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20141448.1/2112A/R0/JD

21/12/2016

Hume Developments Pty Ltd
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311 Hume Highway, Liverpool - Response to RFI

This letter is in response to the acoustic queries, reference 160738.1L dated 17 November 2016.

The concerns listed are detailed below;

1. Noise emission from the external courtyard of Collingwood Hotel to the proposed development.
2. Noise emission from the "Event" space within the carpark to the proposed development.
3. Noise impact of the proposed development on the Collingwood Hotel.

Our response to each concern is detailed below.

1. Noise Emission from External Courtyard of Collingwood Hotel

Noise emission concerns from the Collingwood Hotel Courtyard to the proposed development have been raised.

Acoustic Logic notes that there is an existing residential dwelling to the south of the project site at 8 Gillespie Street, at which the noise requirements of the Office of Liquor Gaming and Racing (OLGR) are currently not compliant based on unattended noise measurements conducted at this receiver.

The proposed development has significant acoustic treatment to the façade with upgraded glazing constructions to address both traffic and hotel noise level emissions. As a result, internal noise levels within the proposed development will overall provide a better level of acoustic amenity than what is currently experienced at the existing residential dwelling.

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As a better level of acoustic amenity would be experienced at the proposed development with the proposed façade construction, in the event that the OLGR requirements are met at the existing residential dwelling at 8 Gillespie Street, the OLGR requirements will also be met at proposed development.

Typically, the OLGR requirements apply at the external property façade of a development and therefore ignores the benefit provided by the façade construction to internal spaces. In our opinion it is not reasonable to ignore that benefit of the façade construction as it has undergone considerable treatment to address impact from traffic and hotel noise.

As traffic noise is dominant here from both Hume Highway and Hoxton Park Road, it is expected that windows will be closed to achieve the recommended internal noise levels, as stated within the State Environmental Planning Policy (Infrastructure) 2007. As such it is reasonable to also assess the hotel noise with windows closed.

Noise from the hotel has been assessed to achieve internal noise levels of less than 30dB(A) L_{eq} from typical patron noise within the courtyard. It is noted that the recommended internal noise levels of bedrooms of Australian Standard AS2107:2000 is 35dB(A) L_{eq} , and as such noise levels of hotel noise have been designed to be 5dB less than Australian Standard AS2107:2000. In our opinion this will provide a reasonable level of acoustic amenity.

2. Noise Emission from “Event” Area

Noise emission concerns have also been raised from the “Event” area, where the hotel uses a section of the carpark to facility an ANZAC day event once a year, and other barbeque and petting zoo events.

Similarly to the response provided above in Section 1, the existing residential development at 8 Gillespie Street is in closer proximity to the “Event” area than the proposed development. The OLGR requirements will not be achieved at this existing residential dwelling, and it would be reasonable for this resident to form a complaint regarding noise disturbance.

If compliance with the OLGR requirements are achieved at the existing resident at 8 Gillespie Street, compliance will also be achieved at the proposed development.

Nonetheless, the proposed development has façade upgrades regarding glazing construction and will be significantly less impacted than that of the existing residential dwelling.

3. Noise Impact from Proposed Development to Collingwood Hotel

With respect to noise emissions from the proposed development, noise emissions shall be compliant with the requirements of the Environmental Protection Authority – Industrial Noise Policy at the Collingwood Hotel. As a commercial receiver, the EPA guideline requires that a level of 65dB(A) is achieved at Collingwood Hotel when it is in use.

At this stage mechanical plant has not been selected. Once fan location and selections are finalised, acoustic treatment (if required) it to be determined at detailed design stage to ensure noise emission comply with the requirements of the EPA guidelines at the Collingwood Hotel and other surrounding receivers.

Please contact us should you have any further queries.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J. Davydov', with a stylized, flowing script.

Acoustic Logic Consultancy Pty Ltd
Johan Davydov