From:	Trent Wink
To:	"Mark Harrold"; Warwick Stimson
Cc:	Meg D"souza; "Tom Aubusson"
Subject:	Acoustic Requirements - DA 23/9236 - Proposed Change of Use to Cafe
Date:	Friday, 27 October 2023 10:30:24 AM
Attachments:	image001.png PreDA Advice Cafe_WineBar Penrith Lakes (2).PDF 2nd RFI DA239236 - Change of Use - 100 Old Castlereagh Road, Castlereagh - Draft RFI 2 letter.pdf

Mark,

The Department's request for an updated acoustic report is reasonable. I agree with your comments about the impacts of traffic noise on surrounding receivers but this was requested at the pre lodgement stage and RFI. I am happy to delete this assessment requirement.

To minimise your upfront DA costs, we have already agreed to condition the BCA requirements, which we would normally require especially if there is a question about the structural integrity of the building (post termite damage), which was listed as an exclusion in your Alpha Code Consulting report dated 1 May 2023.

The update acoustic report needs to address Council's comments as well as the following matters:

1. Assess potential noise and vibration impacts of the Helipad on the workers and attendees of the café and wine bar. The operation of the Helipad generates significant noise impacts that must be assessed to ensure the safety of workers and attendees while on site. The Noise Impact Assessment must be updated to include this assessment and include mitigation measures.
2. Assess potential cumulative noise impacts of the Helipad and the proposed café and wine bar on sensitive receivers surrounding the site (including residential and commercial receivers). The acoustic information relating to the operation of the helipad should be collated into this acoustic report to form one concise document.
3. Council has highlighted that the draft Plan of Management identifies that performers will be playing on site. If performers will be playing on site, outline operational details (clarify if they will be playing indoors, outdoor or both) and assess potential noise impacts of performances and/or music on surrounding sensitive receivers.

Please advise whether you agree to provide the update acoustic report or alternatively want the department to finalise its determination based on insufficient information.

Regards

Trent Wink
Team Leader, Regional Assessments
Department of Planning and Environment

T 02 4904 2716 | **M** 0488688920 **E** trent.wink@planning.nsw.gov.au
6 Stewart Avenue, Newcastle West NSW 2302
www.dpie.nsw.gov.au