

20201297.3/1603A/R0/AZ

16/03/2021

**243 Forrester Road, North St Marys NSW - Response to Council RFI**

This letter has been prepared in response to Penrith City Council's queries (dated 4th March 2021), regarding the proposed health and wellness precinct located at 243 Forrester Road, North St Marys (DA20/0867). An acoustic report was submitted as part of the development application, prepared by this office (ref: 20201297.1/0412A/R0/AZ, dated 4th December 2020). An updated report has been prepared to address council's queries (ref: 20201297.1/0412A/R1/AZ, dated 5th March 2021).

The request for information raised by council relates to the existing report, including predicted noise levels and the assessment of noise emissions generated by the proposed development once it is operational. These matters have been reproduced and our responses to these issues are detailed below.

Penrith City Council's Query:

- Whilst it has been confirmed that that the development will not impact nearby receivers, and it is noted that the development is located a considerable distance from most receivers, the architectural plans appear to have been amended since the Noise Impact Assessment was prepared. In turn, the noise model will need to be revised, and confirmation provided that the development will not have any acoustic impact in light of the changes made to the site layout.

Acoustic Logic (AL) Response:

The revised report has reflected on the latest architectural drawings provided by Buchan, dated 18th December 2020. All calculations have since been revised based on this architectural drawing set.

SYDNEY
9 Sarah St
MASCOT NSW 2020
(02) 8339 8000ABN 98 145 324 714
www.acousticlogic.com.au

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Penrith City Council's Query:

- The noise levels predicted to be experienced by the child care centre as a result of noise intrusion, without consideration of the proposed construction elements, have not been provided. Given the changes made to the site plan, these levels will need to be recalculated and provided to Council, and the required treatment mechanisms confirmed.

Acoustic Logic (AL) Response:

The noise levels expected to be experienced by the childcare centre are reflected on the measured traffic noise levels conducted on site. Table 2 on page 10 of the revised report provides detail on the measured $L_{eq(1hr)}$ traffic noise level used to assess noise intrusion into the childcare centre as a worst-case scenario.

Section 5.2.1.4 on page 25-26 of the revised report has addressed the required treatment necessary to meet the noise intrusion criteria detailed in Table 19 on page 24.

Penrith City Council's Query:

- Currently the assessment does not include any modelling regarding the impacts that adjacent tenancies may experience as a result of noise produced from other tenancies within the development. The assessment suggests that this should be carried out once designs have been finalised. Given that the childcare centre now appears to share boundary walls with other tenancies (of a sensitive use), and that the gym also has the ability to impact all surrounding tenancies, it is considered appropriate that additional assessment be carried out at this time as this application will give consent for specific uses in specific spaces. The assessment needs to confirm the anticipated noise levels and that there are mechanisms that can be put in place to ensure that all noise goals can be achieved for all tenancies (such as those of AS/NZS 2107, particularly for the sensitive medical uses proposed). Should these goals not be able to be met, then different uses may need to be considered, or different locations identified for the noise generating uses.

Acoustic Logic (AL) Response:

AL understands the query raised by council is regarding noise transfer between adjacent tenancies inside the development. However, the acoustic report has been provided to address the potential for noise impacts to uses *outside* of the development. We note that there are no legislative, statutory, or specific Council requirement which relate to noise between adjacent commercial/retail tenants within the same development.

Whilst potentially noise generating uses of tenancies could be identified (open areas of the gym, childcare centre classrooms etc.), the specific layout of adjoining uses and their sensitivity to noise would be required to develop suitable constructions. Indicative constructions to allow for spatial planning and design consideration have been provided in Section 6.3 on page 34 of the report to inform the preliminary design of the centre.

It is important to note AS/NZS 2107:2016 provides recommended internal noise levels and reverberation times and is not intended for the assessment of commercial or industrial noise. In light of the above, it would be unreasonable to assess noise transfer between adjacent tenancies in accordance with this standard.

Penrith City Council's Query:

- Whilst recommendations have been made regarding the use of the loading dock, it needs to be confirmed that the relevant criteria can be achieved for the cot rooms and learning spaces of the childcare centre.

Acoustic Logic (AL) Response:

Calculations have been revised to consider noise intrusion from the loading dock in addition to traffic from nearby roadways and surrounding carpark. Section 5.2 on page 24-25 of the revised report provides recommended constructions in order to meet the intrusion criteria.

Penrith City Council's Query:

- The operational hours for all of the various uses / tenancies need to be confirmed. In relation to the child care centre, the Noise Impact Assessment identifies operational hours of 7am to 6pm, however this differs from the Child Care Centre Management Plan and the Statement of Environmental Effects which state 6.30am to 6.30pm, which then means consideration should also be given to the evening and night time periods in the Noise Impact Assessment.

Acoustic Logic (AL) Response:

AL understands the query raised by council regarding the operating hours of the proposed tenancies. We note that the potential for noise impacts to uses outside the development has generally been assessed in accordance with the most stringent criterion for each receiver type.

Amendments have been made to the revised report, considering the proposed operating hours of the tenancies. As reflected in Section 2 on page 6 of the revised report, the proposed operating hours for the centre (as a whole) is to be between 7am and 7pm, except for the gym and childcare tenancies.

Section 4.2.1 on page 16 of the revised report refers to operational noise from the proposed gym being assessed against the most stringent noise criteria (this being the night-time noise trigger level), reflecting on the proposed 24-hour usage.

Section 5.4 of page 29 of the revised report details that noise impacts from the childcare centre have been assessed in accordance with the proposed operating hours (6:30am to 6:30pm).

Penrith City Council's Query:

- The breakdown of total child numbers needs to be provided for the child care centre.

Acoustic Logic (AL) Response:

Section 5.4 on Page 29 of the revised report addresses the breakdown of total numbers of children for the proposed childcare centre.

Penrith City Council's Query:

- The SEE does not confirm what the warehouse, ancillary and specialised retail spaces might be used for. As the warehouse space shares a boundary wall with the indoor spaces of the childcare, further information is required regarding the activities occurring within this tenancy, and it needs to be ensured that activities carried out will be effectively managed from an acoustic perspective.

Acoustic Logic (AL) Response:

That is a matter for the town planner. Although, the information regarding noise between adjacent tenancies addressed above and in Section 6.3 on page 34 of the revised report can be considered in relation to this query.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,

