

19 February 2019

Our Ref: N-18047

Mary Ferguson
40 Church St
Newcastle NSW 2300

Dear Mary,

**RE: PRELIMINARY CONSULTATION - 9 CHURCH STREET, NEWCASTLE
NIHON UNIVERSITY - STATE SIGNIFICANT DEVELOPMENT (SSD 18-9787)**

Thank you for your submission in relation to the above-mentioned development proposal, in which you raised concerns regarding potential acoustic impacts from the proposed roof-top terraces. In the first instance, we note that the proposed roof-top terraces will be available for use by students only, and will not be open to the general public. The terraces are intended to provide spaces for students to study, relax or meet with friends, rather than as an area for hosting events or large groups.

Your concerns have been considered by the project team, and the following key measures have been proposed to mitigate any potential impact to your property and other nearby residences:

- Students will have access to the roof-top terraces between the hours of 7am to 8pm, 7 days per week. Use of the roof-top terraces will be restricted outside the hours of 8pm and 7am, ensuring there will be no night-time sleep disturbance to nearby residences.
- 1.5m high glazed balustrades are proposed around the roof-top terraces to help attenuate acoustic impacts.

Please be advised that the Environmental Impact Statement submitted with the development application will provide a detailed assessment of potential acoustic impacts from the proposed development, including the roof-top terraces, and provide additional mitigation measures as required.

Should you have any additional queries, please do not hesitate to contact the undersigned.

Yours Faithfully,

Murray Blackburn-Smith



Regional Director | Planning