

13 July 2017

TG490-02F01 Acoustic Statement of Support for S96 (r1)

Ionic Management

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SOPA Ferry Wharf Site - Amendment to SSD 14 6387 at 1 Burroway Road, Wentworth Point

This letter is prepared to address the potential noise impact from the proposed changes to the trading hours for the retail tenancies within the centre and provision of consent for outdoor dining within the central open air plaza at 1 Burroway Road, Wentworth Point. Renzo Tonin & Associates have previously prepared an acoustic assessment report ('Acoustic Report') to support the Development Application ('DA') of the site [ref: TG490-01F02 (r3) Acoustic Assessment, dated 12 May 2014].

As per the Statement of Environmental Effects ('SEE') prepared by Sutherland & Associates Planning [ref: 1 Burroway Road, Wentworth Point - SSD 6387 - Section 96(1A)- retail hou, dated 13 April 2017], the proposal seeks to amend the approved development to provide trading hours of 6:00am to 12:00am, 7 days a week for the approved retail tenancies. Although the operating hours of the premises were previously envisaged as 9:00am to 11:00pm, the proposed trading hours were already assessed in Table 8 of the Acoustic Report and therefore, no further consideration is deemed necessary.

The predicted results with the Acoustic Report revealed that the operation of the retail tenancies is likely to exceed the established intrusive noise criteria for all time periods. These predicted noise levels and unmitigated exceedances were discussed in Sections 5.3.1 and 6 of the Acoustic Report with recommendations to address the potential noise impact.

The proposal also seeks to relocate the approved outdoor dining areas along the Walkway, from directly outside the tenancies, as shown in Figure 3 of the Acoustic Report, to the central open air plaza area, which is located under the glass canopy, as shown in Seating Areas Plan [ref: T0 P1 - LEVEL 1 PLAN_170529_V2]. This has been assessed to result in lower noise levels to the assessment locations along the Walkway. Hence, this proposed change is considered acceptable as long as the recommendations in the Acoustic Report are implemented.

Based on the information provided, noise predictions are undertaken and the assessment has determined that the findings in the Acoustic Report are still applicable.

Document control

Date	Revision history	Non-issued revision	Issued revision	Prepared	Instructed	Authorised
12.07.2017	Issued	-	0	DS	-	DS
13.07.2017	Issued (final)	-	1	DS	-	DS

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