



Our reference: EF13/3893, DOC15/516752-01
Contact: John Goodwin

Mr Andy Nixey
Department of Planning and Infrastructure
GPO BOX 39
SYDNEY 2001

Dear Mr Nixey

SSD 7419 – TARONGA AUSTRALIA HABITAT AND WILDLIFE RETREAT – RESPONSE TO SUBMISSIONS REPORT

I am writing to you in reply to your invitation to the EPA to comment on the Response to Submissions (RtS) report for the above project.

The EPA requests that the following comments be read in conjunction with its previous comments in letters dated 15 December 2015 and 23 May 2016.

Operational noise

The EPA considers that Appendix G (Noise and Vibration Assessment dated 28 September 2016) to the RtS report adequately responds to the EPA submission.

However, the EPA notes that there appears to be an error in Table 11 in that, the calculation of the sleep disturbance criterion uses a Rating Background Level (RBL) of '39' whereas the RBL (viz Table 8) identifies the night-time RBL as '34' dBA. Thus, the sleep disturbance criterion should be 49dBA rather than 54 dBA.

The EPA further notes that contrary to section 5.2.3 (2nd para) to Appendix G, the predicted $L_{A\text{Max}}$ level of 52dBA for night-time carpark activity exceeds the sleep disturbance criterion by 3dB.

The EPA recommends that the proponent be required to either not use the carpark after 10.00 pm and before 7.00 am or alternatively to identify and implement appropriate noise mitigation measures to reduce the predicted noise impact of night-time use of the carpark on surrounding residents.

The EPA recommends that should the proposal be granted consent, the proponent should be required to ensure that:

- (a) all mechanical plant and equipment (including air-conditioning and extraction fans) is selected, installed and operated so that the combined noise level does not exceed 39dBA measured at the potentially most affected residence;
- (b) external areas, including the terrace outdoor area and the guest lodge deck are not used after 12:00 am (midnight);
- (c) doors and windows of the terrace, restaurant, and guest lodge are closed between 12:00 am (midnight) and 7:00 am; and
- (d) loading dock and waste collection activities occur only between 7am and 6pm Monday to Saturday and 8am to 6pm Sundays and Public Holidays.

Should you require clarification of any of the above please contact John Goodwin on 9995 6838.

Yours sincerely



3-11-16

MIKE SHARPIN
Acting Manager Metropolitan Infrastructure
Environment Protection Authority