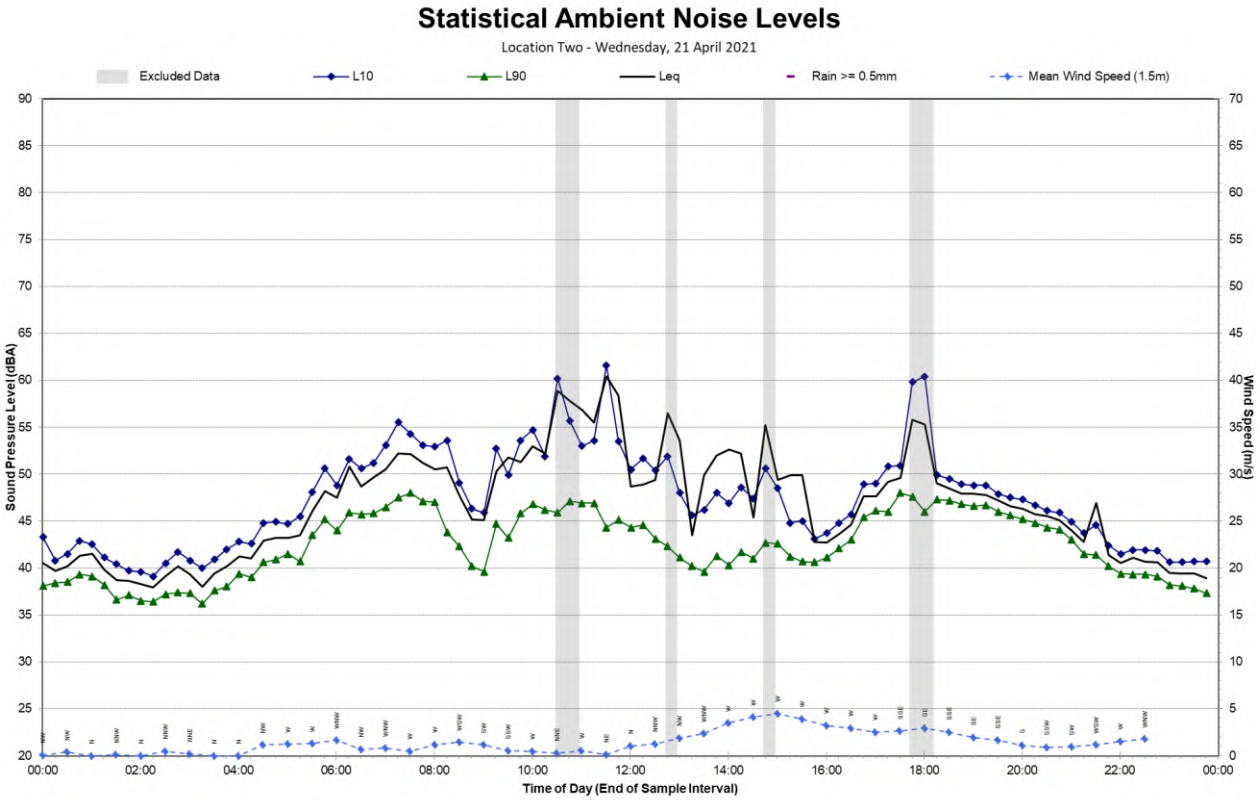


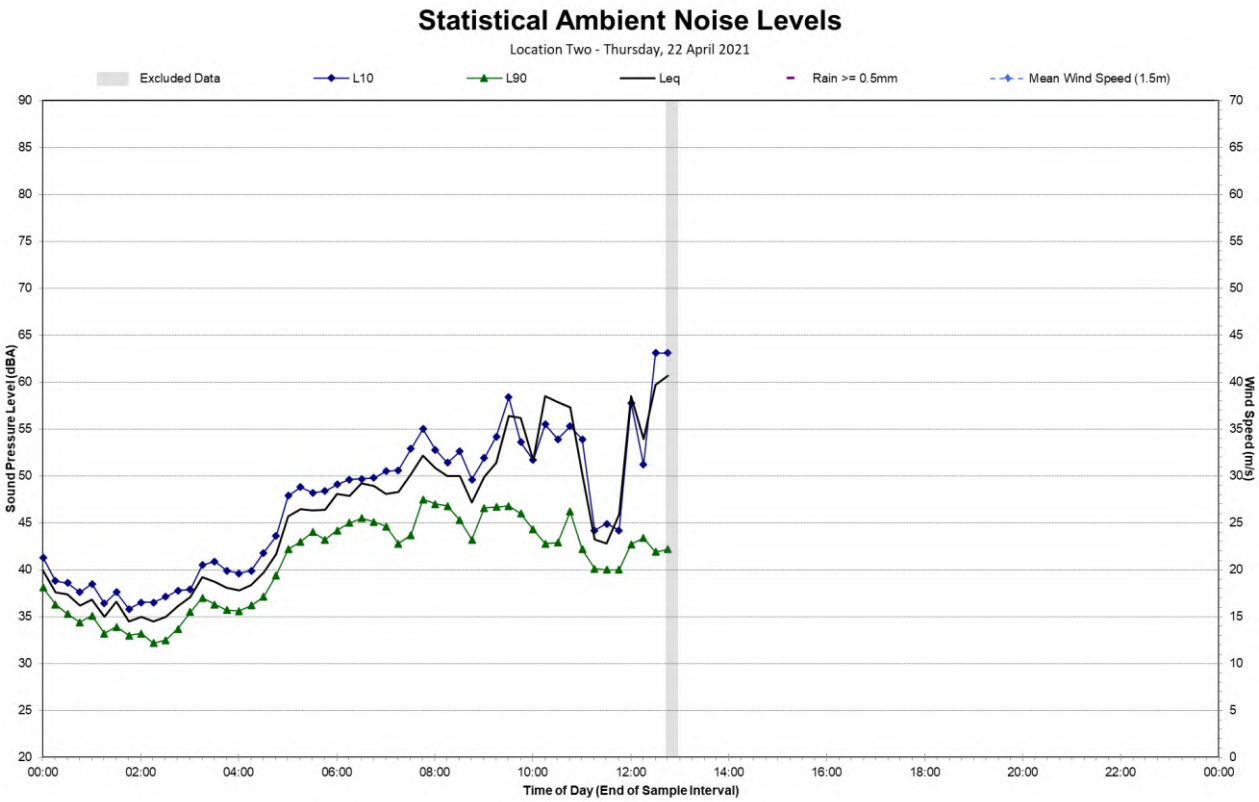






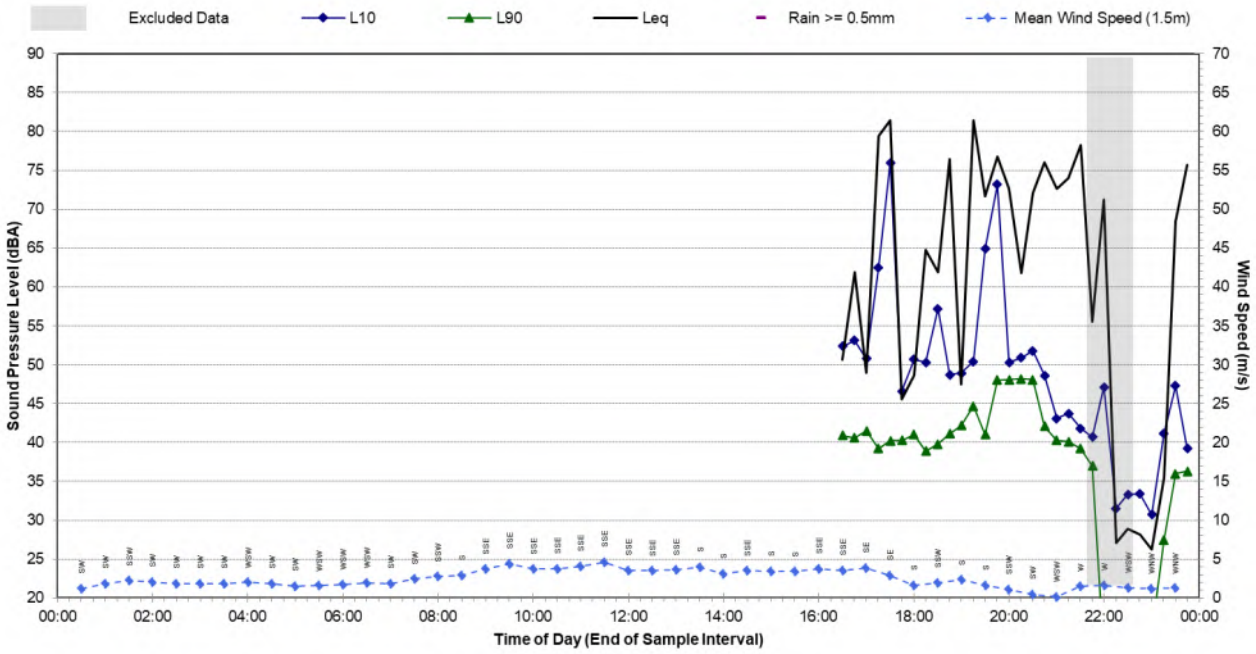






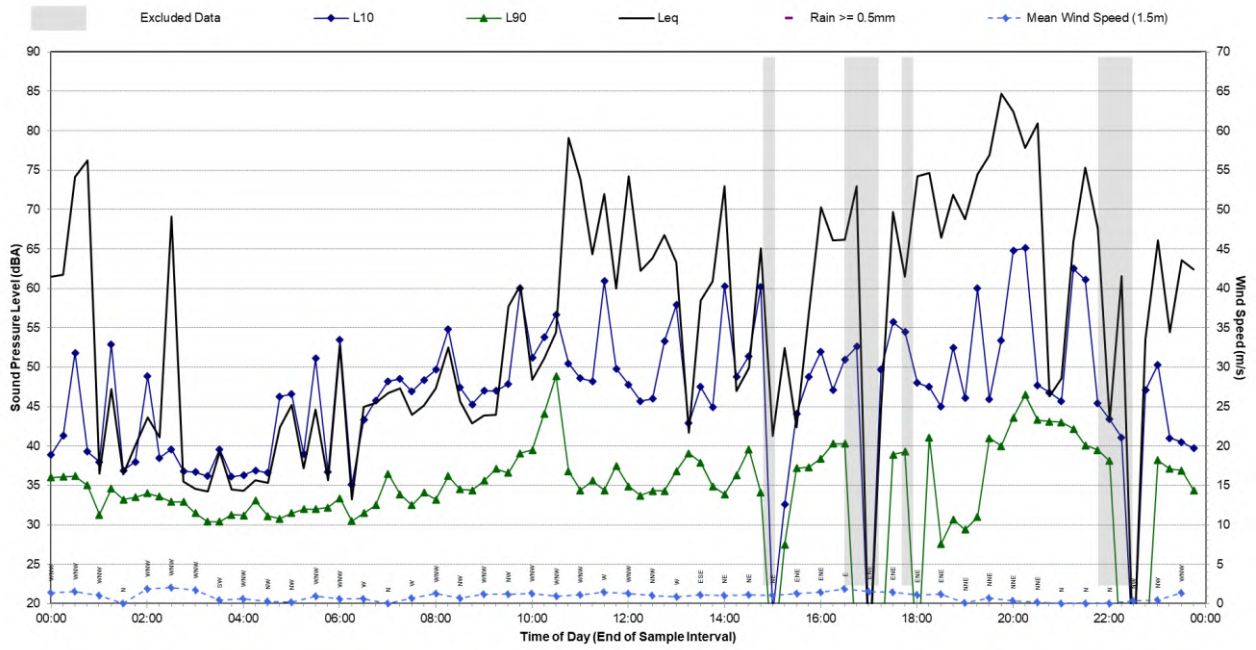
Statistical Ambient Noise Levels

Location Three - Thursday, 8 April 2021



Statistical Ambient Noise Levels

Location Three - Friday, 9 April 2021



Statistical Ambient Noise Levels

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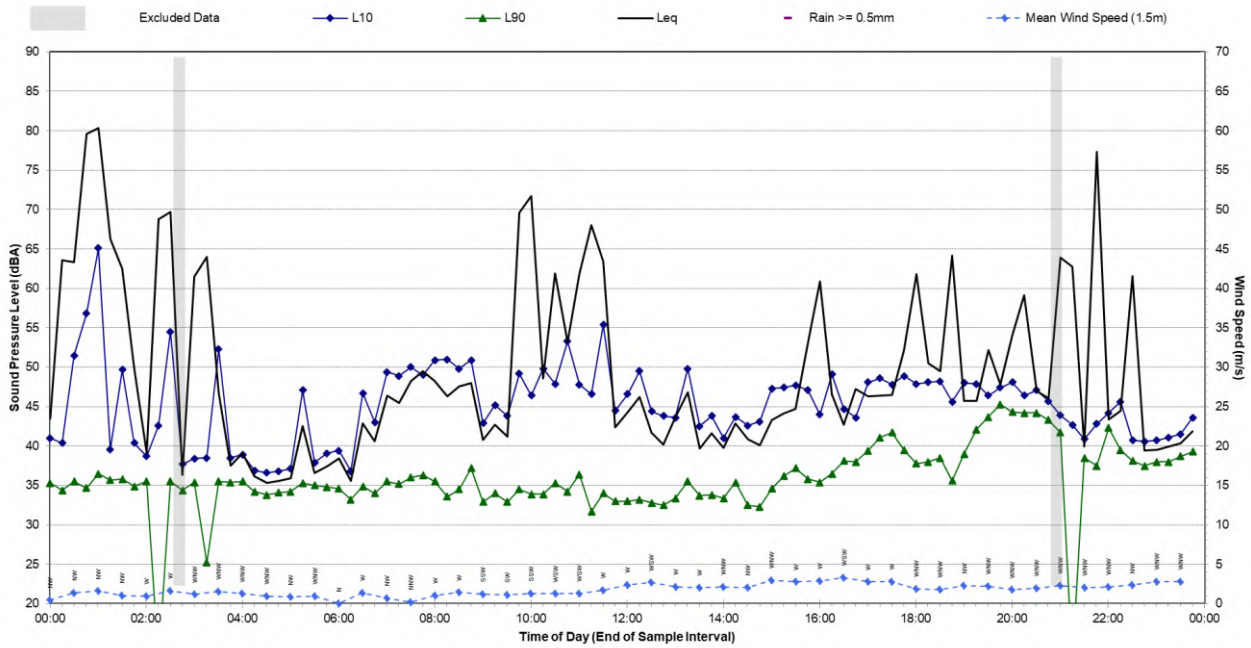
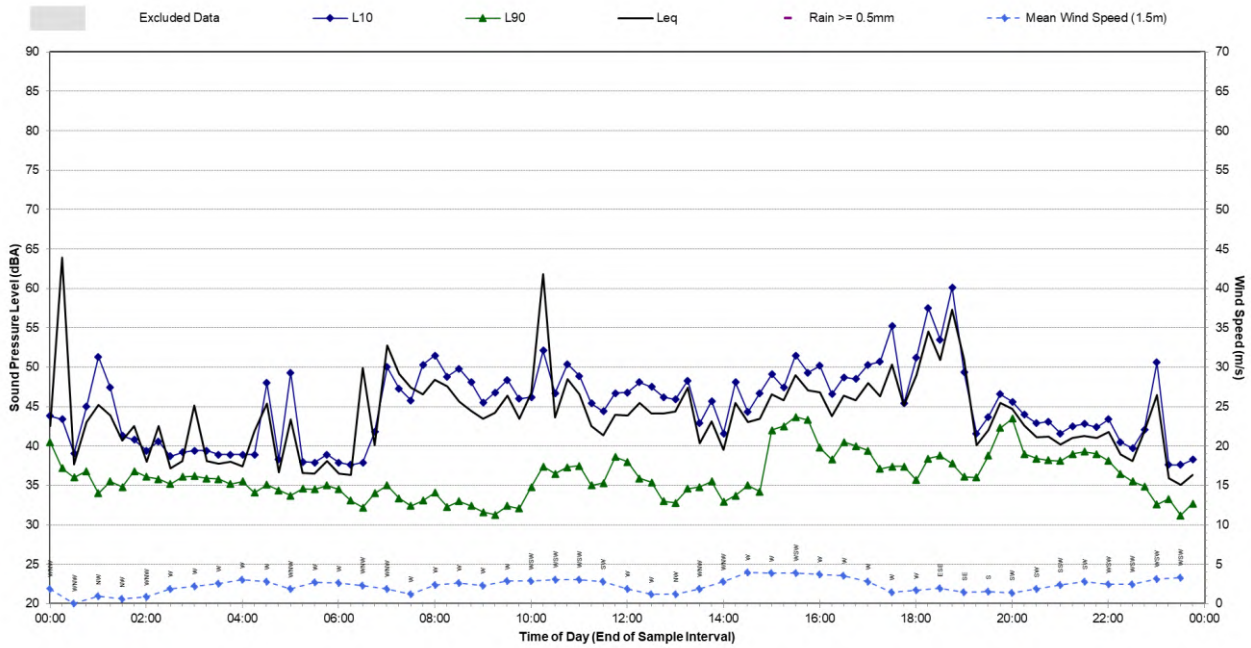


Statistical Ambient Noise Levels

Location Three - Sunday, 11 April 2021



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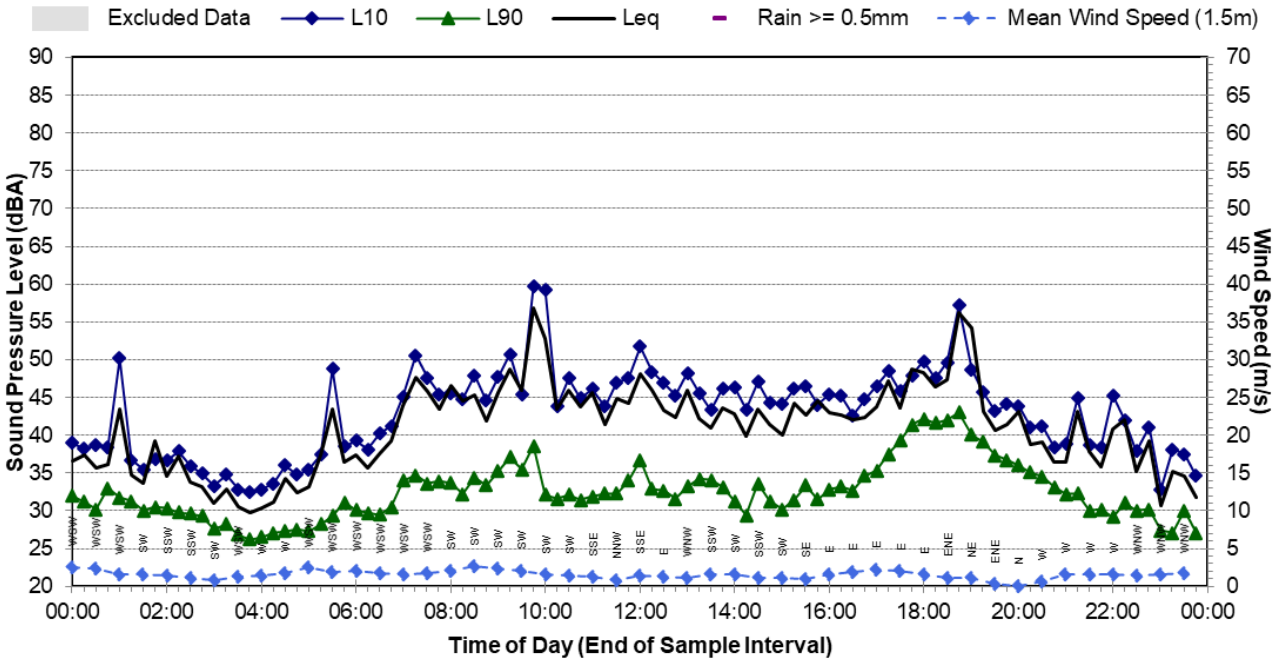
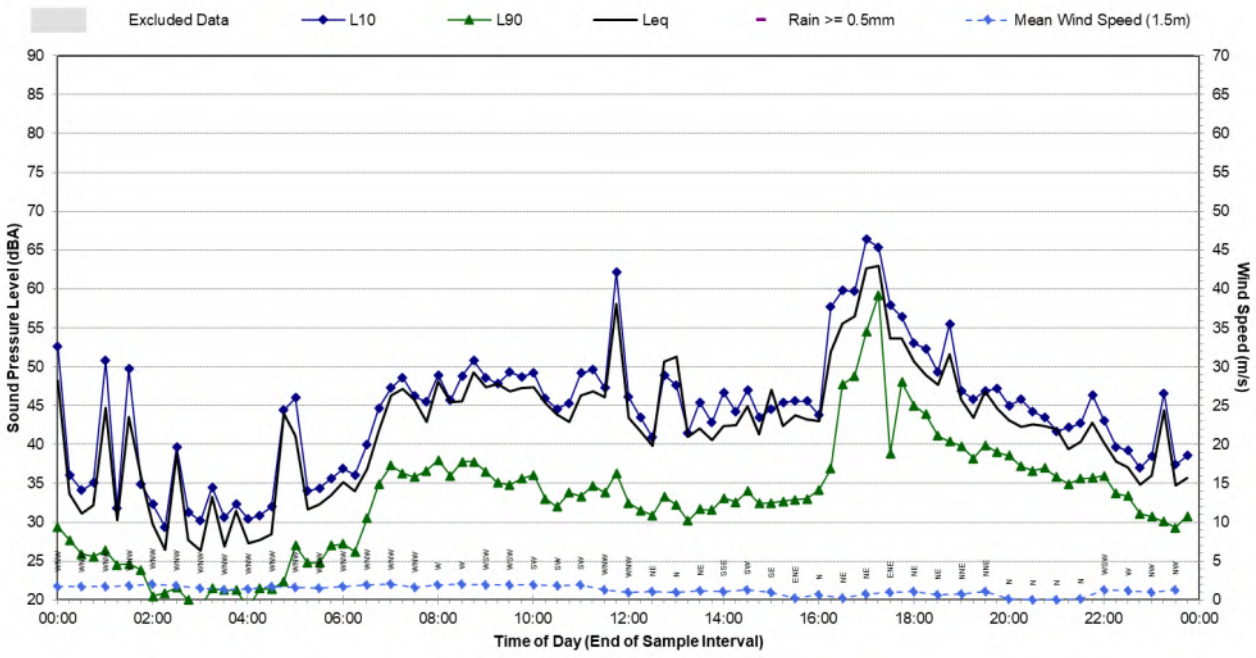


Statistical Ambient Noise Levels

Location Three - Tuesday, 13 April 2021



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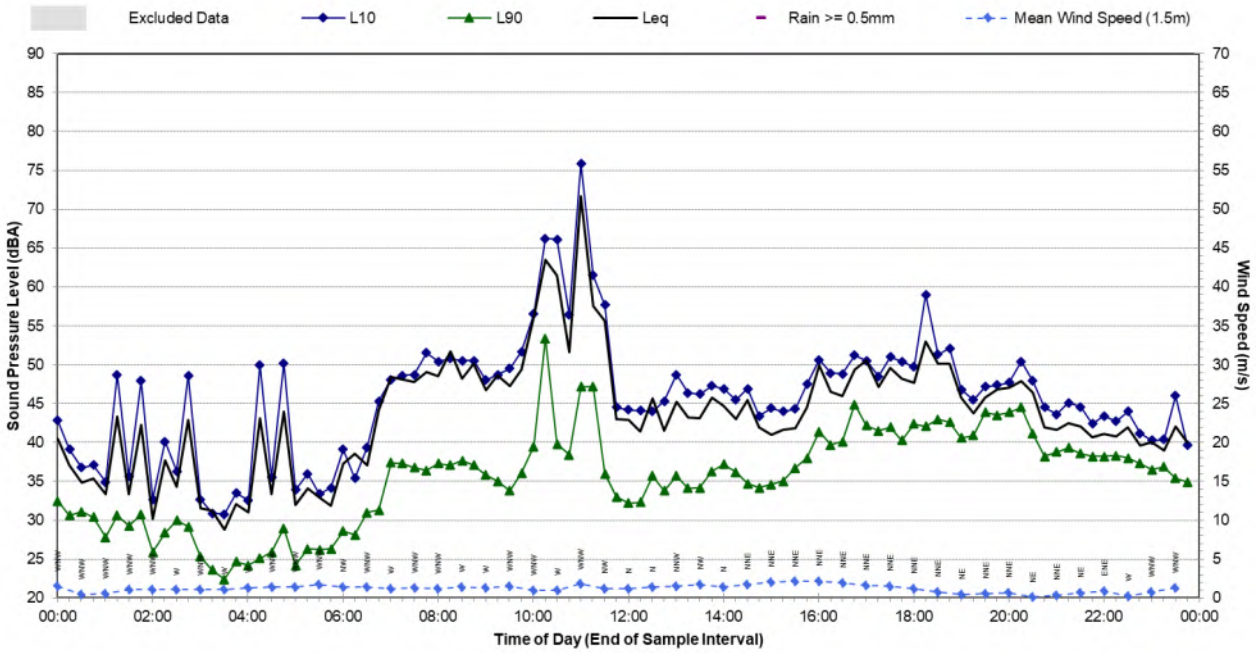

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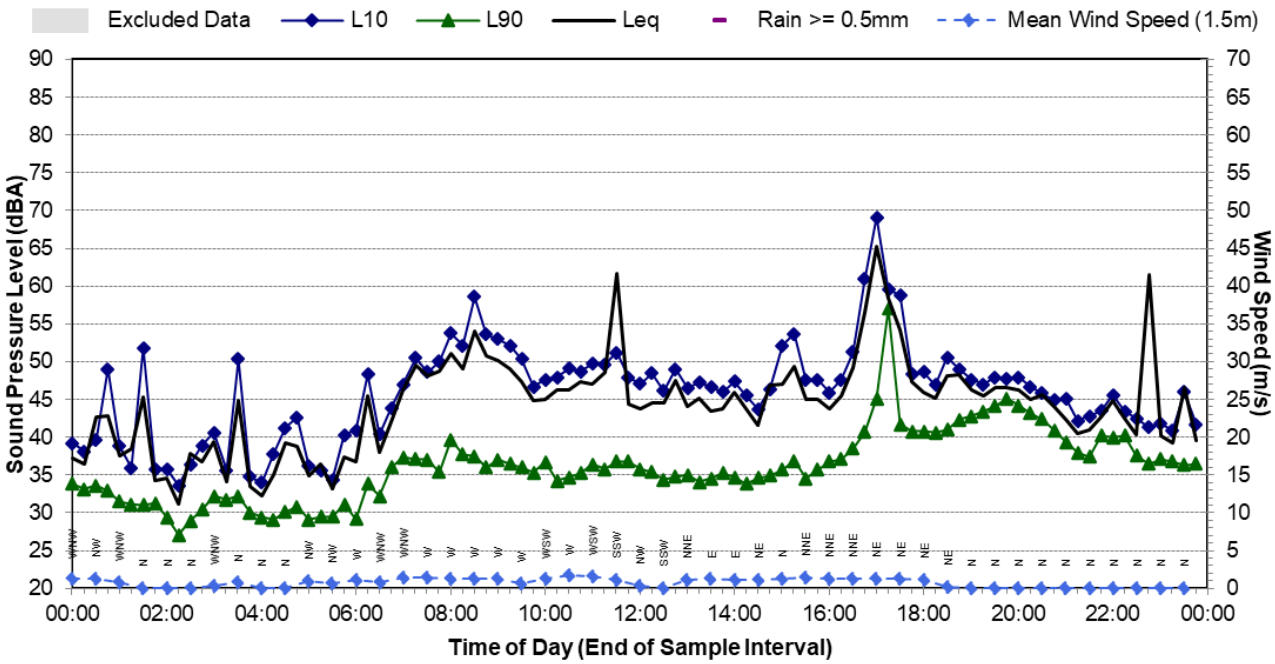

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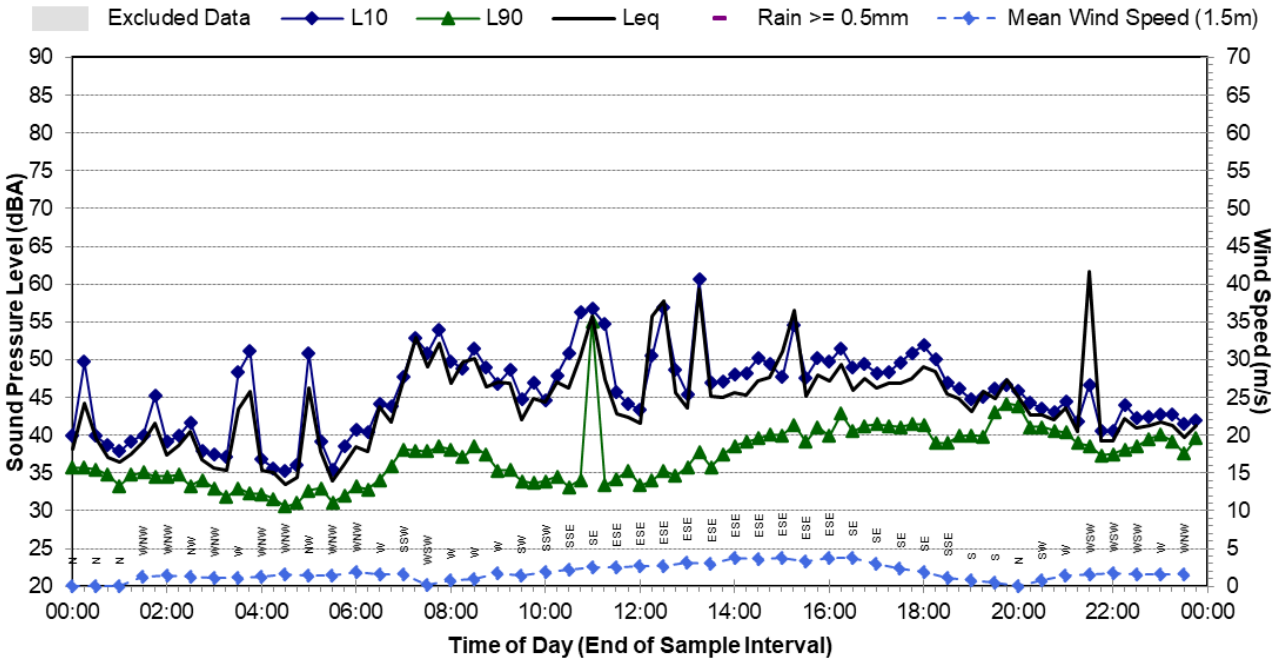
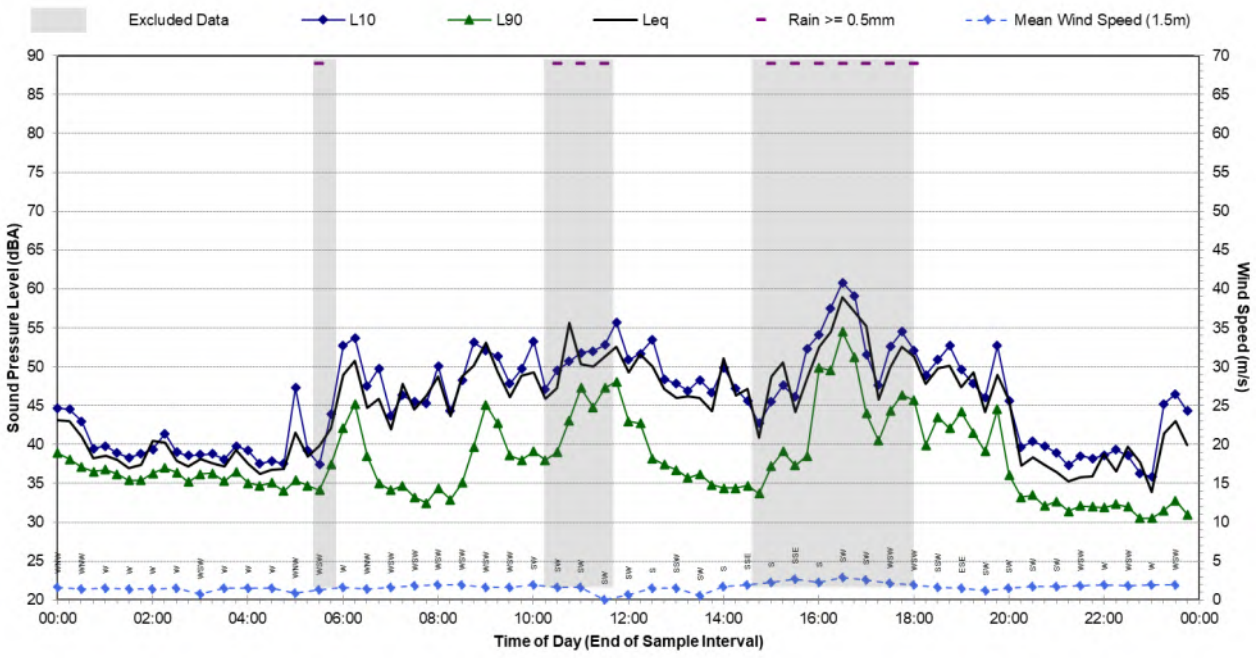


Statistical Ambient Noise Levels

Location Three - Saturday, 17 April 2021



Statistical Ambient Noise Levels

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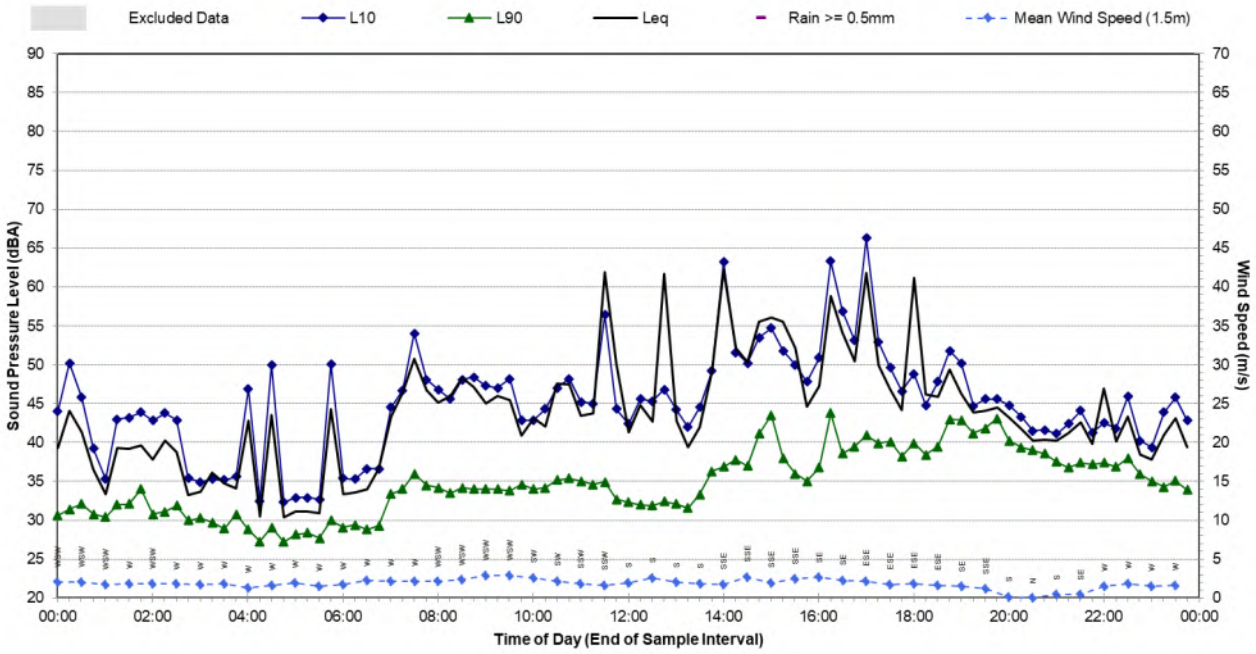
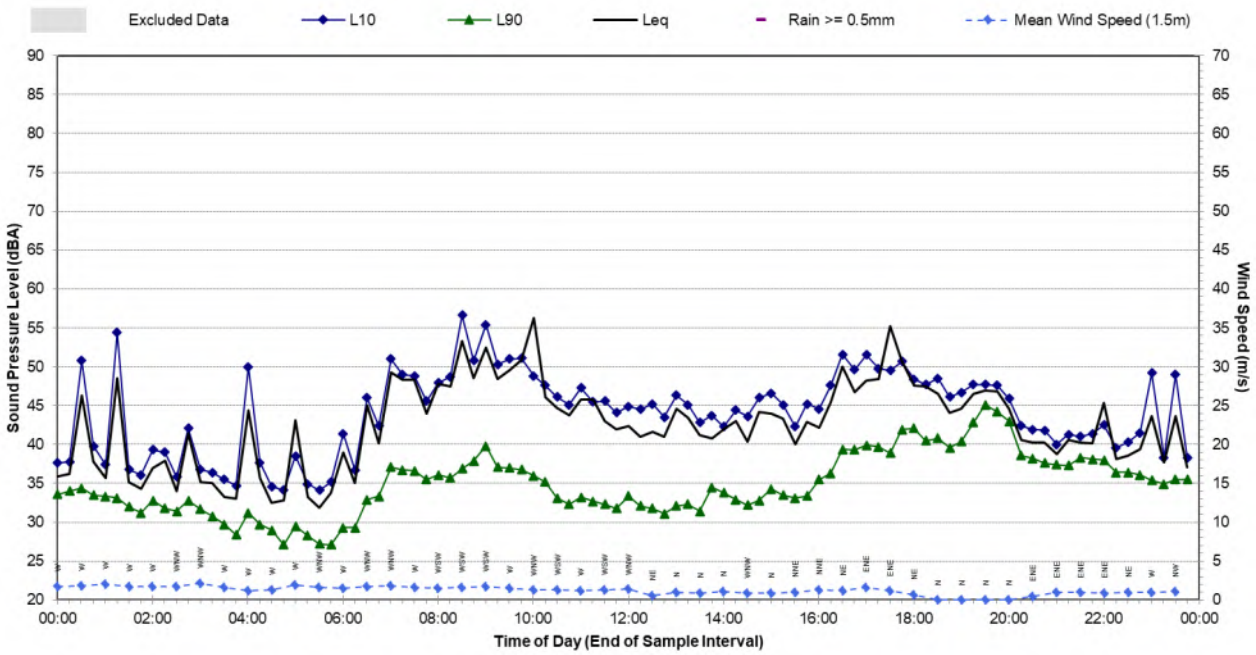


Statistical Ambient Noise Levels

Location Three - Monday, 19 April 2021



Statistical Ambient Noise Levels

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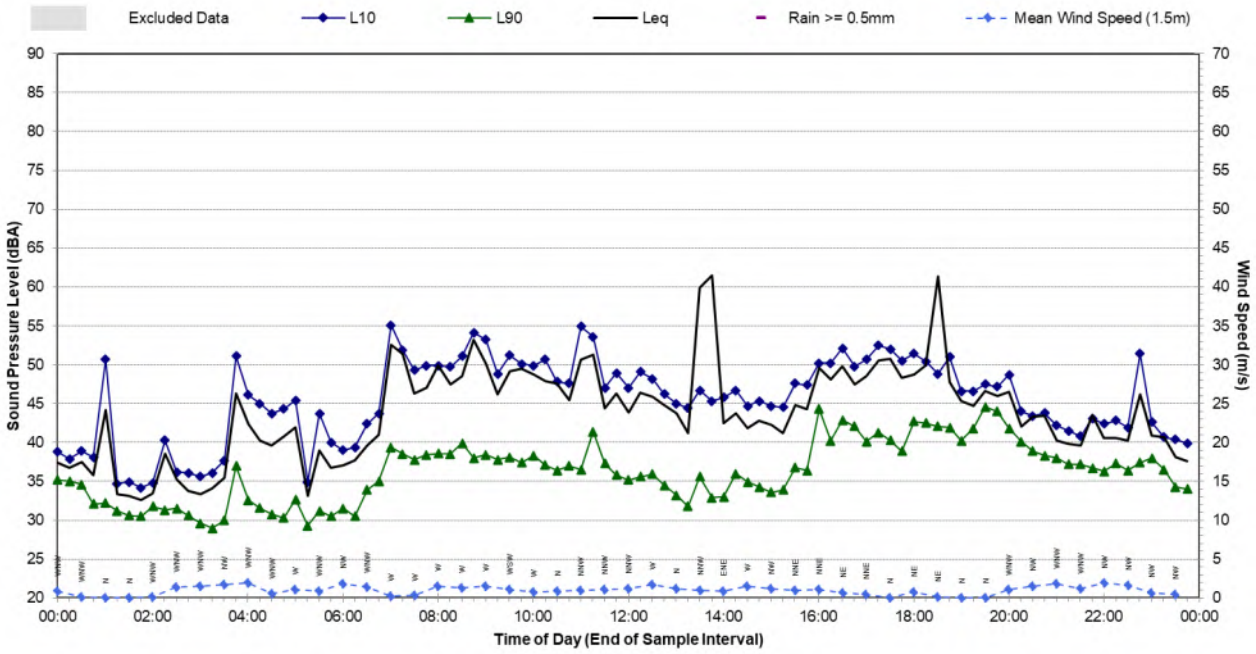
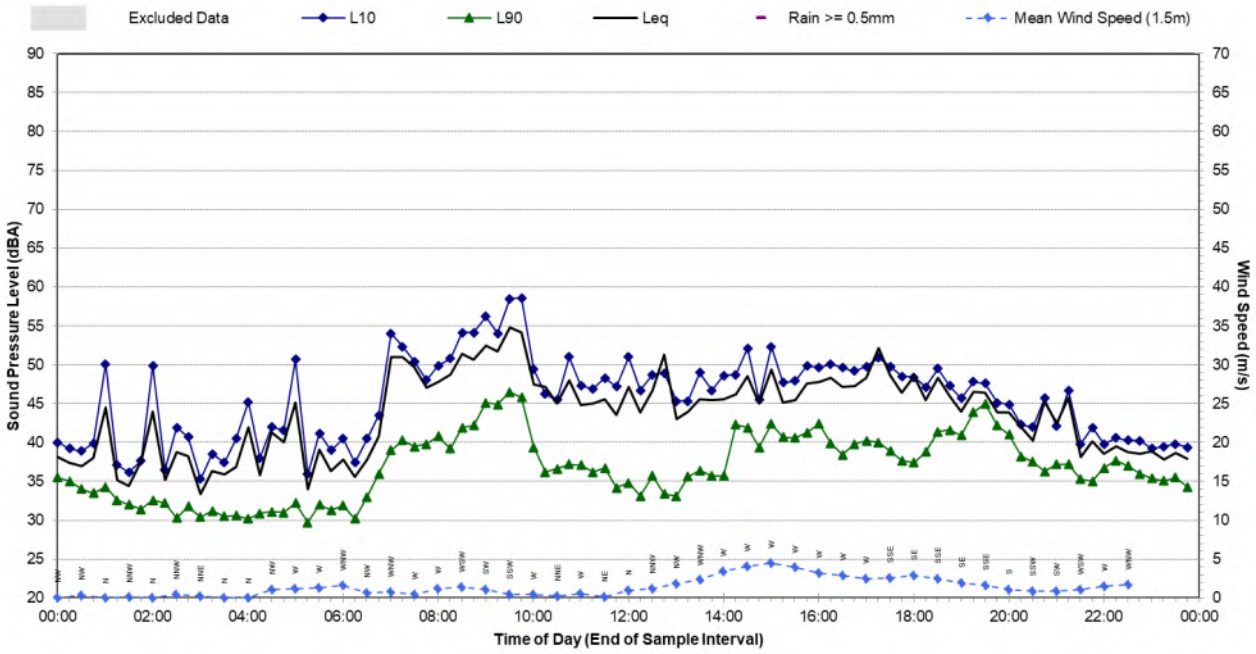
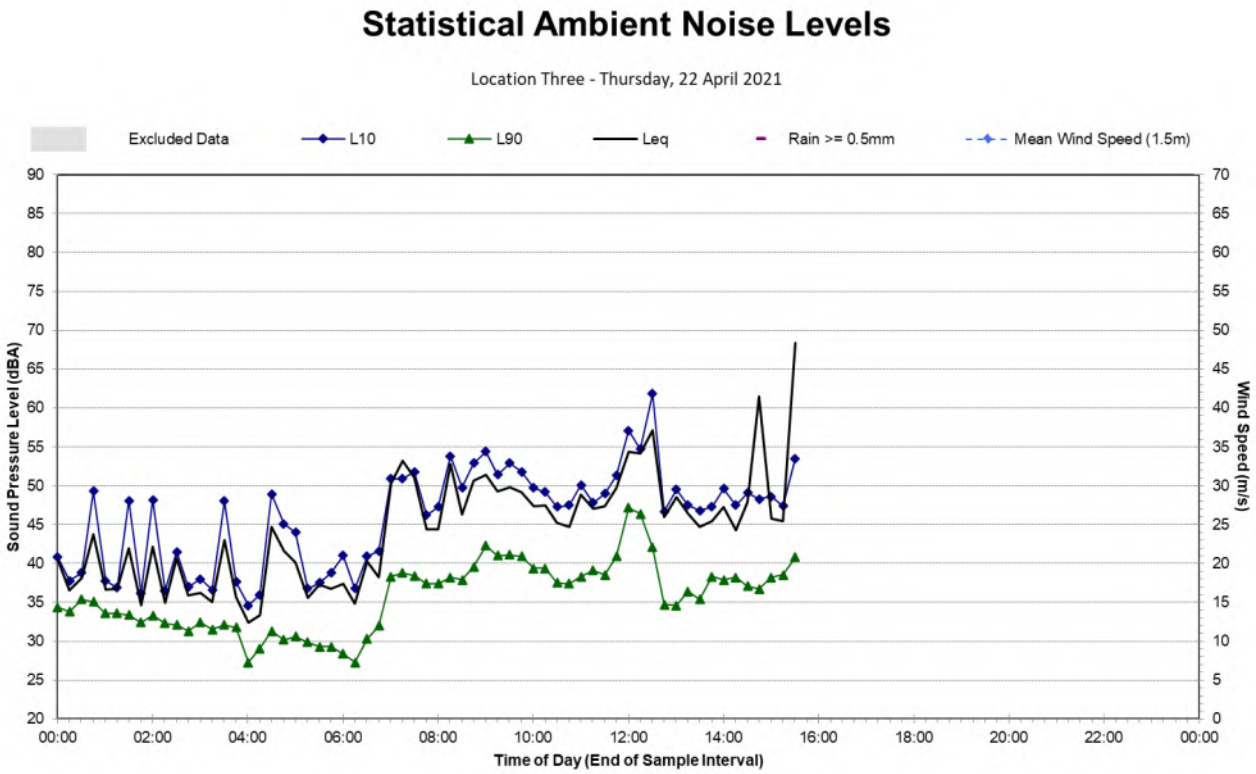


Statistical Ambient Noise Levels

Location Three - Wednesday, 21 April 2021





ASIA PACIFIC OFFICES

BRISBANE
Level 2, 15 Astor Terrace
Spring Hill QLD 4000
Australia
T: +61 7 3858 4800
F: +61 7 3858 4801

CANBERRA
GPO Box 410
Canberra ACT 2600
Australia
T: +61 2 6287 0800
F: +61 2 9427 8200

DARWIN
Unit 5, 21 Parap Road
Parap NT 0820
Australia
T: +61 8 8998 0100
F: +61 8 9370 0101

GOLD COAST
Level 2, 194 Varsity Parade
Varsity Lakes QLD 4227
Australia
M: +61 438 763 516

MACKAY
21 River Street
Mackay QLD 4740
Australia
T: +61 7 3181 3300

MELBOURNE
Level 11, 176 Wellington Parade
East Melbourne VIC 3002
Australia
T: +61 3 9249 9400
F: +61 3 9249 9499

NEWCASTLE
10 Kings Road
New Lambton NSW 2305
Australia
T: +61 2 4037 3200
F: +61 2 4037 3201

NEWCASTLE CBD
Suite 2B, 125 Bull Street
Newcastle West NSW 2302
Australia
T: +61 2 4940 0442

PERTH
Ground Floor, 503 Murray Street
Perth WA 6000
Australia
T: +61 8 9422 5900
F: +61 8 9422 5901

SYDNEY
Tenancy 202 Submarine School
Sub Base Platypus
120 High Street
North Sydney NSW 2060
Australia
T: +61 2 9427 8100
F: +61 2 9427 8200

TOWNSVILLE
12 Cannan Street
South Townsville QLD 4810
Australia
T: +61 7 4722 8000
F: +61 7 4722 8001

WOLLONGONG
Level 1, The Central Building
UoW Innovation Campus
North Wollongong NSW 2500
Australia
T: +61 2 4249 1000

AUCKLAND
Level 4, 12 O'Connell Street
Auckland 1010
New Zealand
T: 0800 757 695

NELSON
6/A Cambridge Street
Richmond, Nelson 7020
New Zealand
T: +64 274 898 628

Job No. 21-014
18 May 2021

McKenzie Burridge & Associates Pty Ltd
CIVIL & STRUCTURAL CONSULTING ENGINEERS

Big River Group
Trenayr Road
JUNCTION HILL NSW 2460

RE: Proposed Reconstruction of the fire damaged shed – Existing and Proposed Landscaping

1 Introduction

1.1 As requested we have undertaken an inspection of the site and in particular the existing landscaping.

2 Description

2.1 It is proposed to reconstruct the section of the existing plywood factory which was destroyed in a fire.

2.2 The proposed reconstruction is in the area, and is of a similar size and form, of the section that was damaged by the fire.

2.3 The factory buildings are located towards the eastern side fronting Trenayr Road.

2.4 A working log yard is located immediately behind the factory buildings.

2.5 An existing earth mound and landscaping is located on the western side of the log yard. The area to the west of the mound and up to the western boundary of the site is a vacant paddock.

2.6 An aerial view of the site is attached as figure 1.

PO BOX 503 Room 17, Webbers Arcade, 133 Prince Street, GRAFTON NSW 2460
[p] 02 6643 2116 [e] office@mckenzieburridge.com.au ABN 18 092 914 595

3 Existing Landscaping

3.1 Over the past several years the earth mound and landscaping has been developed at the western end of the log yard. This landscaping provides screening of the factory building from the residences in Figtree Avenue and Aquarius Drive.

3.2 Bamboo planting has been undertaken on the northern boundary. This provides screening to the properties on Aquarius Drive and Taurus Avenue.

4 Proposed Landscaping

4.1 It is proposed to provide additional planting at the western end of the log yard and the northern boundary to infill the existing gaps.

4.2 The landscaping along the western edge of the log yard and the northern boundary will be maintained to provide the screening.

4.3 Additional planting and maintenance of the landscaping on the northern boundary will be undertaken.

5 Conclusion

5.1 The existing landscaping generally provides good screening of the factory for the adjacent properties.

5.2 There are some minor gaps in the landscaping which will be infill with additional planting.

5.3 The landscaping will be maintained to provide adequate screening.

5.4 Details of the landscaping will be provided with the Construction Certificate application.

Signed:

Mark Burridge
M.I.E. Aust. C.P. Eng.
(for) McKenzie Burridge & Associates Pty. Ltd

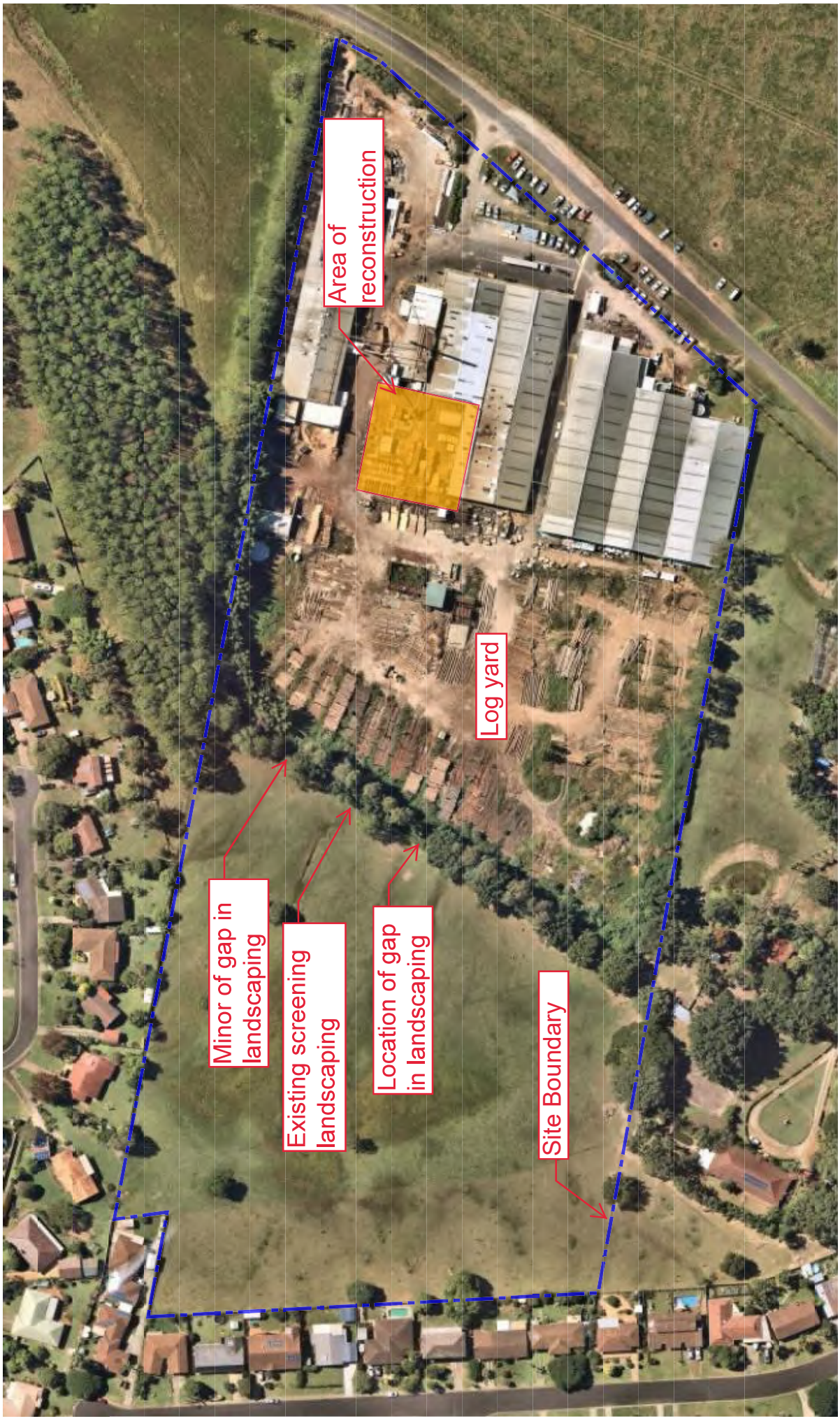


FIGURE 1

Attachment C

Phillip and Christina Wales

[redacted]

1ST March 2021

Clarence Valley Council
GRAFTON NSW 2460

Attention: Patrick Ridgeway
Re: Application Number DA2021/0085

Dear Mr. Ridgeway,

Our property at 22 Aquarius Drive Junction Hill is tenanted and backs onto the Timber Mill. We contacted the Clarence Valley Council, the Mill, EPA and our local members of parliament on 22nd November, 2021 and I have attached a copy of our letter. As you can read our concerns relate to the noise and operational hours of the mill. We would also like the occasional fumes that are emitted to be addressed.

Our tenants were startled awake at 1am by a log truck unloading logs so we wondered what the operational hours will be once the new development is completed. Also we were visiting the property and noticed strong fumes coming from the mill (laminating perhaps)? Is this usual?

In order to support the Big River Group achieve a mutually constructive outcome we request the opportunity to participate collaboratively in this process. Where appropriate could you please inform us in a timely manner so we can attend future discussions?

If these issues can be resolved we anticipate that the local community can live comfortably alongside the Mill expansion.

Yours Sincerely

[redacted]

Christina Wales

Phil and Christina Wales
[redacted]

22nd November 2020

Big River Group
Trenayr Road
JUNCTION HILL NSW 2460

Attention: Jason Blanch, General Manager

Dear Mr Blanch

Firstly, congratulations on securing a $10M grant for consolidating and enhancing the Big River Group Junction Hill site. I appreciate this is good for Grafton and jobs however we own the property, 22 Aquarius Drive Junction Hill and we are very concerned about the impact of the potential increased noise and screeching sounds due to the mill's operation, which is very likely to be extended to weekends and nights. We therefore request that a noise abatement wall be included in the project for the nearby residents.

Although pine trees were planted as noise abatement they have grown and no longer serve as a barrier and the trees are now actually a hazard due to falling branches and fire.

We have it on good authority that the noise abatement wall included on the new bridge is very effective. Would you please consider a noise abatement wall as a permanent solution to this problem for the many residents living nearby?

Yours sincerely

[redacted]

Phil and Christina Wales

From: RYLL PENFOLD
Sent: Wed, 3 Mar 2021 16:29:11 +1100
To: Council Email
Subject: Application # DA2021/0085

APPLICATION NUMBER: DA2021/0085
ADDRESS: 61 Trenayr Road, Junction Hill
APPLICANT; Big River Group (Timbers) Pty Ltd

To Whom it may Concern:

In relation to the proposed Development Application we have spoken recently with Patrick Ridgway, Mandy Cronin and Carmen (?) to express our concern with the serious omission of not being notified about this development. We only heard about it through our neighbours. It was only after contacting Patrick Ridgway that we were finally sent the Notice of Development.

As we are one of the closest residences to the Mill any development will impact us now and in the future therefore we would like to formally complain about this oversight.

We have spoken with Operations Manager at the Mill, Jason Blanch, on several occasions and he is well aware of the various issues that impact the surrounding areas and is working to try to minimise those issues.

However, our concern is that the documents included with the DA include no details whatsoever regarding the impact this expansion may have ie noise and air pollution to name just two. As residents, we want to know how these issues will be addressed.

We recognise the importance of the Mill and the employment it brings to the area and we are not interested in hindering their development, but we do request mutual consideration for those who live nearby to not be negatively impacted by this or any other proposed development.

We request that we can be included in any future discussions and/or negotiations in this matter. Please do this via email as we may be interstate for the next month or so.

Kind Regards

Peter and Ryll Penfold

[redacted]

[redacted]

SECTION 4.15 EVALUATION FOR DA2021/0085

- **Lot 21 DP 242339**
- **Lot 10 DP 1098188- 61 Trenayr Road JUNCTION HILL NSW 2460**

Proposal

Big River Group Pty Ltd (BRG) seeks approval for an industrial shed 42m x 24.5m shed with a 36.6 x 15.5m awning at the Big River Timber site in Junction Hill. The shed will be an extension/refurbishment to the building that sustained fire damage in 2014. The new building will reinstate some of the previous operations for wood and timber milling and relocate other operations to be undercover. The old shed has since been demolished and removed. A veneer peeling lathe, veneer drier, plywood hot presses and sanders will be installed in the shed.

Timber milling/processing has been undertaken on the site which was established in the early 1900s as a family owned timber business. Today, it has advanced and established a position as a major Australian building materials distributor, supplying an extensive range of plywood and specialty timber products for the residential, commercial, industrial, building and construction industries.

(1) **Matters for consideration – General**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

State Environmental Planning Policy 55 – Remediation of Land
Clause 7 of the SEPP states that a consent authority must not consent to the carrying out of any development in land unless:

(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The use of the land will remain the same. The land is zoned IN1 Industrial and is considered suitable for the proposed industrial shed. The use does not require investigation as the nature of the land uses onsite are not proposed to be changed.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
The proposal does not include removal of any vegetation.

State Environmental Planning Policy (Coastal Management) 2018
The subject land is not located within any prescribed areas under the SEPP.

Clarence Valley Local Environmental Plan 2011
The subject land is zoned IN1 General Industrial under the provisions of the *Clarence Valley Local Environmental Plan 2011* (herein referred to as "the LEP").

The proposed construction of the industrial shed for industrial activities is permissible with consent in the zone. It is proposed that the use of the shed will be conditioned to prevent any likely adverse impacts on the surrounding environment. The proposed development is considered to be consistent with the objectives of the zone:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To minimise the environmental impacts of development.*
- *To allow limited commercial activities that provide direct services to the industrial activities and the associated workforce.*

The proposal provides for the business and industrial needs of the community.

Clause 4.3: Height of Buildings:
The subject land has a maximum building height of 9m under the Clarence Valley Local Environmental Plan 2011. The proposed development has a maximum height of just over 7.1m to the highest point of the roof.

Clause 5.10: Heritage Conservation:
The subject property is not a listed heritage item and not in a heritage conservation area. works.

Clause 7.1: Acid Sulfate Soils:
The subject land is identified as having class 5 Acid Sulfate Soils. The proposal will not require extensive earthworks and can be appropriately managed through conditions of consent.

Clause 7.2: Earthworks:
There are no significant earthworks proposed as a result of this proposal. Sediment control fences will be required on-site to minimise the transport of sediment off-site and onto adjoining land for the duration of works. It is considered that the proposal is consistent with the objectives of the zone.

Clause 7.8: Essential Services:
The subject site has access to reticulated water, electricity and sewer. Stormwater will be discharged into existing on-site stormwater infrastructure. The site has suitable access and there are no proposed changes to traffic management for the site.

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved), and

N/A

(iii) any development control plan, and

The Industrial Zones Development Control Plan applies to the subject site.

The objectives of the Industrial Zones DCP is:

(a) To provide, setbacks, landscaping and other development controls for industrial zones.
(b) Set out procedures for notification and advertising of development applications in industrial zones.
(c) Provide adequate on-site parking and area for manoeuvring of vehicles.
(d) Provide controls for erosion and sediment control.
(e) Provide controls to manage water in a sustainable way.
(f) Provide subdivision and engineering standards.
(g) Provide controls for advertising structures.
(h) Ensure that development in flood prone areas is compatible with the flooding characteristics of the site and is designed so that the likelihood of damage to buildings, stock and equipment from floodwater is minimised.
(i) Controls for brothels and restricted premises.
(j) Provide controls for specific industrial areas or precincts.

The proposal is considered to be not inconsistent with the DCP objectives of the industrial zones DCP.

Part C: General Development Controls for Industrial Zones
The proposal is considered to be generally consistent with the objectives of the zone and provide a functional use of the land.

Clause	Control	Complies
C.3: Building Design	Proportions, rooflines, frontage that is not dominating the streetscape and corner buildings strongly designed.	Yes
C.4: Disabled Access and Facilities	Provide details on plans of accessible facilities	An accessible carpark location is available.
C.5: Building Height	Maximum height limit 9m	Yes.
C.7: Setbacks	9m front setback, side and rear setbacks are zero, and a setback of 1.5m from services.	Yes – the proposed building setbacks comply with the DCP and the proposed development is within the site boundaries.
C.8: Landscaping, paving and street furniture	Street frontages to enhance amenity and provide screening.	There is currently some landscaping provided on the site and it is proposed that the landscaping be enhanced to soften the appearance of the buildings and screen the development from adjoining properties.
C.9: Storage of machinery and other equipment	No storage in front landscaped setback unless approved as a display area.	Not proposed to be within front landscape setback as part of the development.

Clause	Control	Complies
C.10: Provision of essential services	Connect to available services and have council road access.	The proposed development will be connected to available services and has suitable road access.
C.11: Development on Flood Prone Land		N/A
C.12: Dwellings		N/A
C.14: Air, water and noise pollution		Subject to the use and approvals. It is proposed that the business update an old environmental management plan to improve and prevent any potential pollution issues.
C.15: Waste management	To be safe, tidy environmentally responsible. Dispose of waste suitably	Yes.
C.16: Crime prevention	Inclusion of crime prevention measures	The site has adequate boundary/ security fencing.
Part E: Car parking requirements	General Industry, 1 space per 100m^2 GFA.	Yes – The proposal includes adequate area for parking on site. Sufficient area for delivery vehicles is provided to service the development.
Part H: Erosion and sediment controls	Prevent land degradation and soil erosion	Erosion and sediment controls are to be conditioned with reference to standards.
Part O: Controls for Biodiversity and Habitat Protection	Minimise impact on biodiversity and habitat.	No clearing is proposed.

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

N/A

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

The proposed development is not considered to be inconsistent with the prescribed matters, *Environmental Planning and Assessment Regulation 2000* – Clause 92.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Minor earthworks are proposed for the development, furthermore sediment and erosion controls will be implemented during the construction phase on-site which will help maintain water quality. The proposed development is not considered to impact on the environment, natural waterways or biodiversity.

The proposed development is not considered to result in significant economic activity or employment generation. However, there will be some increase in economic activities and employment generation with the construction of an additional industrial units to assist in providing industrial premise space to meet the needs of the community. There may be minor economic benefits if local labour and material are used for construction works and future operations. The development is not considered to impact on social wellbeing or cohesion. The industrial shed will result in an additional industrial premise being constructed to service the community. Containing operations to within the shed will likely improve the noise impacts on adjoining properties and it is proposed that noise attenuation be provided with the construction design.

It is noted that if timber processing was for more than 50,000 cubic metres of timber per year the activities would be declared to be a scheduled activity requiring the premises to be licenced with the Environmental Protection Authority (EPA)

(c) the suitability of the site for the development,

The proposal will provide an additional industrial shed to meet the needs of the business and industry community. The proposal does not require any significant excavation works below the surface as works.

Noise and air pollution concerns have been raised in the submissions indicating that the existing management on the site is problematic. This is commented below in this report.

The site is considered suitable for the proposed development as approved subject to the imposition of suitable conditions.

(d) any submissions made in accordance with this Act or the regulations,

Two written submissions were received from the exhibition of the application.
Concern has been raised in the submissions in regard to the potential increased noise and air pollution from the site.

In summary, the submissions raise the issues of:

- Ongoing noise and operation hours of the mill as well as occasional fumes,
- Log unloading in early hours of the morning (1am),
- Potential increased noise from upgrading the site with the $10M grant, and
- Existing pine trees that screen the site are no longer effective.

Comment

In regard to the potential noise impacts, a noise assessment report was provided as part of Council's additional information request. Noise impacts were assessed at the nearest sensitive receivers and the assessment concluded that the current site operations exceed the CVC project noise limit at the nearest noise sensitive receivers by up to 16 dBA. The report also notes noise emissions are expected to reduce noticeably after the construction of the shed that will contain the lathe and relocation of the external chipper and outdoor sawing activities to within the new building.

The noise assessment report is based on current operating hours of 7.00am to 6.00pm, however it is noted that the existing timber processing facility could operate 24 hours 7 days a week. On review

of the consents issued for the site, only one limits the operating hours i.e. an approval for a log de-barker under DA91/42 issued on 1 October 1991 which limited the hours of use to between 7am and 5pm (no specific days were included in condition). If it is proposed that operations in the new shed are to be outside of the current operating hours, Council should place restrictions that mitigate potential noise impacts from the shed to meet with current industry standards.

The Noise Assessment report also recommends that further assessment of mitigation treatments to the existing operations (other than the new shed). While this recommendation is supported by staff, requiring this under this development application would likely be outside of Council's ability to reasonably impose this, as conditions of consent need to fairly and reasonably relate to the development being determined. It is proposed that conditions of consent be imposed in regard to the potential amenity impacts from the use of the shed only. Appropriate conditions of consent are in the Schedule of Draft Advices and Conditions.

The NSW Noise Policy for Industry (NPfI) was released in 2017 and sets out the requirements for the assessment and management of operational noise from industry in NSW. Local Government is an independent regulator for noise under NSW legislation and has discretion for dealing with noise.

Clause 6.1.1 of the NPfI states that where noise levels are exceeded for existing sites, Council can assess feasible and reasonable noise mitigation strategies. Staff consider that limiting the hours of operation in line with the NPfI, unless suitable noise mitigation can be achieved in accordance with the Policy, for the new shed only, and requesting improved noise attenuation on the construction standards of the shed to be reasonable noise mitigation measures to improve the amenity of existing residents. This requirement is reflected in Condition 5 of the Draft Schedule of Advices and Conditions.

It is proposed that the application be conditioned in line with the conclusions of the noise assessment:

- The industrial shed to be used only between the DAY period of 7.00am and 6.00pm Monday to Saturday unless suitable noise mitigation can be achieved in accordance with the NSW Noise Policy for Industry for EVENING: 6.00pm to 10.00pm and NIGHT: 10.00pm to 7.00am periods. This is to be verified by a Noise Management Plan prepared by a suitably qualified acoustic consultant,
- Submission to Council of noise mitigation measures and acoustic design and construction of the new shed,
- The approval does not increase production/output rates to that already approved,
- For any part of the site that comes under the jurisdiction of another government department, a Controlled Activity approval or license (or similar approval). Any such approval must be obtained and provided to Council,
- Replace the existing aged vegetation screening with new plantings with details to be submitted to Council for approval.

It should be noted that the NPfi differentiates time periods and recommends noise levels:

- DAY: 7.00am to 6.00pm Monday to Saturday; 8.00am to 6.00pm Sundays and Public Holidays
- EVENING: 6.00pm to 10.00pm
- NIGHT: The remaining periods (10.00pm to 7.00am)

In regard to air pollution the applicant has submitted that trade waste and operations will continue to be managed in the same way, with all timber waste recycled at the facility through the wood fired co-generation plant.

Best practice procedures are recommended for the processing facility in that any potential offensive odours be managed within the current NSW environmental guidelines. It is noted that an Environmental Management Plan was undertaken for the site in 2009 in consultation with Clarence Valley Council and the Environmental Protection Authority. It is proposed that an advice be included recommending that an updated Environmental Management Plan be prepared for the BRG operations at the Junction Hill site to ensure that the site operations comply with relevant State legislation and regulations and that environmental risks are managed appropriately.

(e) the public interest.

The proposed development is considered to be in the public interest by being generally consistent with relevant policies adopted by Council and meeting the objects of the Act.

Officer: Pat Ridgway, Senior Development Planner
Date: