

18255  
12<sup>th</sup> July 2019

## CHARTER HALL

c/o Solutions Consulting  
Level 14, 5 Martin Place  
Sydney NSW 2000

**ATTENTION: ANDREW STEVENTON**

**RE: 2-6 HASSALL STREET, PARRAMATTA  
NSW EPA – RESPONSE TO REQUEST FOR INFORMATION**

Floth Pty Ltd (Floth) has undertaken a noise impact assessment<sup>1</sup> to support the State Significant Development Application (SSDA) for the proposed 19-storey mixed-use development at 2-6 Hassall Street, Parramatta.

The proposed development will cater to educational uses for the Western Sydney University (WSU), commercial and retail uses, as well as activating the ground plane.

This letter outlines our response to the acoustic queries presented in the NSW EPA's review (DOC19/427685 dated 14/6/19) of the SSDA (SSD9670).

The NSW EPA has expressed concern regarding the location of the noise monitoring conducted as part of the noise impact assessment, as outlined in Appendix A Recommendation 2.2 and 3.1:

### 2.2 Noise

*Existing noise levels (NVIA, Section 3) were measured on the western side of the subject development site. The measurement site is not considered representative of the nearest sensitive receiver locations as the measurement site was likely influenced by mechanical plant associated with the Commercial Hotel, especially during the night time hours where the noise trace can clearly be seen to be influenced by an intermittent noise source. Construction and operational noise criteria derived from the existing noise levels should be confirmed by further monitoring of existing noise levels at a location satisfying the Noise Policy for Industry (EPA, 2017) and the Interim Construction Noise Guideline (DECC, 2007).*

### 3.1 Noise Impacts

*The EPA emphasises that properly establishing background noise levels in accordance with guidance material in the New South Wales Noise Policy for Industry (NPfI – EPA, 2017) is fundamental to a consistent approach to the quantitative assessment of noise impacts of development.*

*The NPfI specifies that background noise is measured at the most or potentially most affected noise-sensitive locations. The EPA considers that the background noise monitoring on the western side of the development site was potentially affected by noise from the Commercial Hotel and may not be representative of the nearest affected sensitive receivers.*

*The EPA therefore considers that background noise measurements have not been carried out in accordance with the guidance material provided in the Noise Policy for Industry (EPA, 2017) and Interim Construction Noise Guidelines (DECC, 2007).*

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<sup>1</sup> Refer to Appendix T of the EIS

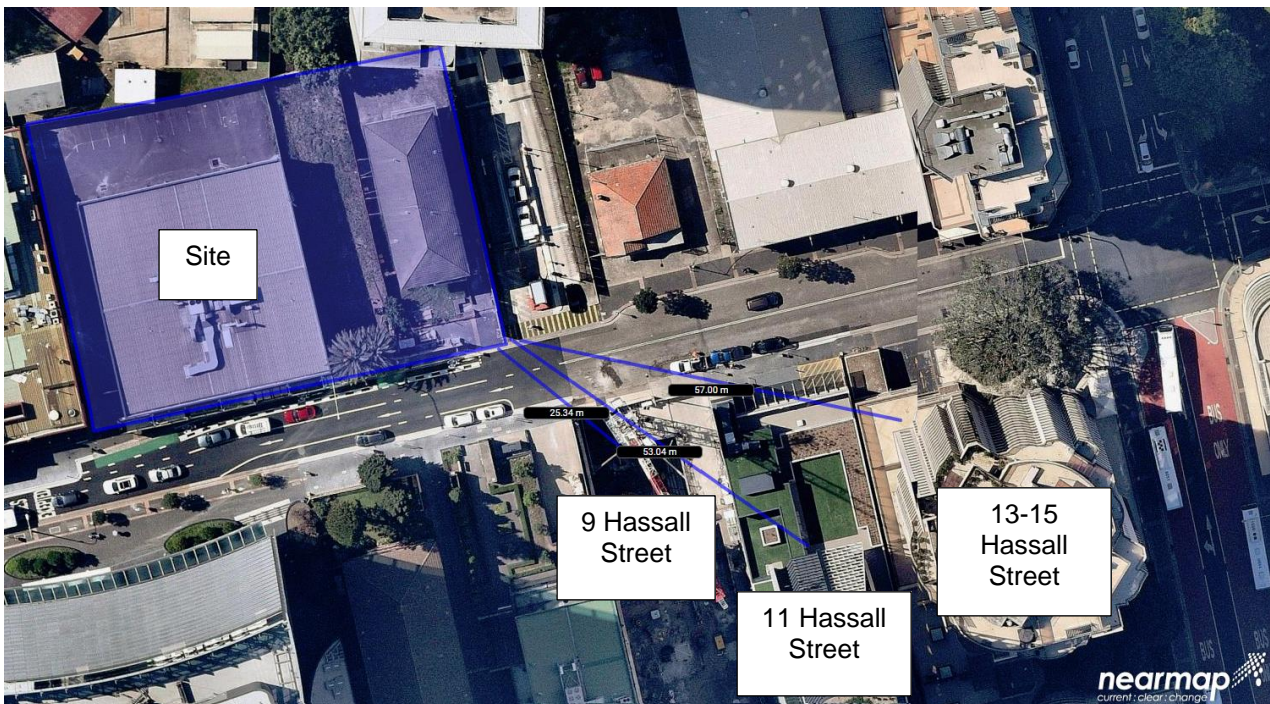
In both cases, the NSW EPA recommends that the background noise levels are confirmed by additional noise monitoring. Floth selected the noise monitoring location based on a range of factors including:

1. Site access and security;
2. To obtain line of sight between the noise monitoring location and Hassall Street, as the remaining site frontage had been shielding by hoarding;
3. To minimise extraneous noise contribution from the construction activities occurring on the opposite side of road at 9 Hassall Street.

The most significant of the aforementioned factors is the construction noise impacts from 9 Hassall Street. An aerial image of the site and surrounding noise sensitive receivers is presented in **Figure 1** and includes:

- 9 Hassall Street – Residential development under construction;
- 11 Hassall Street – Residential development;
- 13-15 Hassall Street – Residential development.

We note that these developments are the nearest potentially affected noise sensitive receivers, as referred to in the EPA review. However, the presence of construction activities would result in extraneous background noise levels if noise logging was conducted at these sites as suggested by the EPA.



**Figure 1: Subject site and surrounding noise sensitive receivers**

Nevertheless, in order to establish whether the background noise levels presented as part of the noise impact assessment for 2-6 Hassall Street were representative of the noise levels experienced at the nearest noise sensitive receivers (in the absence of extraneous noise from construction activities), Floth has reviewed the background noise conducted as part of the 11 Hassall Street development application<sup>2</sup> (DA/67/2015).

<sup>2</sup> G C., H R. Acoustic Assessment – 11 Hassall Street, Parramatta, NSW. Sydney (AU): Acoustic Dynamics; 10th February 2015. 45 p. 3565R001.CG.150210 (Rev 2)

The noise impact assessment for 11 Hassall Street included noise monitoring at site over a period of eight days in January 2015. Table 2.2 of the report presents Rating Background Levels measured the day, evening and night periods as follows:

- Day: 53 dB(A) RBL
- Evening: 50 dB(A) RBL
- Night: 43 dB(A) RBL

The noise monitoring at the western side of 2-6 Hassall Street was conducted by Floth over a seven-day period in November 2018 and resulted in RBL levels during the day, evening and night periods as follows:

- Day: 53 dB(A) RBL
- Evening: 52 dB(A) RBL
- Night: 45 dB(A) RBL

Given that the noise monitoring conducted in 2018 is within 2 dB of the noise monitoring conducted at the 11 Hassall Street site in 2015, we consider that the background noise levels presented in the noise impact assessment for 2-6 Hassall Street are representative of the noise levels experienced at the nearest noise sensitive receivers and is considered valid. As such, further noise monitoring is not required.

Yours faithfully,  
**FLOTH PTY LTD**



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