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20101139.1/2709A/R0/BW

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ATTN: MR ANTHONY RICE

110 -114 Herring Road, Macquarie Park - Acoustic Response to Project Application

This letter provides the acoustic response to the submissions received from a number of parties in regard to the proposed mixed use development at 110-114 Herring Road, Macquarie Park.

The detailed in this letter respond to the queries raised within the submissions included within the NSW Government, Department of Planning letter ref:MP10_0112 & MP10_0113.

Details response to the submissions included in the letter above are discussed below.

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1. SRDAC – The SRDAC comments within their letter indicate that the development should be designed in such that internal noise levels within the future residential tenancies comply with the requirements of Clause 102 subdivision 3 of the State Environmental Planning Policy (Infrastructure) 2007.

The acoustic assessment conducted as part of the DA application and detailed within the Noise Impact Assessment (Ref: 20101139.1/0212A/R2/BW) has been conducted in conjunction with the minimum requirements of the State Environmental Planning Policy (Infrastructure) 2007 requirements. Section 6 of the report details the minimum acoustic requirements of the policy and Section 6.4 of the report presents typically acoustic treatments to the future development to ensure minimum internal noise level criteria are achieved.

The proposed acoustic treatments for the development include architectural and building fabric constructions to achieve internal noise levels and does not depend on any noise walls/screens, planting or the like.

Based on the above discussion it is our opinion that the requirements of the State Environmental Planning Policy (Infrastructure) 2007 have been addressed on the provided Noise Impact Assessment addresses the concerns of the SRDAC.

2. RPS comments for the Ranch Hotel – The letter provided by RPS on behalf of the Ranch Hotel includes a number of acoustic queries which are discussed below:

- a. Accumulative noise impacts from Epping Road and the Hotel – The Noise Impact Assessment (Ref: 20101139.1/0212A/R2/BW) conducted as part of the DA submission included a detailed investigation into existing noise levels impacting the site. Section 3 of the Noise Impact Assessment details the acoustic survey which was conducted at the site and included both long term unattended noise monitoring and attended short term noise measurements. The potential impacts of the Ranch Hotel will be included in the long term unattended noise monitoring conducted at the site.

The report goes on to set up internal noise level criteria for the project based on the Australian Standard AS 2107:2000 and the State Environmental Planning Policy (Infrastructure) 2007.

The report then recommends typical acoustic treatments which would be both possible and practical to ensure the presented internal noise level criteria can be achieved.

- b. The Noise Impact Assessment investigates noise impact from Epping Road as this is the predominant noise source impacting the site. Providing noise levels from Epping Road are suitably treated (to State Environmental Planning Policy (Infrastructure) 2007 criteria) potential noise levels from the Ranch Hotel will also be acoustically treated.
- c. The acoustic survey conducted at the site as part of the Noise Impact Assessment. Section 3 of the Noise Impact Assessment details the acoustic survey which was conducted at the site and included both long term unattended noise monitoring and attended short term noise measurements. The potential impacts of the Ranch Hotel will be included in the long term unattended noise monitoring conducted at the site which included the potentially worst case periods of 6pm to 10pm.

- d. The localised recorded peak in the background noise level recorded at the site between 19:30 and 21:00 are indicative of a noise source which is in close proximity to the recording device. As the recorded L_{eq} and L_{10} noise levels were not significantly affected by the noise during this period the events will not be associated with the Ranch Hotel. Notwithstanding the above noise levels recorded during this period have been used in the assessment of environmental noise and any potential impacts will be acoustically treated using the recommended treatments detailed in the Noise Impact Assessment.
- e. The Noise Impact Assessment includes an acoustic survey of environmental noise impacting on the proposed 110-114 Herring Road, Macquarie Park site. Predominantly noise impacting the site was generated from surrounding Roadways including Epping Road. Noise logging recorded at the site as part of the acoustic survey includes any other potential noise generated on surrounding areas and as such is included in the assessment of environmental noise on future residence.

In addition to the Noise Impact Assessment it is noted that any surrounding commercial land uses are subject to the Department of Climate Change and Water (DECCW) Industrial Noise Policy (INP) requirements. As such any commercial activities are required to ensure any noise generated as the result of their operations comply with DECCW INP criteria. As the subject site currently includes a hotel and is zoned for residential use there will be no change in the acoustic criteria which neighbouring commercial land users are currently required to comply with as a result of the proposed development.

Noise associated with all surrounding residential neighbours will not be the predominate noise source (ie that is noise generated from Epping Road is the predominate noise source) and will not negatively impact on the proposed 110-114 Herring Road, Macquarie Park development.

- f. The Noise Impact Assessment details suitable acoustic treatments to ensure internal environmental noise within the future residential tenancies complies with the relevant State Environmental Planning Policy (Infrastructure) 2007 criteria. Detailed glass selections are those suitable to ensure internal noise levels from the predominant environmental noise source (traffic on Epping Road) complies with the relevant noise level criteria during all periods of the day and night, including worst case periods.

The detailed acoustic treatments for the building façade facing Epping Road will be acoustically appropriate for any potential noise impacts from the Ranch Hotel.

- g. In addition to the comments above responding to the RPS letter on behalf of the Ranch Hotel it is noted that the currently the Office of Liquor Gaming and Racing (OLGR) (formerly the LAB) require noise generated from a licensed premises to be treated by the facility generating the noise. That is in the event noise levels generated by the Ranch Hotel exceed OLGR noise level criteria it is the responsibility of the Hotel to treat noise emanating from their site.

As the subject site currently includes a hotel and is zoned for residential use there will be no change in the acoustic criteria which the Ranch Hotel would currently be required to comply with, additionally if noise level were to exceed OLGR criteria at the proposed 110-114 Herring Road, Macquarie Park site it is highly likely noise levels associated with the hotel would exceed the relevant criteria at other surrounding residential receivers.

Based on the above comments the acoustic criteria, noise survey and recommended acoustic treatments detailed within the Noise Impact Assessment (Ref: 20101139.1/0212A/R2/BW) are acoustically appropriate to ensure potential noise impacts from the Ranch Hotel will not negatively impact on the acoustic amenity of future tenants within the proposed

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

Yours faithfully,

A handwritten signature in dark ink, appearing to read "B.G. White." The signature is written in a cursive, slightly slanted style.

Acoustic Logic Consultancy Pty Ltd
Ben White