

46.4616.R2:MSC

17th June, 2016

Simon Wells Architect

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ASQUITH NSW 2077

Attention: Mr S Wells

**PROPOSED ALTERATIONS AND ADDITIONS TO THE OVERLANDER HOTEL
180 RICHMOND ROAD, CAMBRIDGE GARDENS**

Pursuant to previous discussions concerning alterations and additions to the existing Overlander Hotel at 180 Richmond Road, Cambridge Gardens we have reviewed the drawings.

In 2007 an acoustic assessment was undertaken in relation to the (then) proposed smokers' verandah, courtyard and extension of the existing smokers' verandah at the subject hotel (our reference report 37.4616.R1A, dated 5 June 2007).

We are instructed that the proposed alterations and additions are related to the northern side of the hotel and are basically seeking to modernise the main entrance of the hotel and provide an extension of the smokers' verandah.

We are instructed that a pre-DA meeting with Penrith Council identified acoustic issues requiring assessment with respect to the New South Wales *Industrial Noise Policy* and incorrectly identified noise from gaming and sports bars fall under that policy.

We confirm our verbal advice, as set out in the original assessment, that noise from licensed premises does not fall under the EPA's *Industrial Noise Policy* document. Reference to the EPA's *Noise Guide for Local Government* identifies noise from such areas are governed by criteria issued by the Liquor Administration Board, the Office of Liquor, Gaming and Racing, which is now been replaced by Liquor & Gaming NSW.

It is correct that mechanical plant and use of carpark arrangements, deliveries and garbage removal, manoeuvring etc. would fall under the EPA's *Industrial Noise Policy* document.



With respect to the operation of the subject premises, and noting that there is a service station and supermarket to the north of the hotel, the situation as per the original assessment was that residential properties to the south are on the opposite side of Lewis Road whilst residential premises on the northern side of Lewis Road are displaced by an open park.

The 2007 assessment identified noise from the then new smokers' verandah, the outdoor courtyard and the extended smokers' verandah resulted in noise level significantly below the night-time ambient background level such that there were no acoustic issues in terms of operations on a 24-hour basis for those areas.

Based on the ground floor plan from Simon Wells Architects we do not see the proposed alterations and additions would give rise to an increase in noise from the subject premises and would still comply with the OLGR criteria, by a significant margin.

With respect to the ambient background levels recorded in 2007, based upon traffic counts and measurements that have been conducted along Richmond Road we are of the view that the acoustic environment at night would be higher than that obtained in 2007 simply by reason of the increased in traffic.

As such we would see that mechanical plant would need to satisfy the design target set out in 2007 that was determined to satisfy the EPA INP criteria at that time and theoretically there should be a higher limit now if the background was re-assessed.

The modifications in terms all the drive-through bottle shop that incorporates a new concrete driveway not give rise to any change in the noise emission contribution from the hotel when assessed at residential boundaries and would easily satisfy the INP criteria.

Conclusion

The Overlander Hotel in Cambridge Gardens is situated adjacent Richmond Road which is the dominant noise source for the environment and results in relatively high ambient noise levels throughout the day and night time period.



The alterations and additions that are proposed to the Overlander Hotel are primarily of an aesthetic nature but there is a small extension to the smokers' verandah which would not give rise to any perceptible or measurable increase in noise from the subject hotel when assessed at residential boundaries.

The alterations and additions may have a minor degree of potential increase in noise from mechanical plant as a result of upgrading of the kitchen and the serving area, where kitchen exhaust fans associated with those new additions would have to satisfy the criterion of background +5 dB(A) which for a conservative basis is suggested to have a design target no greater than background level at residential receivers.

We confirm our verbal advice that in view of the location and the orientation of the hotel we see there are no acoustic issues arising from the proposed alterations and additions.

Yours faithfully,

THE ACOUSTIC GROUP PTY LTD



STEVEN E. COOPER



APPENDIX A: Site and Measurement Locations (from 2007 report)

