
To Company:	ADW Johnson	email:	sandrah@adwjohnson.com.au
Attention:	Sandra Hutton	Date:	8/2/2022
From:	Neil Pennington	Ref:	212129-Fx1
Copies to:	--	Pages:	1

☐ Urgent ☐ Please Reply ☒ For your files ☐ No action required

Subject: **Acoustic advice: Oaktree development, Maude Street, Belmont**

Dear Sandra,

Thank you for forwarding information pertaining to the above development for acoustic advise. I prepared our acoustic assessment of the proposal for DA submission to Lake Macquarie City Council (Ref: 212129-9347-R2 dated 20 August 2021) and understand that the proposal is currently before the Regional Planning Panel for consideration. Of specific interest to the panel is the potential for noise-related land-use conflict between the development and the proposed redevelopment of Belmont Sports Fields, as detailed in Council's Draft Master Plan dated November 2016.

A review of the Master Plan, partially shown below, suggests the redeveloped sporting field could be less of an acoustic impact than considered in our original assessment with the general movement of sport activities further east, even if those activities are intensified across multi-use sports, and having a carpark as a buffer between the Oaktree site and future sporting activities on Les Miller field. The masterplan also shows substantial tree planting throughout the carpark that would provide additional visual privacy for the Oaktree site, in addition to the setbacks and landscaping provided within the Oaktree site along its eastern boundary.



Council has advised that "...the [Les Miller] fields will be lit, with predominantly training use during the week until about 9pm. They will be capable of having games, but aren't the primary use for that purpose."

As such, the proposed western carpark, at the Oaktree interface, would be busiest after school hours on weekdays and for any games across the multi-sports intended (being soccer, AFL, baseball, cricket and rugby). As a former junior soccer coach of 10 years in Newcastle, and having attended coaching clinics and played over-35's soccer locally for many years, my experience is that junior soccer is generally completed between 5:30-7:30 so that children can have dinner and go to bed at a reasonable time. Some older age groups, and other sports, may train up until 9 pm and this would typically involve lower participant numbers than the junior training that concludes earlier in the afternoon/evening. The majority of those training would likely take up car parking spaces adjacent to the training field at least 20m from the western boundary adjoining the proposed Oaktree development.

In this scenario, sleep disturbance from car engines, doors closing etc are not assessable prior to 10 pm and there is insufficient potential for significant adverse noise impacts on residential amenity prior to 9 pm to warrant full quantitative analysis. This remains the case in my expert opinion inclusive of any daytime and weekend use.

If there were to be a PA system, a small number of small pole-mounted speakers is typical rather than a single large speaker. This recommendation was included in the report Spectrum Acoustics prepared for the redevelopment of the soccer fields in Speers Point for Northern NSW Football Limited and post-completion noise testing confirmed acceptable noise levels at nearby residences.

Also evident in the Master Plan is the existing residences to the south of Belmont Sports Fields which are at approximately the same distance from the centre of Les Miller fields as the proposed Oaktree development.

Council's redevelopment plan includes construction of a new amenities block on the eastern side of Les Miller fields. Again, from personal experience, if there were to be a night game, the eastern most field would almost certainly be utilised given proximity to the amenities block and the greater area for spectators. This would place noise from a night time game closer to existing residences than the Oaktree site, suggesting that the Masterplan had need for considering the residential context prior to the Oaktree proposal.

In all, the Masterplan, including future parking on the eastern boundary and intensified multi-use activities on the relocated fields with no night use after 10pm, poses no great threat of adversely impacting the Oaktree site or the acoustic amenity of its residents (and no acoustic fencing or mitigation is warranted or recommended), and the presence of the Oaktree residential building won't hinder the proposed masterplan or require any significant noise controls to be implemented.

Regards,



Neil Pennington
Principal/Director