

MEMORANDUM

Job No.:	70B-24-0294	Doc. No:	71790-1
Attention:	Harry Baumann	Author:	Patrick Drake
Company:	Hutchinson Builders	Reviewed	Jackson Yu
Email:	Harry.Baumann@hutchinsonbuilders.com.au	Issued by:	Patrick Drake
Subject:	Broken Hill - Town Planning Acoustic Letter		

Dear Harry,

Vipac provides this letter in response to the request by Hutchinson Builders to address the noise impact requirements as part of the Review of Environmental Factors (REF) for the proposed Key Workers Accommodation to be constructed at the Broken Hill Hospital.

We trust the information within this memo will be sufficient for your requirements to submit to Council.

Should you need further information, please contact Vipac.

Yours faithfully,

Vipac Engineers & Scientists Ltd

Patrick Drake Senior Acoustic Consultant



1. Introduction

This memo has been prepared to address the request for a noise impact assessment as part of the REF for the proposed Key Workers Accommodation to be constructed at the Broken Hill Hospital.

2. Site Location

The proposed location for the Key Workers Accommodation is shown in Figure 1.



Figure 1 - Broken Hill Key Workers Accommodation Site Location

2.1. Location and Surrounding Area Analysis

The surrounding environment does not include any significant noise generating uses:

- No significant traffic volumes on the surrounding road network;
- No presence of aircraft or aerial ambulance noise;
- No significant impact of noise emissions from the hospital;
- No presence of offsite industry or other offsite noise generating developments within the vicinity of the site.

Acknowledging this, it is therefore not considered necessary for a noise impact assessment and report to be required to demonstrate the development can comply with an appropriate noise criteria (acknowledging the Broken Hill Development Control Plan (DCP) does not stipulate a noise criteria applicable for this type of development, nor does the DCP trigger the site for a noise assessment).

2.2. Proposed Development Analysis

The proposal includes the construction of 20 single occupancy units over two storeys in the location detailed in Figure 1. The ground floor site plan is shown in Figure 2.





Figure 2 - Site Plan Ground Floor

Considering the development is for accommodation of staff working at the hospital, and the construction is for a low volume of residential occupancy, it is therefore expected the site will not generate any significant noise that would cause nuisance to any potential noise sensitive receptors surrounding the site.

It is anticipated that any noise generating mechanical plant associated with the development will be individual air conditioning condenser units located in the areas shown in Figure 2.

Noise emissions from individual condenser units in these locations are not expected to be significant. Having the condenser units grouped in the areas detailed above provides flexibility for the inclusion of acoustic screening if required. Any potential noise emissions to offsite receptors from individual condenser units will be addressed during the detailed design stage to ensure noise emissions do not cause nuisance to offsite sensitive receptors (if necessary).

3. Conclusion

Based on the points raised above, it is expected the proposed development will not be impacted by offsite noise emissions or generate any significant onsite noise emissions that could cause nuisance to the surrounding sensitive receptors.